SOUTHERN DESERT CORRECTIONAL CENTER
20825 Cold Creek Road
Indian Springs, Nevada 89018

Site Number: 9970
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report distributed in December 2021
The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

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

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

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

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

**Class Definitions**

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

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

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

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

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

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.
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Monday, December 13, 2021
## Acronyms List

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<td>AHJ</td>
<td>Authority Having Jurisdiction</td>
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<td>HVAC</td>
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This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.
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Southern Desert Correctional Center is located about 48 miles North of Las Vegas near the town of Indian Springs. The facility has numerous buildings including housing units, a gymnasium, program services, culinary and dining facilities, prison industries, an infirmary, gate house, two dormitories, guard towers, a control / visitation building and an administration building. Outside of the fenced area is the central plant, warehouse, pump houses and generator / power building. The site has a generator and switchgear for emergency power, and water comes from the wells and water storage tanks located uphill from the site. The sewer and wastewater is treated off site with the holding ponds due east of the correctional facility.

### PRIORITY CLASS 1 PROJECTS

#### ADA ACCESSIBLE PATH OF TRAVEL

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. 7 concrete parking spaces, passenger loading areas and a path of travel to the office are necessary to comply with ADA accessibility requirements. This project would provide for 7 total accessible parking spaces, of which at least 2 shall be van accessible spaces and an accessible concrete walkway from each space to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. 3,000 square feet of concrete was used for this estimate. It is recommended that this project coincide with the paving project.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

#### PIGEON ABATEMENT

The site and buildings have been inhabited by pigeons. The birds introduce a potential risk of disease, cause maintenance problems with the mechanical systems and cost labor time for general clean-up. This project provides for removal and disposal of pigeon debris, eggs, and carcasses from the site and buildings by a licensed pest control business. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

### PRIORITY CLASS 2 PROJECTS

#### CONSOLIDATE GENERATOR BACKUP POWER

Extend site utility power to Dorm Units 11 & 12. This will enable the existing redundant backup power generators to supply backup power to the entire site. The added electrical load to the main utility circuit is not expected to exceed the generating standby power capacity of one generator and therefore preserving 100% generator redundancy. In addition to substantially increasing backup power reliability, it will eliminate the operational costs of maintaining the older, smaller independent generator and also remove utility fees associated with separate metering. This project includes removal and disposal of abandoned generator and associated equipment, installation of a transformer, trenching, conduit, cable and all labor for installation and testing.
ENERGY MANAGEMENT SYSTEM UPGRADE

The existing energy management system is older and is not connected to all of the equipment. In a facility of this type, it is imperative that the conditioned spaces and lighting are properly controlled at all times. This project would provide for the removal and disposal of the existing energy management system and replacement with new equipment including all required connections to utilities and equipment.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

SITE DRAINAGE UPGRADES

Recent heavy rains exposed drainage problems around the site. The grade does not slope away from the buildings effectively which allowed water to infiltrate several of the housing units. This project would create positive flow away from the buildings by regrading, paving and/or installing additional drainage swales as needed. This is particularly troublesome on the north side of the Gym Building #0166.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

SLIDING GATE REPLACEMENT

The sliding K gate on the west side of Control/Visitation has completely failed and has been removed. This project would fund the replacement of the sliding gate, controls and repair of approximately 100' of security fencing.

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 and paving around the old Culinary and Laundry building. 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. 265,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $126,000 |
| Priority Class 2: | $1,535,000 |
| Priority Class 3: | $0 |
| Grand Total:     | $1,661,000 |
The Card Sorting Building is an insulated engineered metal building with a metal roofing system on a concrete foundation. It has a small restroom and is used by Prison Industries. Based on the refurbishment costs, it should be considered for removal and replacement.

PRIORITY CLASS 1 PROJECTS
Currently Critical

ADA RESTROOM UPGRADE
The building does not have an accessible restroom. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

Total Construction Cost for Priority 1 Projects: $31,100

Necessary - Not Yet Critical

EXPOSED INSULATION REPAIRS
Exposed insulation in an occupied space is not recommended and should be covered. Disturbing fiberglass insulation can send particles into the air that act as lung, eye and skin irritants. This project would provide for the installation of a ceiling grid system below the insulation. It does not appear that any routine operations disturb the fiberglass so risk of exposure is low. Project scope should be included in the next remodel or change in occupancy.

Total Construction Cost for Priority 2 Projects: $97,600

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

Total Construction Cost for Priority 2 Projects: $10,000

HVAC EQUIPMENT REPLACEMENT
The three HVAC sidewall units and one evaporative cooler appear to be original to the building. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of three new HVAC packaged units, an evaporative cooler and cleaning of the existing grilles. This project includes removal and disposal of the existing equipment and all required connections to utilities.

Total Construction Cost for Priority 2 Projects: $30,000

ROOF REPLACEMENT
It appears the corrugated metal roof on this building was in poor condition at the time of the survey due to evidence of multiple water stains on the interior roof insulation. It is recommended that this building be re-roofed in the next 2-3 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing. This project should be implemented concurrently with EXPOSED INSULATION REPAIRS.
PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $10,000

Project Index #: 3160INT2
Construction Cost $10,000

INTERIOR FINISHES
The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

- Gross Area (square feet): 2,000
- Year Constructed: 2008
- Exterior Finish 1: 100 % Metal Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement? No

- IBC Occupancy Type 1: 100 % I-3
- IBC Occupancy Type 2: 0 %
- IBC Construction Type: Engineered Steel Building

- Project Construction Cost per Square Foot: $69.35
- Total Facility Replacement Construction Cost: $120,000
- Facility Replacement Cost per Square Foot: $60

- Priority Class 1: $31,100
- Priority Class 2: $97,600
- Priority Class 3: $10,000
- Grand Total: $138,700

- Percent Fire Suppressed: 0 %
- FCNI: 116%

Page 4 of 83
The Power/Generator Building is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. Two generators and the switchgear are located in this new facility.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 3 Projects: $32,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXT1</td>
<td>$12,000</td>
<td></td>
</tr>
<tr>
<td>INT1</td>
<td>$20,000</td>
<td></td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 9 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 good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

- Gross Area (square feet): 4,004
- Year Constructed: 2010
- Exterior Finish 1: 100% Concrete Masonry Unit
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2: 0%
- Construction Type: Concrete Masonry Units & Steel
- IBC Construction Type: II-B
- Percent Fire Suppressed: 100%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $32,000
- Grand Total: $32,000

- Project Construction Cost per Square Foot: $7.99
- Total Facility Replacement Construction Cost: $952,000
- Facility Replacement Cost per Square Foot: $238
- FCNI: 3%
SDCC INFIRMARY
BUILDING REPORT

The Infirmary is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. This new facility replaces the old infirmary with new state of the art equipment and services. It has offices, exam rooms, restrooms and isolation rooms for infectious diseases. The facility is mostly ADA compliant and has fire sprinkler and alarms installed.

Priorities

PRIORITY CLASS 3 PROJECTS

Four to Ten Years

Total Construction Cost for Priority 3 Projects: $117,240

EXTERIOR FINISHES

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3096EXT1
Construction Cost $58,620

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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 3096INT1
Construction Cost $58,620

BUILDING INFORMATION:

Gross Area (square feet): 11,724
Year Constructed: 2010
Exterior Finish 1: 100 %
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement?: No

IBC Occupancy Type 1: 100 % I-3
Concrete Masonry U
Concrete Masonry Units & Steel
IBC Construction Type: II-B
Percent Fire Supressed: 100 %

Total Facility Replacement Construction Cost: $4,185,000
Facility Replacement Cost per Square Foot: $357

13-Dec-21
The Culinary/Dining/Chapel/Laundry building is a concrete masonry unit and steel framed structure with a single ply roofing system on a concrete foundation. This new facility replaces the old culinary building with state of the art culinary, dining and laundry equipment and services. It has a complete fire protection system, has some ADA elements, restrooms, cold and dry storage, dining area, laundry storage and a new chapel. The HVAC system is connected to the central plant closed loop Water Source Heat Pump (WSHP) system.

**Priorities**

**Priority Class 1 Projects**

- **HEAT EXCHANGER REPAIR**
  - Project Index #: 3095PLM1
  - Construction Cost: $5,000
  - Description: Two plate and frame heat exchangers are leaking or show evidence of past leaks. It is unknown whether one or both heat exchangers are plugged. These units need to be completely disassembled and rebuilt to ensure continuous supply of domestic hot water and prevent further damage to the equipment, piping, and concrete bases.

**Priority Class 3 Projects**

- **EXTERIOR FINISHES**
  - Project Index #: 3095EXT1
  - Construction Cost: $220,245
  - Description: The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

- **INTERIOR FINISHES**
  - Project Index #: 3095INT1
  - Construction Cost: $220,245
  - Description: The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Building Information**

- **Gross Area (square feet):** 44,049
- **Year Constructed:** 2010
- **Exterior Finish 1:** 100 %
- **Concrete Masonry:**
- **Exterior Finish 2:** 0 %
- **IBC Construction Type:** III-B
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Suppressed:** 100 %

**Project Construction Cost Totals Summary**

- **Priority Class 1:** $5,000
- **Priority Class 2:** $0
- **Priority Class 3:** $440,490
- **Grand Total:** $445,490

- **Project Construction Cost per Square Foot:** $10.11
- **Total Facility Replacement Construction Cost:** $15,725,000
- **Facility Replacement Cost per Square Foot:** $357
- **FCNI:** 3%
Housing Unit #12 is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete foundation. It is a dormitory style housing unit for up to 240 inmates. It has fire alarm and fire sprinkler systems. It also has a stand alone HVAC system and modular restrooms and showers.

**PRIORIT Y CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 2 Projects: $131,400</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>Necessary - Not Yet Critical</td>
<td>Two to Four Years</td>
</tr>
<tr>
<td>Project Index #: 2788INT1</td>
<td>Construction Cost $118,900</td>
</tr>
<tr>
<td>PLUMBING LEAKS</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 2788PLM2</td>
<td>Construction Cost $5,000</td>
</tr>
<tr>
<td>WATER HEATER REPLACEMENT</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 2788PLM1</td>
<td>Construction Cost $7,500</td>
</tr>
</tbody>
</table>

**PRIORIT Y CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 3 Projects: $118,900</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>Long-Term Needs</td>
<td>Four to Ten Years</td>
</tr>
<tr>
<td>Project Index #: 2788EXT1</td>
<td>Construction Cost $118,900</td>
</tr>
</tbody>
</table>
**BUILDING INFORMATION:**

- **Gross Area (square feet):** 23,780
- **Year Constructed:** 2008
- **Exterior Finish 1:** 100 % Masonry
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Suppressed:** 100 %

**Construction Type:** Masonry with metal roof

**IBC Construction Type:** II-B

**IBM Occupancy Type 1:** 100 % I-3

**IBM Occupancy Type 2:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$10.53</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$131,400</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$8,489,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$118,900</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$357</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$250,300</td>
<td>FCNI:</td>
<td>3%</td>
</tr>
</tbody>
</table>
SDCC DORM HOUSING UNIT #11
BUILDING REPORT

Housing Unit #11 is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete foundation. It is a dormitory style housing unit for up to 240 inmates. It has fire alarm and fire sprinkler systems. It also has a stand alone HVAC system and modular restrooms and showers.

**PRIORITY CLASS 1 PROJECTS**

**Currently Critical**

**Total Construction Cost for Priority 1 Projects:** $5,000

**Project Index #: 2787PLM1**

**Construction Cost** $5,000

**PLUMBING LEAKS**

Pooling water on the floor in the maintenance areas behind the restroom and shower pods indicates water leaks in the plumbing and/or the seals are broken in the shower enclosures. These leaks need to be addressed in order to prevent further damage and corrosion to the modular metal pods.

**PRIORITY CLASS 2 PROJECTS**

**Necessary - Not Yet Critical**

**Total Construction Cost for Priority 2 Projects:** $118,900

**Project Index #: 2787INT1**

**Construction Cost** $118,900

**INTERIOR FINISHES**

The interior finishes are in fair condition. The restroom and shower areas need to be repainted with an epoxy based paint. It is recommended that the interior walls and ceilings be painted or sealed at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS**

**Long-Term Needs**

**Total Construction Cost for Priority 3 Projects:** $118,900

**Project Index #: 2787EXT1**

**Construction Cost** $118,900

**EXTERIOR FINISHES**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 23,780
- Year Constructed: 2008
- Exterior Finish 1: IBC Construction Type: Concrete Masonry Units & Steel
- Exterior Finish 2: IBC Construction Type: II-B
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Supressed: 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $5,000
- Priority Class 2: $118,900
- Priority Class 3: $118,900
- Grand Total: $242,800

- Project Construction Cost per Square Foot: $10.21
- Total Facility Replacement Construction Cost: $7,782,000
- Facility Replacement Cost per Square Foot: $327

- FCNI: 3%

13-Dec-21
The P.I. Sandblasting Shed 2 is a metal building located west of the PI Sprung Structure and is used for sandblasting. It came from the Nevada test site across the highway in mid-2006 and appears to be in fair condition.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $4,800

Necessary - Not Yet Critical  Two to Four Years

**EXTERIOR FINISHES**

The building exterior is in poor condition showing multiple locations of corrosion and deterioration of the pre-finished metal panels. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Construction Cost: $4,800**  
**Project Index #: 2721EXT1**

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $1,600

Long-Term Needs  Four to Ten Years

**INTERIOR FINISHES**

The interior finishes are in fair condition considering the function of the building. It is recommended that the interior pre-finished metal panel walls and ceilings be inspected for signs of corrosion at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. All surfaces should be inspected and repaired and re-coated.

**Construction Cost: $1,600**  
**Project Index #: 2721INT1**

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 320
- **IBC Occupancy Type 1:** 100% F-2
- **IBC Occupancy Type 2:** 0%
- **Metal Siding**
- **Construction Type:** Engineered Metal Building
- **IBC Construction Type:** III-N
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Supressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $20.00
- **Priority Class 2:** $4,800
- **Total Facility Replacement Construction Cost:** $16,000
- **Priority Class 3:** $1,600
- **Facility Replacement Cost per Square Foot:** $50
- **Grand Total:** $6,400
- **FCNI:** 40%
The P.I. Sandblasting Shed 1 is a small tan wood framed building located near the other Prison Industries buildings and is identified as "Bld'g 5-A". It is used for sandblasting. Based on the refurbishment costs, it should be considered for removal and replacement.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $5,100

**Exterior Door Replacement**

Project Index #: 2710EXT2

Construction Cost: $1,500

The existing exterior wood door and frame appear to be original to the building. They are damaged and showing signs of wear and deterioration from constant use and weather damage. This project would provide for the removal and replacement with a new wood door assembly including frames, locks, hardware, and painting. Removal and disposal of the existing door and painting of the new door is included in this estimate.

**Exterior Finishes**

Project Index #: 2710EXT1

Construction Cost: $1,200

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

This project should be implemented concurrently with EXTERIOR SIDING REPLACEMENT.

**Exterior Siding Replacement**

Project Index #: 2710EXT3

Construction Cost: $2,400

The building has painted T1-11 siding that is due for replacement. The existing siding is in poor condition and will no longer hold paint. This project recommends removing the T1-11 siding and replacing it with new T1-11 siding and window trim, finished with an oil-based stain or paint.

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: $600

**Interior Finishes**

Project Index #: 2710INT1

Construction Cost: $600

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
BUILDING INFORMATION:
- Gross Area (square feet): 120
- Year Constructed: n/a
- Exterior Finish 1: 100% Painted Wood Siding
- Exterior Finish 2: 0% V-N
- Number of Levels (Floors): 1
- Basement: No
- Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
- Priority Class 1: $0
- Priority Class 2: $5,100
- Priority Class 3: $600
- Grand Total: $5,700
- Project Construction Cost per Square Foot: $47.50
- Total Facility Replacement Construction Cost: $6,000
- Facility Replacement Cost per Square Foot: $50
- FCNI: 95%
The P.I. Paint Booth is an engineered metal building designed specifically for painting or spraying. It is located adjacent to the large prison industries building.

**PRIORIT Y CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $3,520

**Necessary - Not Yet Critical**

**Two to Four Years**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2709INT1</td>
<td>$3,520</td>
</tr>
</tbody>
</table>

**INTERIOR FINISHES**

The interior pre-finished metal panel finishes are in fair condition. It is recommended that the interior walls and ceilings be checked for signs of corrosion issues in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the interior of the building. As part of the inspection, all surfaces should be repaired and repainted as necessary.

**PRIORIT Y CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $704

**Long-Term Needs**

**Four to Ten Years**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2709EXTI</td>
<td>$704</td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

The pre-finished metal panel exterior is in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 704
- Year Constructed: 
- Exterior Finish 1: 100 % Metal Siding
- Exterior Finish 2: 0 % IBC Construction Type: II-B
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100 % H-4
- IBC Occupancy Type 2: 0 %
- Construction Type: Engineered Metal Building
- Percent Fire Suppressed: 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0 Project Construction Cost per Square Foot: $6.00
- Priority Class 2: $3,520 Total Facility Replacement Construction Cost: $211,000
- Priority Class 3: $704 Facility Replacement Cost per Square Foot: $300
- Grand Total: $4,224 FCNI: 2%
SDCC K GATE GUARD SHACK
BUILDING REPORT

The K Gate Guard Shack is a wood framed structure covered by T1-11 siding and composition shingle roofing. It is located to the southeast of the Control / Visitation building. Based on the refurbishment costs, it should be considered for removal and replacement.

**PRIORITIZED CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR DOOR REPLACEMENT</strong></td>
<td>Project Index #: 2708EXT4</td>
<td>Construction Cost $3,500</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The existing exterior wood door and frame appear to be original to the building. They are damaged and showing signs of wear and deterioration from constant use and weather damage. This project would provide for the removal and replacement with a new metal door assembly including frames, locks, hardware, and painting. Removal and disposal of the existing door and painting of the new door is included in this estimate.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td>Project Index #: 2708EXT1</td>
<td>Construction Cost $960</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The building exterior is in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project should be implemented concurrently with EXTERIOR SIDING REPLACEMENT.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>EXTERIOR SIDING REPLACEMENT</strong></td>
<td>Project Index #: 2708EXT2</td>
<td>Construction Cost $2,400</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The guard shack has painted T1-11 siding that is due for replacement. The existing siding is in poor condition and will no longer hold paint. This project recommends removing the T1-11 siding and to replace it with new T1-11 siding and window trim, finished with an oil-based stain or paint.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ROOF REPLACEMENT</strong></td>
<td>Project Index #: 2708EXT3</td>
<td>Construction Cost $1,500</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roof.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PRIORITIZED CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INTERIOR FINISHES</strong></td>
<td>Project Index #: 2708INT1</td>
<td>Construction Cost $480</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
BUILDING INFORMATION:

Gross Area (square feet): 48
Year Constructed: 
Exterior Finish 1: 100 %Painted Wood Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
IBC Construction Type: V-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0  Project Construction Cost per Square Foot: $184.17
Priority Class 2: $8,360  Total Facility Replacement Construction Cost: $8,000
Priority Class 3: $480  Facility Replacement Cost per Square Foot: $167
Grand Total: $8,840  FCNI: 111%

Construction Type: Wood Framing

Percent Fire Suppressed: 0 %
SDCC TOWER 1 SALLY PORT
BUILDING REPORT

The Tower 1 Sally Port is a wood framed structure covered by T1-11 siding and composition rolled roofing. It is located in the Sally Port next to Guard Tower 1 and serves as the office for the sally port correctional officer.

PRIORITY CLASS 1 PROJECTS

**Total Construction Cost for Priority 1 Projects:** $1,000

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REPLACE SEWER / WASTE WATER LINES</strong></td>
<td></td>
</tr>
<tr>
<td>The waste line from the wash sink is not connected to the sanitary sewer. This project would connect the 1 1/2&quot; sink waste line to the 3&quot; sanitary waste line outside of the building.</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 2707PLM1</td>
<td></td>
</tr>
<tr>
<td>Construction Cost: $1,000</td>
<td></td>
</tr>
</tbody>
</table>

PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $6,800

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AIR CONDITIONER REPLACEMENT</strong></td>
<td></td>
</tr>
<tr>
<td>A small air conditioner is installed on the side of this building. It is original to the building and has reached the end of its useful and expected life. This project would provide for a new air conditioner to be installed including all required connections to utilities. The estimate includes removal and disposal of the old unit. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 2707HVA1</td>
<td></td>
</tr>
<tr>
<td>Construction Cost: $2,500</td>
<td></td>
</tr>
</tbody>
</table>

| **FLOORING AND SUBFLOORING REPLACEMENT** | |
| The VCT (vinyl composite tile) flooring and subfloor are damaged and reaching the end of their useful life. It is recommended to replace the VCT flooring and plywood subfloor. This project would provide for removal and disposal of the VCT and plywood and installation of new plywood subfloor and new 12x12 VCT with a 6" base. |
| Project Index #: 2707INT2 |
| Construction Cost: $4,300 |

PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects:** $2,880

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>The exterior finish is in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 2707EXT1</td>
<td></td>
</tr>
<tr>
<td>Construction Cost: $1,440</td>
<td></td>
</tr>
</tbody>
</table>

| **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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. |
| Project Index #: 2707INT1 |
| Construction Cost: $1,440 |
**BUILDING INFORMATION:**

- **Gross Area (square feet):** 144
- **Year Constructed:**
- **Exterior Finish 1:** 100 % Painted Wood Siding
- **Exterior Finish 2:** 0 %
- **IBC Occupancy Type 1:** 100 % B
- **IBC Occupancy Type 2:** 0 %
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-B
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Amount</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$1,000</td>
<td>$74.17</td>
<td>$22,000</td>
<td>$150</td>
<td></td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$6,800</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$2,880</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td><strong>$10,680</strong></td>
<td></td>
<td></td>
<td></td>
<td>49%</td>
</tr>
</tbody>
</table>
Pump House 1 (formerly PH 2) is constructed of concrete masonry units (CMU) and is located south of the original Pump House. It contains pumps for the prison complex. The purpose of Pump House #1 is to pull water from well storage Tank #1, inject chlorine water treatment and pump the water to storage Tank #2 (off site) providing gravity pressure water supply to the site.

**SDCC PUMP HOUSE 1**

**BUILDING REPORT**

Pump House 1 (formerly PH 2) is constructed of concrete masonry units (CMU) and is located south of the original Pump House. It contains pumps for the prison complex. The purpose of Pump House #1 is to pull water from well storage Tank #1, inject chlorine water treatment and pump the water to storage Tank #2 (off site) providing gravity pressure water supply to the site.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2706INT2</td>
<td>$15,000</td>
</tr>
</tbody>
</table>

**INTERIOR DRAINAGE REPAIRS**

The building has a drainage problem inside where the slope of the floor does not carry water towards the floor drain. The water accumulates in several areas inside the building and pools up against the exterior walls. This is causing severe damage to the CMU walls and concrete foundation from the water leaching into the concrete at the Southwest corner of the building. This is visually apparent on the building exterior where the CMU corner block has crumbled and potentially corroding the steel rebar reinforcement in the walls. This project would provide for a structural review and structural testing of the wall, and either installing additional floor drains or pouring a new concrete floor with proper slopes. In addition, once floor is repaired, to install an epoxy floor coating to protect floor.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2706EXT1</td>
<td>$4,000</td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

The building exterior is in good condition - except SW corner at foundation which is addressed in a separate project. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost 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 8 - 9 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. Rollup door tracks should be refinished to treat the surface corrosion. It is recommended to repair and seal the interior concrete block walls at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.
BUILDING INFORMATION:

Gross Area (square feet): 800  
Year Constructed:
Exterior Finish 1: 100 %  Concrete Masonry Uni  
Exterior Finish 2: 0 %  
Number of Levels (Floors): 1  Basement? No

IBC Occupancy Type 1: 100 % U  
IBC Occupancy Type 2: 0 %  
Construction Type: Concrete Masonry Units and Steel  
IBC Construction Type: II-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $15,000 | Project Construction Cost per Square Foot: | $28.75 |
| Priority Class 2: | $0     | Total Facility Replacement Construction Cost: | $160,000 |
| Priority Class 3: | $8,000 | Facility Replacement Cost per Square Foot: | $200 |
| Grand Total:     | $23,000 | FCNI: | 14% |
The Prison Industries Sprung Building is a single story 20,000 square foot engineered building. The structure was being used for card storage from Prison Industries during the 2020 survey. Plans are to re-purpose the structure for additional PI functions.

**PRIORITIZED CLASS 1 PROJECTS**

Total Construction Cost for Priority 1 Projects: $71,000

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADA RESTROOM UPGRADE</strong></td>
<td>Project Index #: 2553ADA10</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$31,000</td>
</tr>
<tr>
<td>The men's and women's designated ADA restrooms do not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of two unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.</td>
<td></td>
</tr>
</tbody>
</table>

| **EXIT SIGN AND EGRESS LIGHTING UPGRADE** | Project Index #: 2553SFT2 |
| Construction Cost | $25,000 |
| The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC 2018 Chapter 10 was referenced for this project. |

| **RECOMMISSION BUILDING SYSTEMS** | Project Index #: 2553SFT1 |
| Construction Cost | $15,000 |
| The fire suppression system, fire alarm system, and electricity have been turned off in the building; however, the building is currently used to store boxes of playing cards on pallets. During the survey, inmates were bringing the pallets of cards into and out of the building. This poses a safety risk since the life safety systems are turned off. There should be no occupants in the building at any time. This project would provide for recommissioning the building systems before any activities are resumed inside the building. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020. |

**PRIORITIZED CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $35,000

| Necessary - Not Yet Critical | Two to Four Years |
| **EVAPORATIVE COOLER REPLACEMENT** | Project Index #: 2553HVA2 |
| Construction Cost | $5,000 |
| An evaporative cooler is installed on the side of this building. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler. |
HVAC EQUIPMENT REPLACEMENT

There is a ground mounted rooftop packaged HVAC unit that is original to the building and is not energy efficient. The packaged HVAC unit utilizes R-22 refrigerant that has been phased out. The unit has reached the end of its expected and useful life. This project would provide for the installation of one new 25 ton unit. Also included in this estimate is new duct adapters, support stand modifications, crane and rigging removal and installation and all required connections to utilities.

PRIORITIZE CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects:** $20,000

**Long-Term Needs:** Four to Ten Years

EXTERIOR FINISHES

The building exterior is in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building including the roof. Included in the cost is cleaning the wall panels and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 8 - 9 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 gypsum walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

- **Gross Area (square feet):** 20,000
- **Year Constructed:** 2004
- **Exterior Finish 1:** 100% Prefinished wall pane
- **Exterior Finish 2:** 0%
- **Construction Type:** Engineered Building
- **IBC Construction Type:** II-B
- **Percent Fire Suppressed:** 100%
- **Number of Levels (Floors):** 1
- **Basement?** No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- **Priority Class 1:** $71,000
- **Priority Class 2:** $35,000
- **Priority Class 3:** $20,000
- **Grand Total:** $126,000

- **Project Construction Cost per Square Foot:** $6.30
- **Total Facility Replacement Construction Cost:** $1,000,000
- **Facility Replacement Cost per Square Foot:** $50
- **FCNI:** 13%
The Automotive Shop is an engineered metal building located northwest of the Industrial building.

### PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
<th>$12,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>2184EXT1</td>
<td>$6,000</td>
<td>Four to Ten Years</td>
<td></td>
</tr>
</tbody>
</table>

#### EXTERIOR FINISHES

The pre-finished metal panel exterior is in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Construction Cost:** $6,000

**Project Index #:** 2184EXT1

#### INTERIOR FINISHES

The interior pre-finished metal panel finishes are in good condition. It is recommended that the interior walls and ceilings be checked for signs of corrosion issues in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the interior of the building. In addition, a small amount of corrosion on the inside of the large metal rolling doors should be treated. As part of the inspection, all surfaces should be repaired and re-painted as necessary.

**Construction Cost:** $6,000

**Project Index #:** 2184INT1

### BUILDING INFORMATION:

- **Gross Area (square feet):** 1,200
- **Year Constructed:**
- **Exterior Finish 1:** 60% Metal Siding
- **Exterior Finish 2:** 40% Open
- **IBCS Occupancy Type 1:** 100% F-2
- **Construction Type:** Engineered Metal Building
- **IBC Construction Type:** II-B
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Suppressed:** 0%

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$10.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$60,000</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$50</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>FCNI: 20%</td>
<td></td>
</tr>
</tbody>
</table>
The Upholstery Building (formerly Glass Shop) is an engineered metal building with a metal roof and is identified as "Bld'g 2". Prison Industries employs inmates to upholster products. Based on the refurbishment costs, it should be considered for removal and replacement.

**PRIORITY CLASS 1 PROJECTS**

- **Total Construction Cost for Priority 1 Projects:** $15,000

  - **Currently Critical**
    - **RESTROOM REMODEL**
      - Project Index #: 2183PLM1
      - Construction Cost: $15,000
      - The restroom in the building was out of service at the time of the survey. It is original to the building and is due for a complete remodel. This project would provide for a complete remodel of the restroom fixtures, hardware, floor and wall finishes.

**PRIORITY CLASS 2 PROJECTS**

- **Total Construction Cost for Priority 2 Projects:** $27,600

  - **Necessary - Not Yet Critical**
    - **EXTERIOR DOOR REPLACEMENT**
      - Project Index #: 2183EXT3
      - Construction Cost: $3,600
      - The exterior metal man doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the double door assembly with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.
      - This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

  - **EXTERIOR FINISHES**
    - Project Index #: 2183EXT2
    - Construction Cost: $4,800
    - The exterior finishes are in very poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
    - This project should be implemented concurrently with EXTERIOR SIDING REPLACEMENT.

  - **EXTERIOR SIDING REPLACEMENT**
    - Project Index #: 2183EXT5
    - Construction Cost: $7,500
    - The corrugated metal panels covering the building are original and should be scheduled for replacement. Many of the panels are damaged from general wear and tear. This project would provide for the removal and the disposal of the existing panels and the replacement with new pre-painted metal panels. The estimate is based on 120 linear feet of 4' wide panels at $60 per linear foot.

- **HVAC REPLACEMENT**
  - Project Index #: 2183HVA1
  - Construction Cost: $5,700
  - An air conditioning unit is installed on the roof of this building. It is original to the building and has reached the end of its useful and expected life. This project would provide for a new air conditioner to be installed including all required connections to utilities. The estimate includes removal and disposal of the old unit.
  - This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.
WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 6 units. Removal and disposal of the existing windows is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $4,800

Long-Term Needs Four to Ten Years

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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 800
Year Constructed: 100 % F-2
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: 100 % Construction Type: Engineered Metal Building
Number of Levels (Floors): 1 Basinement? No
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $15,000 Project Construction Cost per Square Foot: $59.25
Priority Class 2: $27,600 Total Facility Replacement Construction Cost: $40,000
Priority Class 3: $4,800 Facility Replacement Cost per Square Foot: $50
Grand Total: $47,400 FCNI: 119%
The P.I. Lunch Room is a metal modular building identified as "Bld'g 4" which is used mainly for the Prison Industries staff to eat lunch.

**PRIORITY CLASS 2 PROJECTS**  
**Total Construction Cost for Priority 2 Projects:** $3,600

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

**Project Index #: 2181EXT2**  
**Construction Cost:** $3,600

**EXTERIOR FINISHES**  
The building exterior is in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**PRIORITY CLASS 3 PROJECTS**  
**Total Construction Cost for Priority 3 Projects:** $3,600

**Long-Term Needs**  
**Four to Ten Years**

**Project Index #: 2181INT1**  
**Construction Cost:** $3,600

**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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 600
- **Year Constructed:**
- **Exterior Finish 1:** 100 % Metal Siding
- **Exterior Finish 2:**
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Supressed:** 0 %

**IBC Occupancy Type 1:** 100 % A-3
**IBC Occupancy Type 2:**
**Construction Type:** Metal Building
**IBC Construction Type:** V-N

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>Priority Class 2</th>
<th>Priority Class 3</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>$3,600</td>
<td>$3,600</td>
<td>$7,200</td>
</tr>
</tbody>
</table>

**Project Construction Cost per Square Foot:** $12.00

**Total Facility Replacement Construction Cost:** $30,000

**Facility Replacement Cost per Square Foot:** $50

**FCNI:** 24%
The P.I. Quonset Hut is a semi-circular metal building with a metal roof and is identified as "Bld'g 3". The building is used for storage. The condition of the structure is poor. Based on the refurbishment costs, it should be considered for removal and replacement.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Current Status</th>
<th>Timeframe</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROOF REPLACEMENT</td>
<td>Immediate to Two Years</td>
<td>$18,800</td>
</tr>
<tr>
<td>Project Index #: 2180EXT3</td>
<td>Construction Cost</td>
<td>$18,800</td>
</tr>
</tbody>
</table>

The corrugated metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 1 - 2 years. This estimate includes removal and disposal of the old roof.

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Current Status</th>
<th>Timeframe</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>EVAPORATIVE COOLER REPLACEMENT</td>
<td>Necessary - Not Yet Critical</td>
<td>$12,100</td>
</tr>
<tr>
<td>Project Index #: 2180HVA1</td>
<td>Construction Cost</td>
<td>$3,500</td>
</tr>
</tbody>
</table>

An evaporative cooler is installed on the side of this building. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

### PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Current Status</th>
<th>Timeframe</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR DOOR REPLACEMENT</td>
<td>Long-Term Needs</td>
<td>$10,000</td>
</tr>
<tr>
<td>Project Index #: 2180EXT2</td>
<td>Construction Cost</td>
<td>$3,600</td>
</tr>
</tbody>
</table>

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the two door assemblies with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

### EXTERIOR FINISHES

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

### 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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
BUILDING INFORMATION:

Gross Area (square feet): 1,000
Year Constructed: 2001
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: %
Construction Type: Metal Quonset
IBC Construction Type: II-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $18,800  Project Construction Cost per Square Foot: $40.90
Priority Class 2: $12,100  Total Facility Replacement Construction Cost: $50,000
Priority Class 3: $10,000  Facility Replacement Cost per Square Foot: $50
Grand Total: $40,900  FCNI: 82%
SDCC GUN POST 1 AT GYM BUILDING
BUILDING REPORT

The Gun Post 1 at Gym Building is a portable steel structure with a corrugated metal roof. This small guard post was placed on the Gymnasium roof for added surveillance in the central yard, called Times Square, which consists of the Culinary, Gymnasium and Education buildings. There is a small restroom in the facility. The condition of the structure is poor. Based on the refurbishment costs, it should be considered for removal and replacement. The Gun Post is also the source of the Gymnasium's roof leaks according to the site's FSIII.

PRIORITY CLASS 1 PROJECTS

Currently Critical

Immediate to Two Years

Project Index #: 1482EXT4

Construction Cost $2,500

EXTERIOR DOOR REPLACEMENT

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

Project Index #: 1482EXT1

Construction Cost $1,600

EXTERIOR FINISHES

The exterior is in very poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the 1 - 2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1482EXT5

Construction Cost $750

EXTERIOR SIDING REPLACEMENT

The metal siding panels covering the building are original. One panel has been replaced by plywood and should be scheduled for replacement. This project would provide for the removal and disposal of the existing wood panel and the replacement with a new pre-finished metal panel.

Project Index #: 1482EXT3

Construction Cost $2,400

ROOF REPLACEMENT

The corrugated metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next year with a new single-ply roofing system. This estimate includes removal and disposal of the old roof. This project should be implemented concurrently with the ROOF REPLACEMENT project for the Gymnasium Building.

Project Index #: 1482EXT2

Construction Cost $3,500

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. Some of the glass is missing and replaced with plywood. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 7 units. Removal and disposal of the existing windows is included in this estimate.

Project Index #: 1482HVA1

Construction Cost $7,500

WINDOW UNIT A/C REPLACEMENT

The existing window unit air condition is in poor condition and in need of replacement. In addition, it does not have a proper wall sleeve. This project would provide for the installation of a wall sleeve, framing, insulation, and replacing the existing unit with a new, more efficient unit.
FLOORING AND SUBFLOORING REPLACEMENT
The VCT (vinyl composite tile) flooring and subfloor are damaged and reaching the end of their useful life. It is recommended to replace the VCT flooring and plywood subfloor. This project would provide for the removal and disposal of the old flooring and subfloor, and installation of new plywood subfloor and new 12x12 VCT flooring with a 6" base.

INTERIOR FINISHES
The interior finishes are in very poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
SDCC HOUSING UNIT 8
BUILDING REPORT

Housing Unit 8 was built in 1988 and is a concrete masonry unit and steel structure on a concrete slab-on-grade foundation. It was renovated in 2018 under CIP 17-C12. The exterior walls are covered by a painted stucco system and the roofing is a single-ply PVC system from Sarnafil. Since the previous FCA Survey on this building in 2016, the exterior painted stucco and window frames have been refreshed with a new color scheme. This building has 200 cells, each with a stainless steel combination toilet and lavatory unit, showers in each wing and a central guard station. This building has air cooled heat pump rooftop HVAC units with electric re-heat, fire alarms, and fire sprinklers.

PRIORITIZED PROJECTS

Total Construction Cost for Prioritization Projects: $399,000

Currently Critical

Immediate to Two Years

ADA TABLE UPGRADE

Per the United States Access Board and ICC ANSI-A117.1, at least 5 percent of the seating spaces shall be, if fixed seating is provided, a loose seat or open space for a wheelchair. This project would provide funding to remove 3 of the fixed seats, which will allow access for wheelchairs.
This project or a portion thereof was previously recommended in the FCA report dated 12/13/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 1481ADA3
Construction Cost $3,600

ROOF DRAIN DOWNSPOUT INSTALLATION

The rain gutters are in need of full length downsputs and extensions. The downsputs currently terminate within inches of the rain gutter with no continuous drainage away from the building. This is causing the water to run down the building and pool next to the foundation and damage the foundation and stucco walls. This project would provide for full length downsputs to grade and extensions to approximately 5'-0" away from the perimeter of the building to prevent pooling and damage to the building.
This project or a portion thereof was previously recommended in the FCA report dated 12/13/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 1481EXT6
Construction Cost $10,400

SPRINKLER HEAD REPLACEMENT

The existing fire suppression sprinkler heads are an older style and are susceptible to damage and misuse by the inmates. Inmates have tied strings to them and have broken them in the past. This project recommends that all of the fire sprinkler heads in all cells be removed and replaced with tamper-resistant sprinkler heads.
This project or a portion thereof was previously recommended in the FCA report dated 12/13/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 1481SFT7
Construction Cost $44,000

TDD INSTALLATION

Housing Unit 8 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 Housing Unit 8. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 12/13/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 1481ADA4
Construction Cost $66,000

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VIDEO SECURITY SYSTEM UPGRADE

The video security system is outdated and some of the cameras do not function consistently. This project addresses replacement of the cameras and controls in the building with all digital equipment as well as sufficient storage capacity. This project or a portion thereof was previously recommended in the FCA report dated 12/13/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/11/2020.

PRIORITY CLASS 2 PROJECTS

Project Index #: 1481SEC2
Construction Cost $275,000

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $888,000

Necessary - Not Yet Critical Two to Four Years

ROOF REPLACEMENT

Project Index #: 1481EXT4
Construction Cost $360,000

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expired on 05/20/2017. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt onto the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 05/20/2002. It is recommended that this building be re-roofed in the next 3 - 4 years.

This project or a portion thereof was previously recommended in the FCA report dated 12/13/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

WINDOW REPLACEMENT

Project Index #: 1481EXT3
Construction Cost $528,000

WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. Some are broken and all are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated windows.

This project or a portion thereof was previously recommended in the FCA report dated 12/13/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/11/2020.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $704,000

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

Project Index #: 1481EXT2
Construction Cost $320,000

EXTERIOR FINISHES

The building exterior is in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is repairing damaged areas of stucco, power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be repaired and painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 1481INT1
Construction Cost $384,000

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
BUILDING INFORMATION:

Gross Area (square feet): 32,000
Year Constructed: 1988
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 2
Basement? No

IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry and Steel
IBC Construction Type: II-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $399,000 Project Construction Cost per Square Foot: $62.22
Priority Class 2: $888,000 Total Facility Replacement Construction Cost: $22,080,000
Priority Class 3: $704,000 Facility Replacement Cost per Square Foot: $690
Grand Total: $1,991,000 FCNI: 9%
The Water Tank is located on the west side of the site near the Sally Port. The tank function is to store water from the water wells and feed the pumps in Pump House #2. Pump House #2 boosts water to Tank #2 off site providing gravity pressure for the SDCC domestic and fire water needs. The tank has a 600,000 gallon capacity and is 57' in diameter and 29.5' tall.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0624SIT1</td>
<td>$8,000</td>
<td>$59,100</td>
</tr>
</tbody>
</table>

**CRACK FILL & SEAL ASPHALT PAVING**

It is important to maintain the asphalt concrete paving around the Water Tank. This project would provide for minor crack filling and sealing of the paving around the tank, including minor erosion repairs at tank overflow. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 4,000 square feet of asphalt area was used to generate this estimate.

**EXTERIOR FINISHES**

There are signs of corrosion at the ladder attachment points and also the external lighting poles. It is important to maintain the finish, weather resistance and appearance of the water tank. This project would provide funding for the painting of the water tank and caulking of the joints to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 2 - 3 years and that this project be scheduled on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 2,551
- **Year Constructed:** 1980
- **Exterior Finish 1:** 100 % Painted Steel
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Basement:** No
- **IBC Occupancy Type 1:** 100 % U
- **IBC Occupancy Type 2:** 0 %
- **Construction Type:** Bolted Steel Water Tank
- **IBC Construction Type:** I-FR
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$23.17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$714,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$280</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>FCNI:</td>
<td>8%</td>
</tr>
</tbody>
</table>
The Welding Shop is a pre-engineered metal building located northwest of the Industrial building.

**PRIORITY CLASS 1 PROJECTS**

Currently Critical  Immediate to Two Years

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 1 Projects: $2,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>0365SFT2</td>
<td>$2,500</td>
<td></td>
</tr>
</tbody>
</table>

**EXIT SIGN AND EGRESS LIGHTING INSTALLATION**

The building does not have emergency lighting or exit signs. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC 2018 Chapter 10 and IFC 2018 Chapter 11 was referenced for this project.

**PRIORITY CLASS 3 PROJECTS**

Long-Term Needs  Four to Ten Years

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 3 Projects: $4,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>0365EXTI</td>
<td>$2,000</td>
<td></td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

The pre-finished metal panel exterior is in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

The interior pre-finished metal panel finishes are in good condition. It is recommended that the interior walls and ceilings be checked for signs of corrosion issues in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the interior of the building. As part of the inspection, all surfaces should be repaired and repainted as necessary.

**BUILDING INFORMATION:**

- Gross Area (square feet): 400
- Year Constructed: 100% Metal Siding
- Exterior Finish 1: 100% Metal Siding
- Exterior Finish 2: 0% Metal Siding
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100% F-2
- IBC Occupancy Type 2: 0%
- Construction Type: Engineered Metal Building
- IBC Construction Type: II-B
- Percent Fire Supressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$2,500</th>
<th>Project Construction Cost per Square Foot: $16.25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td>Total Facility Replacement Construction Cost: $40,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$4,000</td>
<td>Facility Replacement Cost per Square Foot: $100</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$6,500</td>
<td>FCNI: 16%</td>
</tr>
</tbody>
</table>
Guard Tower 5 is a concrete masonry unit (CMU) and steel framed structure covered by painted T1-11 vertical siding. Guard Towers 4 & 5 are significantly taller than the others. This tower is located on the south side of the perimeter near Housing Unit 7. It is in poor condition.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Current Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $2,300</th>
</tr>
</thead>
</table>

**EXIT SIGN AND EGRESS LIGHTING INSTALLATION**

<table>
<thead>
<tr>
<th>Project Index #: 0173SFT1</th>
<th>Construction Cost $1,100</th>
</tr>
</thead>
</table>

There are no exit signs or emergency egress lights in the guard tower. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**REPAIR DAMAGED CEILING**

<table>
<thead>
<tr>
<th>Project Index #: 0173INT3</th>
<th>Construction Cost $1,200</th>
</tr>
</thead>
</table>

The gypsum board ceiling is severely damaged from a plumbing leak below the toilet and sink. This project would provide for the removal of the damaged gypsum board ceiling and installation of new 5/8" type X gypsum board. This estimate includes tape, texture and paint. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 2 Projects: $73,700</th>
</tr>
</thead>
</table>

**EXTERIOR FINISHES**

<table>
<thead>
<tr>
<th>Project Index #: 0173EXT2</th>
<th>Construction Cost $10,000</th>
</tr>
</thead>
</table>

The building exterior is in poor condition. The paint is severely sun damaged and flaking at the window trim and the southern exposure. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project should be implemented concurrently with EXTERIOR SIDING REPLACEMENT.

**EXTERIOR LIGHTING REPLACEMENT**

<table>
<thead>
<tr>
<th>Project Index #: 0173ELE0</th>
<th>Construction Cost $4,000</th>
</tr>
</thead>
</table>

The building has perimeter HPS lighting on the exterior of the building, but the light fixtures are old and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring.
EXTERIOR SIDING REPLACEMENT

The tower has a painted T1-11 siding that is due for replacement. The existing siding is in poor condition and is missing some trim pieces. This project recommends removing the T1-11 siding, inspecting the exposed building structural elements and replacing it with new T1-11 siding including priming and painting. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PROJECT INDEX #: 0173EXT3
Construction Cost: $35,800

FLOORING AND SUBFLOORING REPLACEMENT

The VCT (vinyl composite tile) flooring and subfloor are damaged and reaching the end of their useful life. It is recommended to replace the VCT flooring and plywood subfloor. This project would provide for the removal and disposal of the old flooring and subfloor, and installation of new plywood subfloor and new 12x12 VCT flooring with a 6" base. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PROJECT INDEX #: 0173INT1
Construction Cost: $3,600

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceiling be repaired and painted at least once in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. Additional costs have been added for repairing large areas of damaged drywall.

PROJECT INDEX #: 0173INT2
Construction Cost: $2,400

ROOF REPLACEMENT

The rolled asphalt roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roof. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PROJECT INDEX #: 0173EXT1
Construction Cost: $3,600

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 8 units. Removal and disposal of the existing windows is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PROJECT INDEX #: 0173EXT4
Construction Cost: $14,300

BUILDING INFORMATION:

Gross Area (square feet): 120
Year Constructed: 1980
Exterior Finish 1: 90 % Painted Wood Siding
Exterior Finish 2: 10 % Painted CMU
Construction Type: Concrete Masonry Units, Wood & Steel Framing
IBO Construction Type: II-B

Number of Levels (Floors): 2
Basement?: No
Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $2,300
Priority Class 2: $73,700
Priority Class 3: 0
Grand Total: $76,000

Project Construction Cost per Square Foot: $633.33
Total Facility Replacement Construction Cost: $270,000
Facility Replacement Cost per Square Foot: $2,250
FCNI: 28%

FCNI:
28%

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Guard Tower 4 is a concrete masonry unit (CMU) and steel framed structure covered by painted T1-11 vertical siding. Guard Towers 4 & 5 are significantly taller than the others. This tower is located on the east side of the perimeter near Housing Unit 2. It is in poor condition.

**EXIT SIGN AND EGRESS LIGHTING INSTALLATION**

There are no exit signs or emergency egress lights in the guard tower. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**EXTERIOR FINISHES**

The building exterior is in poor condition. The paint is severely sun damaged and flaking at the window trim and the southern exposure. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project should be implemented concurrently with EXTERIOR SIDING REPLACEMENT.

**EXTERIOR LIGHTING REPLACEMENT**

The building has perimeter HPS lighting on the exterior of the building, but the light fixtures are old and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring.

**EXTERIOR SIDING REPLACEMENT**

The tower has a painted T1-11 siding that is due for replacement. The existing siding is in poor condition and is missing some trim pieces. This project recommends removing the T1-11 siding, inspecting the exposed building structural elements and replacing it with new T1-11 siding including priming and painting.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.
FLOORING AND SUBFLOORING REPLACEMENT
The VCT (vinyl composite tile) flooring and subfloor are damaged and reaching the end of their useful life. It is recommended to replace the VCT flooring and plywood subfloor. This project would provide for the removal and disposal of the old flooring and subfloor, and installation of new plywood subfloor and new 12x12 VCT flooring with a 6" base.
This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

INTERIOR FINISHES
The interior finishes are in poor condition. It is recommended that the interior walls and ceiling be repaired and painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. Additional costs have been added for repairing large areas of damaged drywall.

ROOF REPLACEMENT
The rolled asphalt roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roof.
This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

WINDOW REPLACEMENT
The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 8 units. Removal and disposal of the existing windows is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

BUILDING INFORMATION:

Gross Area (square feet): 120
Year Constructed: 1980
Exterior Finish 1: 90 % Painted Wood Siding
Exterior Finish 2: 10 % Painted CMU
Number of Levels (Floors): 2

IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units, Wood & Steel Framing
IBC Construction Type: II-B

Percent Fire Suppressed: 0 %
Basement? No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $1,100  Project Construction Cost per Square Foot: $623.33
Priority Class 2: $73,700  Total Facility Replacement Construction Cost: $270,000
Priority Class 3: $0  Facility Replacement Cost per Square Foot: $2,250
Grand Total: $74,800  FCNI: 28%
Guard Tower 3 is a concrete masonry unit (CMU) and steel framed structure covered by painted T1-11 vertical siding. This tower is located on the south side of the perimeter near Housing Unit 4. It is in poor condition.

### PRIORITY CLASS 1 PROJECTS

**Total Construction Cost for Priority 1 Projects:** $1,100

**Project Index #:** 0171SFT1

**Construction Cost:** $1,100

**EXIT SIGN AND EGRESS LIGHTING INSTALLATION**

There are no exit signs or emergency egress lights in the guard tower. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**Construction Cost:** $1,100

### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $51,800

**Project Index #:** 0171EXT2

**Construction Cost:** $6,000

**EXTERIOR FINISHES**

The building exterior is in poor condition. The paint is severely sun damaged and flaking at the window trim and the southern exposure. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project should be implemented concurrently with EXTERIOR SIDING REPLACEMENT.

**Construction Cost:** $6,000

**EXTERIOR LIGHTING REPLACEMENT**

The building has perimeter HPS lighting on the exterior of the building, but the light fixtures are old and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring.

**Construction Cost:** $4,000

**EXTERIOR SIDING REPLACEMENT**

The tower has a painted T1-11 siding that is due for replacement. The existing siding is in poor condition and is missing some trim pieces. This project recommends removing the T1-11 siding, inspecting the exposed building structural elements and replacing it with new T1-11 siding including priming and painting.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**Construction Cost:** $17,900
FLOORING AND SUBFLOORING REPLACEMENT

The VCT (vinyl composite tile) flooring and subfloor are damaged and reaching the end of their useful life. It is recommended to replace the VCT flooring and plywood subfloor. This project would provide for the removal and disposal of the old flooring and subfloor, and installation of new plywood subfloor and new 12x12 VCT flooring with a 6" base.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0171INT1
Construction Cost $3,600

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceiling be repaired and painted at least once in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. Additional costs have been added for repairing large areas of damaged drywall.

Project Index #: 0171INT2
Construction Cost $2,400

ROOF REPLACEMENT

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

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0171EXT1
Construction Cost $3,600

WINDOW REPLACEMENT

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

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0171EXT4
Construction Cost $14,300

BUILDING INFORMATION:

Gross Area (square feet): 120  IBC Occupancy Type 1: 100 % I-3
Year Constructed: 1980  IBC Occupancy Type 2: %
Exterior Finish 1: 90 % Painted Wood Siding  Construction Type: Concrete Masonry Units, Wood &
Exterior Finish 2: 10 % Painted CMU  IBC Construction Type: II-B %
Number of Levels (Floors): 2  Basement? No  Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $1,100  Project Construction Cost per Square Foot: $440.83
Priority Class 2: $51,800  Total Facility Replacement Construction Cost: $216,000
Priority Class 3: $0  Facility Replacement Cost per Square Foot: $1,800
Grand Total: $52,900  FCNI: 24%
Guard Tower 2 is a concrete masonry unit (CMU) and steel framed structure covered by painted T1-11 vertical siding. This tower is located on the south side of the perimeter near Housing Unit 5. It is in poor condition.

**EXIT SIGN AND EGRESS LIGHTING INSTALLATION**

There are no exit signs or emergency egress lights in the guard tower. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**EXTERIOR FINISHES**

The building exterior is in poor condition. The paint is severely sun damaged and flaking at the window trim and the southern exposure. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project should be implemented concurrently with EXTERIOR SIDING REPLACEMENT.

**EXTERIOR LIGHTING REPLACEMENT**

The building has perimeter HPS lighting on the exterior of the building, but the light fixtures are old and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring.

**EXTERIOR SIDING REPLACEMENT**

The tower has a painted T1-11 siding that is due for replacement. The existing siding is in poor condition and is missing some trim pieces. This project recommends removing the T1-11 siding, inspecting the exposed building structural elements and replacing it with new T1-11 siding including priming and painting.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.
FLOORING AND SUBFLOORING REPLACEMENT

The VCT (vinyl composite tile) flooring and subfloor are damaged and reaching the end of their useful life. It is recommended to replace the VCT flooring and plywood subfloor. This project would provide for the removal and disposal of the old flooring and subfloor, and installation of new plywood subfloor and new 12x12 VCT flooring with a 6" base.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceiling be repaired and painted at least once in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. Additional costs have been added for repairing large areas of damaged drywall.

ROOF REPLACEMENT

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

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

WINDOW REPLACEMENT

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

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

BUILDING INFORMATION:

Gross Area (square feet): 120
Year Constructed: 1980
Exterior Finish 1: 90 % Painted Wood Siding
Exterior Finish 2: 10 % Painted CMU
Construction Type: Concrete Masonry Units, Wood & Steel Framing
IBC Construction Type: II-B
Number of Levels (Floors): 2
Basement? No
Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Project Construction Cost per Square Foot: $440.83
Total Facility Replacement Construction Cost: $216,000
Facility Replacement Cost per Square Foot: $1,800
FCNI: 24%
Guard Tower 1 is a concrete masonry unit (CMU) and steel framed structure covered by painted stucco with a single-ply roofing system. This tower is located at the main sally port and was built with the original facility. The institution's armory is here as well.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>$1,100</th>
</tr>
</thead>
</table>

**EXIT SIGN AND EGRESS LIGHTING INSTALLATION**

There are no exit signs or emergency egress lights in the guard tower. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>$30,500</th>
</tr>
</thead>
</table>

**EXTERIOR FINISHES**

The stucco finish is in good condition; however, all metal surfaces are showing signs of corrosion and need re-finishing. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the exterior metal surfaces be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**FLOORING INSTALLATION**

The VCT (vinyl composite tile) flooring in the tower has been removed and the concrete is exposed. It is recommended to install new VCT flooring. This project would provide for the installation of new 12x12 VCT flooring with a 6" base. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**INTERIOR FINISHES**

The interior finishes, including the stair tower are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**INTERIOR STAIRWAY REFURBISHMENT**

The interior metal stairs are showing signs of corrosion at the structural connections between the stair treads and side structural channels. At least one solid toe-kick has corroded through in multiple locations. This project would provide funding to remove and replace damaged toe-kicks, remove the corrosion at the stair tread connections, inspect and repair as required, and refinish the stairway and handrail.
### BUILDING INFORMATION:

- **Gross Area (square feet):** 200
- **Year Constructed:** 1980
- **Exterior Finish 1:** 100% Painted Stucco / EIFS
- **Exterior Finish 2:**%
- **Number of Levels (Floors):** 2
- **Basement?** No
- **Percent Fire Supressed:** 0%

### IBC OCCUPANCY TYPES:
- **Type 1:** 100% I-3
- **Type 2:**%

### IBC CONSTRUCTION TYPES:
- **Construction Type:** Concrete Masonry Units, Wood & Steel Framing
- **IBC Construction Type:** II-B

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$1,100</td>
<td>$158.00</td>
<td>$360,000</td>
<td>$1,800</td>
<td>9%</td>
</tr>
<tr>
<td>Class 2</td>
<td>$30,500</td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>Class 3</td>
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<tr>
<td>Grand Total</td>
<td>$31,600</td>
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<td></td>
</tr>
</tbody>
</table>
SDCC CENTRAL PLANT/WAREHOUSE
BUILDING REPORT

The Central Plant/Warehouse is a concrete masonry unit (CMU) structure covered by painted stucco and fluted concrete veneer with a single-ply roofing system. The function of the central plant is to temper the underground Water Source Heat Pump (WSHP) loop connected to all of the main site buildings. It also contains the main electrical distribution equipment for the site. The Central Plant houses three large boilers, switchgear, and maintenance staff offices. There are three large cooling towers on the northeast side of the building and fuel pumps on the southwest side. The Warehouse portion of the building serves as the warehouse and storage for the site and includes piled storage, coolers, and freezers. The building is protected by a fire alarm system and the north portion is protected by fire sprinklers. The HVAC system is a combination of roof mounted evaporative coolers and ceiling mounted heaters.

PRIORITY CLASS 1 PROJECTS

Currently Critical

Immediate to Two Years

<table>
<thead>
<tr>
<th>Project Index</th>
<th>Type</th>
<th>Description</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>0168HVA5</td>
<td></td>
<td>COOLING TOWER REPLACEMENT</td>
<td>$650,000</td>
</tr>
<tr>
<td>0168HVA4</td>
<td></td>
<td>EVAPORATIVE COOLER REPLACEMENT</td>
<td>$14,400</td>
</tr>
<tr>
<td>0168SFT3</td>
<td></td>
<td>FIRE SUPPRESSION SYSTEM INSTALLATION</td>
<td>$160,300</td>
</tr>
<tr>
<td>0168EXT2</td>
<td></td>
<td>OVERHEAD DOOR REPLACEMENT</td>
<td>$52,500</td>
</tr>
</tbody>
</table>

Total Construction Cost for Priority 1 Projects: $918,850

It appears that the Central Plant and Central Stores areas (approximately 9,100 square feet) are without fire suppression while the north end (approximately 12,000 square feet) of the building is protected. This building exceeds 12,000 square feet on a single floor. Pursuant to the Nevada State Fire Marshal Regulation NAC 477.915 1.(c)(1) states that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors, must have fire sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

There are two 12’x15’ overhead coiling doors and five 12’x10’ overhead coiling doors which are damaged and do not function properly. Exposure and wind have caused the doors to bend, and the door tracks to pull away from the structure. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with new manually operated overhead coiling doors.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.
STORAGE RACK SEISMIC BRACING

This project would provide for the installation of seismic bracing for the steel storage racks in the Warehouse. Section 15.5.3 of ASCE 7 describes the provisions required for seismic bracing of steel storage racks including connections to the floor, connections between back to back racks and protections for lower portions of posts from forklifts or other equipment. This project would provide for installing seismic bracing as required. The assessment and design of seismic bracing requirements by a licensed structural or civil engineer are not included in the estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $17,850

Necessary - Not Yet Critical Two to Four Years

EXTERIOR STUCCO FINISH REPAIRS

The exterior walls have a stucco finish. Some of the areas have cracked and the stucco and underlying block have been damaged. Some damage was caused by forklifts and large delivery trucks. This project would provide for the repair of the damaged areas and repainting with an elastomeric paint.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $129,610

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

The exterior is in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting the stucco, cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended to repair and seal the interior concrete block walls at least once in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>21,122</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1980</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>90 %</td>
</tr>
<tr>
<td>Concrete Masonry U</td>
<td></td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>10 %</td>
</tr>
<tr>
<td>Painted Stucco / EIFS</td>
<td></td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>50 %</td>
</tr>
</tbody>
</table>

IBC Occupancy Type 1: 100 % S-1
IBC Construction Type: Concrete Masonry Units and Steel
Construction Type: II-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1:         | $918,850 |
| Priority Class 2:         | $17,850  |
| Priority Class 3:         | $129,610 |
| Grand Total:             | $1,066,310|

Project Construction Cost per Square Foot: $50.48
Total Facility Replacement Construction Cost: $6,337,000
Facility Replacement Cost per Square Foot: $300
FCNI: 17%
The Reinjection Building (formerly Pump House 1) is a concrete masonry unit (CMU) structure covered by fluted concrete veneer with a single-ply roofing system. The domestic and fire water booster pumps have been shut down and are not being used. Tank #1 is water storage from the supply wells. Tank #2 is supplied from Tank #1 via renamed Pump House 1 (formerly P.H. 2 Building 2706). The Plate-and-Frame heat exchanger and the associated circulating pumps use the energy storage mass of water in Tank #1 to temper the site’s heat pump water loop.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $6,240

**Long-Term Needs**

Four to Ten Years

**Project Index #:** 0167EXT1

**Construction Cost** $3,120

**EXTERIOR FINISHES**

The building exterior is in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #:** 0167INT1

**Construction Cost** $3,120

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to repair and seal the interior concrete block walls at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 624
- **Year Constructed:** 1980
- **Exterior Finish 1:** 100 % Concrete Masonry U
- **Exterior Finish 2:** %
- **IBC Occupancy Type 1:** 100 % U
- **Concrete Masonry Units and Steel**
- **Construction Type:** Concrete Masonry Units and Steel
- **IBC Construction Type:** II-B
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Supressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $10.00
- **Priority Class 2:** $0
- **Total Facility Replacement Construction Cost:** $156,000
- **Priority Class 3:** $6,240
- **Facility Replacement Cost per Square Foot:** $250
- **Grand Total:** $6,240

**FCNI:** 4%
State of Nevada / Corrections

SDCC GYM/RECREATION BUILDING
SPWD Facility Condition Analysis -  0166
Survey Date:      2/11/2020

SDCC GYM/RECREATION BUILDING
BUILDING REPORT

The Gym/Recreation Building is a concrete masonry unit (CMU) structure covered by painted stucco and fluted concrete veneer with a single-ply roofing system. Since the previous FCA visit in 2013, the exterior painted stucco and window frames have been refreshed with a new color scheme. The facility includes a gymnasium with stands, offices, barber shop, specialty craft rooms, showers, and restrooms. The facility has a fire alarm system. The facility is not ADA compliant.

PRIORITY CLASS 1 PROJECTS                     Total Construction Cost for Priority 1 Projects: $651,850
Currently Critical                             Immediate to Two Years

ADA RESTROOM REPLACEMENT
The building does not have an accessible restroom. The existing restrooms on the upper level and lower level do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom on each level. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0166ADA2
Construction Cost $36,000

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION
This building contains water fountains on each floor that are not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of four drinking fountains to meet the ADA requirements, two on each floor. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0166ADA1
Construction Cost $9,600

FIRE RATED CEILING ASSEMBLY REPAIRS
The gypsum board ceilings are damaged in several areas. It appears that these locations are a one-hour fire rated ceiling assembly and need to be repaired immediately. This project would provide for repairs to the ceiling with a fire rated gypsum board assembly. Taping, texture and paint are included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0166INT2
Construction Cost $3,000

FIRE SUPPRESSION SYSTEM INSTALLATION
This building does not have an automatic fire suppression system. This building exceeds 12,000 square feet on a single floor. Pursuant to the Nevada State Fire Marshal Regulation NAC 477.915 1.(c)(1) states that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors, must have fire sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0166SFT3
Construction Cost $286,600
GYPSUM BOARD CEILING REPAIRS

The gypsum board ceiling on the 2nd floor in the southwest corner and located below the gun post on the roof appears to have structurally failed and is sagging significantly. The cause appears to be roof leaks and should be repaired. This project would provide for repairs to structure supporting the hard lid ceiling and a new gypsum board ceiling. Taping, texture and paint are included in this estimate. This project should be implemented concurrently with the ROOF REPLACEMENT project.

ROOF REPLACEMENT

The roof on this building was in poor condition at the time of the survey. Additionally, the roof is a walking surface for security personnel. This requirement needs consideration when determining a re-roofing solution. 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 timeframe. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt onto the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1995. 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 should be implemented concurrently with the ROOF REPLACEMENT project for the Gun Post at Gym Building. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $394,790

NECESSARY - NOT YET CRITICAL

Two to Four Years

FLOORING REPLACEMENT

The VCT (vinyl composite tile) flooring in the building is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for the removal and disposal of the old flooring, and installation of new 12x12 VCT flooring with a 6" base. The wood gymnasium flooring is addressed in a separate project.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

GYMNASIUM FLOOR REPLACEMENT

The existing wood flooring in the gymnasium is reaching the end of its useful life. This project would provide for the removal of the existing flooring and installation of a new wood floor. A 25/32" thick maple on a sleeper system was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

INTERIOR DOOR REPLACEMENT

The existing interior doors in the building are original to the building and are damaged from abuse and age. This project would provide for the removal of the existing doors and the purchase and installation of new metal doors. All hardware and painting is included in this estimate. Hardware to include security keys and fusible locks. This estimate is for 22 interior doors.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.
INTERIOR FINISHES
The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

SIDEWALK REPLACEMENT
The concrete sidewalk and recreation area on the north side of the building is in need of replacement. They have cracks and are spalling. This project would provide for the removal and replacement of the concrete flatwork. 1000 SF of 4" thick concrete was used for this estimate. This project addresses removal and replacement of existing sidewalks as needed.

SITE DRAINAGE UPGRADES
The grade does not slope away effectively from the buildings. Water has pooled against the foundation. In the winter months, as the water freezes against the foundation, over time, this can cause damage to the foundation. It is recommended per IBC 1804.3 Site Grading the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. This project would create a 5% slope away from the buildings. An additional retaining wall shall be installed as needed. It is recommended that the grading be completed within 2-3 years.

WATER HEATER REPLACEMENT
There is a 100 gallon 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 gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

EXTERIOR FINISHES
Since the previous FCA visit in 2013, the exterior painted stucco and window frames have been refreshed with a new color scheme and is in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting the stucco, cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $81,620

Long-Term Needs Four to Ten Years

Project Index #: 0166INT3
Construction Cost $81,620

Project Index #: 0166SIT3
Construction Cost $18,000

Project Index #: 0166SIT2
Construction Cost $15,000

Project Index #: 0166PLM1
Construction Cost $3,570

Project Index #: 0166EXT1
Construction Cost $81,620

Page 51 of 83
BUILDING INFORMATION:

Gross Area (square feet): 16,324
Year Constructed: 1980
Exterior Finish 1: 90 %
Exterior Finish 2: 10 %
Number of Levels (Floors): 2
Basement? No

IBC Occupancy Type 1: 100 %
IBC Occupancy Type 2: 0 %
Concrete Masonry Units and Steel
Painted Stucco / EIFS
IBC Construction Type: II-A

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
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<td>$69.12</td>
<td>$5,828,000</td>
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<td>19%</td>
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<td>Priority Class 2</td>
<td>$394,790</td>
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<tr>
<td>Priority Class 3</td>
<td>$81,620</td>
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<tr>
<td>Grand Total</td>
<td>$1,128,260</td>
<td></td>
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</tbody>
</table>
The Industrial/Culinary/P.I. Building is a concrete masonry unit (CMU) structure covered by painted stucco and fluted concrete veneer with a single-ply roofing system. Since the previous FCA visit in 2013, the exterior painted stucco and window frames have been refreshed with a new color scheme. The facility contains the old kitchen, dining areas and old laundry facilities for the site. These areas are mostly abandoned. The building also houses maintenance shops and Prison Industries auto body operations which remain fully operational. The HVAC is a mix of evaporative cooling and WSHP ceiling units fed by the central plant loop system as well as some roof mounted WSHP packaged units. It also has a fire alarm system. The facility is partially sprinklered.

### PRIORITY CLASS 1 PROJECTS

#### FIRE SUPPRESSION SYSTEM INSTALLATION

An estimated 50% of this building (38,000 ft²) does not have an automatic fire suppression system. Nevada State Fire Marshal NRS 477.915 (c) requires buildings having a floor area exceeding 12,000 s.f. on any floor or 24,000 s.f. on all floors, or which contain an R occupancy, be scheduled for installation of an automatic fire suppression system during the next remodeling of, or addition to the building. Backflow prevention is included in this estimate. There is currently an outdated Ansul system in the culinary area. This system was not operational at the time of this survey and must be replaced with the most current and appropriate system.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**Total Construction Cost for Priority 1 Projects:** $670,300

### PRIORITY CLASS 2 PROJECTS

#### EVAPORATIVE COOLER REPLACEMENT

The 14 roof top evaporative cooling units were installed in 1989. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of 14 new evaporative coolers and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing equipment and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Total Construction Cost for Priority 2 Projects:** $2,153,000

#### FLOORING REPLACEMENT

The VCT (vinyl composite tile), painted concrete, and ceramic tile 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 the removal and disposal of the existing flooring and installation of new 12x12 VCT flooring with a 6" base, painting or sealing the concrete as needed and replacing the ceramic tile in the next 2-3 years.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.
INTERIOR DOOR REPLACEMENT

The existing interior doors in the Industrial/Vocational side of the building are original to the building and are damaged from abuse and age. This project would provide for the removal of the existing doors and the purchase and installation of new metal doors. All hardware and painting is included in this estimate. Hardware is to include security keys and fusible locks. This estimate is for 44 interior doors, not including the Laundry/Culinary side of the building. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

OVERHEAD DOOR REPLACEMENT

There are eight 12’x12’ overhead coiling doors which are damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with new manually operated overhead coiling doors. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

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 1995. 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 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PRIORITY CLASS 3 PROJECTS

Long-Term Needs

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>0165INT6</td>
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<tr>
<td>0165INT2</td>
<td>$457,800</td>
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<tr>
<td>0165EXT4</td>
<td>$48,000</td>
</tr>
<tr>
<td>0165EXT3</td>
<td>$1,434,600</td>
</tr>
</tbody>
</table>

Total Construction Cost for Priority 3 Projects: $381,545

EXTERIOR FINISHES

The exterior facade is in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting the stucco, cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8-9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
BUILDING INFORMATION:

Gross Area (square feet): 76,309
Year Constructed: 1980
Exterior Finish 1: 90 % Concrete Masonry U
Exterior Finish 2: 10 % Painted Stucco / EIFS
Number of Levels (Floors): 1
Basement? No
Percent Fire Suppressed: 50 %

IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construciton Type: Concrete Masonry Units and Steel
IBC Construction Type: II-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $670,300
Priority Class 2: $2,153,000
Priority Class 3: $381,545
Grand Total: $3,204,845

Project Construction Cost per Square Foot: $42.00
Total Facility Replacement Construction Cost: $27,242,000
Facility Replacement Cost per Square Foot: $357
FCNI: 12%
The Education Building is a concrete masonry unit (CMU) structure covered by painted stucco and fluted concrete veneer with a single-ply roofing system. It underwent a remodel in 2010. The facility includes eight classrooms, several offices, restrooms, and two libraries. The facility is substantially ADA compliant, fully sprinklered and has a fire alarm system.

**Priority Class 1 Projects**

**Total Construction Cost for Priority 1 Projects:** $11,200

**Currently Critical**

**Immediate to Two Years**

- **ADA Restroom Upllift**
  - Project Index #: 0164ADA1
  - Construction Cost: $7,700
  - The unisex restroom and the inmate restroom have been upgraded for ADA accessibility compliance, but they are not fully compliant. There is no pipe protection, the toilet paper dispenser is not in the correct location, and the accessories are not all within reach ranges. A partial retrofit is necessary. This project would provide funding to bring the restrooms into full ADA compliance. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

  - This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

- **Janitors Closet Repairs**
  - Project Index #: 0164PLM2
  - Construction Cost $3,500
  - The mop sink in the Janitors Closet has several cracks in the concrete and is leaking. This could lead to mold growth if not addressed. This project would provide for a new fiberglass mop sink and 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.

**Priority Class 2 Projects**

**Total Construction Cost for Priority 2 Projects:** $117,600

**Necessary - Not Yet Critical**

**Two to Four Years**

- **Window Replacement**
  - Project Index #: 0164ENR2
  - Construction Cost: $117,600
  - The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 98 units. Removal and disposal of the existing windows is included in this estimate.

  - This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**Priority Class 3 Projects**

**Total Construction Cost for Priority 3 Projects:** $276,768

**Long-Term Needs**

**Four to Ten Years**

- **Exterior Finishes**
  - Project Index #: 0164EXT2
  - Construction Cost: $138,768
  - The building exterior is in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is repairing the broken stucco areas, power washing, priming and painting the stucco, cleaning and sealing the concrete masonry units and caulkling of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 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 good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

- Gross Area (square feet): 19,824
- Year Constructed: 1980
- Exterior Finish 1: 90 % Concrete Masonry Units
- Exterior Finish 2: 10 % Painted Stucco / EIFS
- Number of Levels (Floors): 1
- Basement: No

IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units and Steel
IBC Construction Type: II-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $11,200  Project Construction Cost per Square Foot: $20.46
- Priority Class 2: $117,600  Total Facility Replacement Construction Cost: $7,077,000
- Priority Class 3: $276,768  Facility Replacement Cost per Square Foot: $357
- Grand Total: $405,568

FCNI: 6%
Housing Unit 7 is a concrete masonry unit (CMU) structure covered by painted stucco and fluted concrete veneer with a single-ply roofing system. Since the previous FCA visit in 2013, the exterior painted stucco and window frames have been refreshed with a new color scheme. The building has a central control pod and 3 cell wings each with restrooms and showers. The HVAC equipment is housed in the penthouse above the control pod. Water Source Heat Pumps (WSHP) provide heating and cooling while WSHP water heaters (Templifiers) provide domestic hot water. All heat pumps are connected via a ground loop to the central plant. The penthouse also contains the water softening system that treats the domestic water. At the time of the survey, Housing Unit 7 was completely vacant due to failure of the computerized cell door system.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 1 Projects: $2,795,800</th>
</tr>
</thead>
<tbody>
<tr>
<td>CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT</td>
<td>Project Index #: 0163SEC2  Construction Cost $1,685,000</td>
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<tr>
<td>EXHAUST FAN REPLACEMENT</td>
<td>Project Index #: 0163HVA2  Construction Cost $10,800</td>
</tr>
<tr>
<td>FIRE SUPPRESSION SYSTEM INSTALLATION</td>
<td>Project Index #: 0163SFT3  Construction Cost $301,000</td>
</tr>
<tr>
<td>REPAIR WATER SOFTENING SYSTEM</td>
<td>Project Index #: 0163PLM3  Construction Cost $3,000</td>
</tr>
</tbody>
</table>
REPLACE HEAT PUMP WATER HEATING SYSTEM

Housing units 1-7 have their hot water provided by a heat pump system. There is one of these heat pump systems located in the penthouse of each housing unit 1-7. These systems were replaced once back in the 1990's as were the water softeners. But due to the lack of maintenance of the water softeners, the heat pumps are beginning to fail again or in some cases, have already failed. This project would provide for a new domestic water heating heat pump system. Removal and disposal of the old equipment is included in this estimate. This project should be implemented concurrently with the REPAIR WATER SOFTENING SYSTEM project.

Project Index #: 0163PLM4
Construction Cost $83,000

SECURITY GLAZING UPGRADE AT CENTRAL CONTROL

The central control area in the housing unit is encased in an expanded metal lath and plexiglass. This arrangement protects the correctional officers, but causes line of sight issues, blind spots, and is damaged from abuse. The plexiglass is scratched and hazy making it difficult to see through. This project recommends replacing the expanded metal lath and plexiglass with a high-impact resistant glazing product, new frames and reinforcement to support the new glazing systems. A total of 6 glazing panels was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0163SEC3
Construction Cost $45,000

TOILET AND LAVATORY REPLACEMENT

The existing toilets and lavatories in each of the 102 inmate cells are made of vitreous china. These types of fixtures are damaged and broken frequently. Weapons can be made from the broken pieces which creates a security risk. Stainless steel units are more durable and are recommended to be installed. This project would provide for replacing the existing toilets and lavatories with a stainless steel combination toilet with lavatory unit that is suicide resistant. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0163PLM1
Construction Cost $668,000

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $515,900

Necessary - Not Yet Critical Two to Four Years

EXTERIOR DOOR REPLACEMENT

The existing exterior doors and locks appear to be original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. It was noted that maintenance problems are occurring often. Because of security concerns and the condition of the doors, it is recommended they be replaced in the next two years. This project includes doors, frames, hardware, painting and disposal of the old doors. A total of 6 solid metal security-grade doors was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0163SEC1
Construction Cost $29,000

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1995. 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 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0163EXT4
Construction Cost $321,900
WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. These older windows are drafty and not energy efficient. Some of the windows and louver mechanisms are broken. This project would provide for the removal and replacement of the windows with new dual pane security rated window systems.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $289,989

EXTERIOR FINISHES

Since the previous FCA visit in 2013, the exterior painted stucco and window frames have been refreshed with a new color scheme and are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is repairing the broken fluted blocks, power washing, priming and painting the stucco, cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 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 good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 17,127
Year Constructed: 1981
Exterior Finish 1: 50 % Concrete Masonry Units and Steel
Exterior Finish 2: 50 % Painted Stucco / EIFS
Number of Levels (Floors): 1 Basement? No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $2,795,800 Project Construction Cost per Square Foot: $210.29
Priority Class 2: $515,900 Total Facility Replacement Construction Cost: $11,818,000
Priority Class 3: $289,989 Facility Replacement Cost per Square Foot: $690
Grand Total: $3,601,689 FCNI: 30%
SDCC HOUSING UNIT 6
BUILDING REPORT

Housing Unit 6 is a concrete masonry unit (CMU) structure covered by painted stucco and fluted concrete veneer with a single-ply roofing system. The building has a central control pod and 3 cell wings each with restrooms and showers. The HVAC equipment is housed in the penthouse above the control pod. Water Source Heat Pumps (WSHP) provide heating and cooling while electric water heaters provide domestic hot water. The change from WSHP water heaters to electric water heaters was due to repeated failures of the Templifier units. The electric water heater elements require frequent (bi-weekly) change out. All heat pumps are connected via a ground loop to the central plant. The penthouse also contains the water softening system that treats the domestic water.

PRIORITY CLASS 1 PROJECTS

Currently Critical

IMMEDIATE TO TWO YEARS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>0162SEC1</td>
<td>$1,685,000</td>
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</table>

CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT

Housing Unit 6 was constructed in 1981. The cell door locks and mechanisms are original to the building and have been problematic due to inmate abuse and age. This project would provide for installing new cell doors, locks and mechanisms. A total of 102 doors was used for this estimate. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

EXHAUST FAN REPLACEMENT

The existing exhaust fans that serve restroom and shower areas are original equipment and are not providing adequate ventilation. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. Due to excessive humidity concerns, high volume commercial units are recommended.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

FIRE SUPPRESSION SYSTEM INSTALLATION

This building does not have an automatic fire suppression system. This building exceeds 12,000 square feet on a single floor. Pursuant to the Nevada State Fire Marshal Regulation NAC 477.915 1.(c)(1) states that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors, must have fire sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

REPAIR WATER SOFTENING SYSTEM

The water softeners were not operational at the time of the 2020 survey and require additional rehabilitation. It is important to properly maintain these systems to provide quality water for the templifier / hot water heat pump system located in the penthouse and to prevent premature failure of the equipment. This project would provide for the necessary repairs of the water softening system including all connections to utilities. This project should be implemented concurrently with the REPLACE HEAT PUMP WATER HEATING SYSTEM project.
REPLACE HEAT PUMP WATER HEATING SYSTEM

Housing units 1-7 have their hot water provided by a heat pump system. There is one of these heat pump systems located in the penthouse of each housing unit 1-7. These systems were replaced once back in the 1990's as were the water softeners. But due to the lack of maintenance of the water softeners, the heat pumps are beginning to fail again or in some cases, have already failed. This project would provide for a new domestic water heating heat pump system. Removal and disposal of the old equipment is included in this estimate. This project should be implemented concurrently with the REPAIR WATER SOFTENING SYSTEM project.

SECURITY GLAZING UPGRADE AT CENTRAL CONTROL

The central control area in the housing unit is encased in an expanded metal lath and plexiglass. This arrangement protects the correctional officers, but causes line of sight issues, blind spots, and is damaged from abuse. The plexiglass is scratched and hazy making it difficult to see through. This project recommends replacing the expanded metal lath and plexiglass with a high-impact resistant glazing product, new frames and reinforcement to support the new glazing systems. A total of 6 glazing panels was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

TOILET AND LAVATORY REPLACEMENT

The existing toilets and lavatories in each of the 102 inmate cells are made of vitreous china. These types of fixtures are damaged and broken frequently. Weapons can be made from the broken pieces which creates a security risk. Stainless steel units are more durable and are recommended to be installed. This project would provide for replacing the existing toilets and lavatories with a stainless steel combination toilet with lavatory unit that is suicide resistant. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PRIORITY CLASS 2 PROJECTS

EXTERIOR DOOR REPLACEMENT

The existing exterior doors and locks appear to be original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. It was noted that maintenance problems are occurring often. Because of security concerns and the condition of the doors, it is recommended they be replaced in the next two years. This project includes doors, frames, hardware, painting and disposal of the old doors. A total of 6 solid metal security-grade doors was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
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 1995. 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 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0162EXT4
Construction Cost $321,900

WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. These older windows are drafty and not energy efficient. Some of the windows and louver mechanisms are broken. This project would provide for the removal and replacement of the windows with new dual pane security rated window systems.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0162ENR2
Construction Cost $165,000

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $119,889

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

The exterior facade has not been refreshed with the new color scheme however it is in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is repairing the broken fluted blocks, power washing, priming and painting the stucco, cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0162EXT3
Construction Cost $119,889

BUILDING INFORMATION:

Gross Area (square feet): 17,127
Year Constructed: 1980
Exterior Finish 1: 50% Concrete Masonry U
Exterior Finish 2: 50% Painted Stucco / EIFS
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100% I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units and Steel
IBC Construction Type: II-B
Percent Fire Supressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $2,795,800 Project Construction Cost per Square Foot: $210.29
Priority Class 2: $686,000 Total Facility Replacement Construction Cost: $11,818,000
Priority Class 3: $119,889 Facility Replacement Cost per Square Foot: $690
Grand Total: $3,601,689

FCNI: 30%

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Housing Unit 5 is a concrete masonry unit (CMU) structure covered by painted stucco and fluted concrete veneer with a single-ply roofing system. The building has a central control pod and 3 cell wings each with restrooms and showers. The HVAC equipment is housed in the penthouse above the control pod. Water Source Heat Pumps (WSHP) provide heating and cooling while electric water heaters provide domestic hot water. The change from WSHP water heaters to electric water heaters was due to repeated failures of the Templifier units. The electric water heater elements require frequent (bi-weekly) change out. All heat pumps are connected via a ground loop to the central plant. The penthouse also contains the water softening system that treats the domestic water.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT</td>
<td></td>
<td>0161SEC1</td>
<td>$1,685,000</td>
</tr>
<tr>
<td>EXHAUST FAN REPLACEMENT</td>
<td></td>
<td>0161HVA2</td>
<td>$10,800</td>
</tr>
<tr>
<td>FIRE SUPPRESSION SYSTEM INSTALLATION</td>
<td></td>
<td>0161SFT3</td>
<td>$301,000</td>
</tr>
<tr>
<td>REPAIR WATER SOFTENING SYSTEM</td>
<td></td>
<td>0161PLM4</td>
<td>$3,000</td>
</tr>
</tbody>
</table>

**Total Construction Cost for Priority 1 Projects:** $2,795,800

**Immediate to Two Years**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
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</thead>
<tbody>
<tr>
<td>EXHAUST FAN REPLACEMENT</td>
<td>$10,800</td>
</tr>
<tr>
<td>FIRE SUPPRESSION SYSTEM INSTALLATION</td>
<td>$301,000</td>
</tr>
<tr>
<td>REPAIR WATER SOFTENING SYSTEM</td>
<td>$3,000</td>
</tr>
</tbody>
</table>

**Currently Critical**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT</td>
<td>$1,685,000</td>
</tr>
</tbody>
</table>

**Project Index #: 0161SEC1**

**Construction Cost $1,685,000**

This building does not have an automatic fire suppression system. This building exceeds 12,000 square feet on a single floor. Pursuant to the Nevada State Fire Marshal Regulation NAC 477.915 1.(c)(1) states that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors, must have fire sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**Project Index #: 0161HVA2**

**Construction Cost $10,800**

The existing exhaust fans that serve restroom and shower areas are original equipment and are not providing adequate ventilation. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. Due to excessive humidity concerns, high volume commercial units are recommended. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**Project Index #: 0161SFT3**

**Construction Cost $301,000**

The water softeners were not operational at the time of the 2020 survey and require additional rehabilitation. It is important to properly maintain these systems to provide quality water for the templifier / hot water heat pump system located in the penthouse and to prevent premature failure of the equipment. This project would provide for the necessary repairs of the water softening system including all connections to utilities. This project should be implemented concurrently with the REPLACE HEAT PUMP WATER HEATING SYSTEM project.
REPLACE HEAT PUMP WATER HEATING SYSTEM

Housing units 1-7 have their hot water provided by a heat pump system. There is one of these heat pump systems located in the penthouse of each housing unit 1-7. These systems were replaced once back in the 1990’s as were the water softeners. But due to the lack of maintenance of the water softeners, the heat pumps are beginning to fail again or in some cases, have already failed. This project would provide for a new domestic water heating heat pump system. Removal and disposal of the old equipment is included in this estimate. This project should be implemented concurrently with the REPAIR WATER SOFTENING SYSTEM project.

Construction Cost $83,000

SECURITY GLAZING UPGRADE AT CENTRAL CONTROL

The central control area in the housing unit is encased in an expanded metal lath and plexiglass. This arrangement protects the correctional officers, but causes line of sight issues, blind spots, and is damaged from abuse. The plexiglass is scratched and hazy making it difficult to see through. This project recommends replacing the expanded metal lath and plexiglass with a high-impact resistant glazing product, new frames and reinforcement to support the new glazing systems. A total of 6 glazing panels was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Construction Cost $45,000

TOILET AND LAVATORY REPLACEMENT

The existing toilets and lavatories in each of the 102 inmate cells are made of vitreous china. These types of fixtures are damaged and broken frequently. Weapons can be made from the broken pieces which creates a security risk. Stainless steel units are more durable and are recommended to be installed. This project would provide for replacing the existing toilets and lavatories with a stainless steel combination toilet with lavatory unit that is suicide resistant. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Construction Cost $668,000

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $515,900

EXTERIOR DOOR REPLACEMENT

The existing exterior doors and locks appear to be original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. It was noted that maintenance problems are occurring often. Because of security concerns and the condition of the doors, it is recommended they be replaced in the next two years. This project includes doors, frames, hardware, painting and disposal of the old doors. A total of 6 solid metal security-grade doors was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Construction Cost $29,000

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1995. 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 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Construction Cost $321,900
WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. These older windows are drafty and not energy efficient. Some of the windows and louver mechanisms are broken. This project would provide for the removal and replacement of the windows with new dual pane security rated window systems. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PRIORITIES CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $289,989

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

The exterior facade has not been refreshed with the new color scheme however it is in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is repairing the broken fluted blocks, power washing, priming and painting the stucco, cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 17,127
Year Constructed: 1980
Exterior Finish 1: 50 % Concrete Masonry U
Exterior Finish 2: 50 % Painted Stucco / EIFS
Number of Levels (Floors): 1

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $2,795,800 Project Construction Cost per Square Foot: $210.29
Priority Class 2: $515,900 Total Facility Replacement Construction Cost: $11,818,000
Priority Class 3: $289,989 Facility Replacement Cost per Square Foot: $690
Grand Total: $3,601,689 FCNI: 30%
Housing Unit 4 is a concrete masonry unit (CMU) structure covered by painted stucco and fluted concrete veneer with a single-ply roofing system. The building has a central control pod and 3 cell wings each with restrooms and showers. The HVAC equipment is housed in the penthouse above the control pod. Water Source Heat Pumps (WSHP) provide heating and cooling while WSHP water heaters (Templifiers) provide domestic hot water. All heat pumps are connected via a ground loop to the central plant. The penthouse also contains the water softening system that treats the domestic water.

**Priority Class 1 Projects**

**Total Construction Cost for Priority 1 Projects:** $1,065,800

<table>
<thead>
<tr>
<th>Project</th>
<th>Index #</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td><strong>Exhaust Fan Replacement</strong></td>
<td>0160HVA2</td>
<td>Construction Cost $10,800</td>
</tr>
<tr>
<td><strong>Fire Suppression System Installation</strong></td>
<td>0160SFT3</td>
<td>Construction Cost $301,000</td>
</tr>
<tr>
<td><strong>Repair Water Softening System</strong></td>
<td>0160PLM5</td>
<td>Construction Cost $3,000</td>
</tr>
<tr>
<td><strong>Replace Heat Pump Water Heating System</strong></td>
<td>0160PLM6</td>
<td>Construction Cost $83,000</td>
</tr>
</tbody>
</table>

**Exhaust Fan Replacement**

The existing exhaust fans that serve restroom and shower areas are original equipment and are not providing adequate ventilation. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. Due to excessive humidity concerns, high volume commercial units are recommended. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**Fire Suppression System Installation**

This building does not have an automatic fire suppression system. This building exceeds 12,000 square feet on a single floor. Pursuant to the Nevada State Fire Marshal Regulation NAC 477.915 1.(c)(1) states that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors, must have fire sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**Repair Water Softening System**

The water softeners were not operational at the time of the 2020 survey and require additional rehabilitation. It is important to properly maintain these systems to provide quality water for the templifier / hot water heat pump system located in the penthouse and to prevent premature failure of the equipment. This project would provide for the necessary repairs of the water softening system including all connections to utilities. This project should be implemented concurrently with the REPLACE HEAT PUMP WATER HEATING SYSTEM project.

**Replace Heat Pump Water Heating System**

Housing units 1-7 have their hot water provided by a heat pump system. There is one of these heat pump systems located in the penthouse of each housing unit 1-7. These systems were replaced once back in the 1990's as were the water softeners. But due to the lack of maintenance of the water softeners, the heat pumps are beginning to fail again or in some cases, have already failed. This project would provide for a new domestic water heating heat pump system. Removal and disposal of the old equipment is included in this estimate. This project should be implemented concurrently with the REPAIR WATER SOFTENING SYSTEM project.
TOILET AND LAVATORY REPLACEMENT

The existing toilets and lavatories in each of the 102 inmate cells are made of vitreous china. These types of fixtures are damaged and broken frequently. Weapons can be made from the broken pieces which creates a security risk. Stainless steel units are more durable and are recommended to be installed. This project would provide for replacing the existing toilets and lavatories with a stainless steel combination toilet with lavatory unit that is suicide resistant. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Construction Cost $668,000

EXTERIOR DOOR REPLACEMENT

The existing exterior doors and locks appear to be original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. It was noted that maintenance problems are occurring often. Because of security concerns and the condition of the doors, it is recommended they be replaced in the next two years. This project includes doors, frames, hardware, painting and disposal of the old doors. A total of 6 solid metal security-grade doors was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Construction Cost $29,000

PLUMBING FIXTURE WATER CONTROL UPGRADE

The plumbing fixture water controls are over 30 years old and have reached the end of their useful life. These water control systems are failing resulting in excessive domestic water usage. Piping in the plumbing chase areas is leaking at valves and needs to be reconfigured for the new valves. The scope of work for this project includes the replacement of plumbing fixture water controls serving Housing Unit 4. The project includes replacing existing water controls, piping, and valves.

This project is in design under CIP 21-M10 and the estimate is based off that project.

Construction Cost $491,900

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 1995. 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 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Construction Cost $321,900

WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. These older windows are drafty and not energy efficient. Some of the windows and louver mechanisms are broken. This project would provide for the removal and replacement of the windows with new dual pane security rated window systems.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Construction Cost $165,000

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $1,007,800

Necessary - Not Yet Critical Two to Four Years
PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $1,974,989

Long-Term Needs  Four to Ten Years

CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT

Project Index #: 0160SEC4
Construction Cost $1,685,000

Housing Unit 2 was constructed in 1981. The cell door locks and mechanisms were replaced in 2012 under CIP 11-M15 and should be planned for replacement in the next 6 - 7 years. This project would provide for installing new cell doors, locks and mechanisms. A total of 102 doors was used for this estimate. Removal and disposal of the existing equipment is included in this estimate.

EXTERIOR FINISHES

Project Index #: 0160EXT3
Construction Cost $119,889

The exterior facade has not been refreshed with the new color scheme however it is in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is repairing the broken fluted blocks, power washing, priming and painting the stucco, cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 0160INT1
Construction Cost $170,100

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

- Gross Area (square feet): 17,127
- Year Constructed: 1980
- Exterior Finish 1: 50 % Concrete Masonry U
- Exterior Finish 2: 50 % Painted Stucco / EIFS
- Construction Type: Concrete Masonry Units and Steel
- IBC Occupancy Type 1: 100 % I-3
- IBC Occupancy Type 2: %
- Construction Type: II-B
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $1,065,800  Project Construction Cost per Square Foot: $236.39
- Priority Class 2: $1,007,800  Total Facility Replacement Construction Cost: $11,818,000
- Priority Class 3: $1,974,989  Facility Replacement Cost per Square Foot: $690
- Grand Total: $4,048,589  FCNI: 34%
Housing Unit 3 is a concrete masonry unit (CMU) structure covered by painted stucco and fluted concrete veneer with a single-ply roofing system. Since the previous FCA visit in 2013, the exterior painted stucco and window frames have been refreshed with a new color scheme. The building has a central control pod and 3 cell wings each with restrooms and showers. The HVAC equipment is housed in the penthouse above the control pod. Water Source Heat Pumps (WSHP) provide heating and cooling while WSHP water heaters (Templifiers) provide domestic hot water. All heat pumps are connected via a ground loop to the central plant. The penthouse also contains the water softening system that treats the domestic water.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects: $1,065,800**

### EXHAUST FAN REPLACEMENT

The existing exhaust fans that serve restroom and shower areas were replaced in 1999 and are not providing adequate ventilation. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. Due to excessive humidity concerns, high volume commercial units are recommended.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**Project Index #: 0159HVA2**
**Construction Cost: $10,800**

### FIRE SUPPRESSION SYSTEM INSTALLATION

This building does not have an automatic fire suppression system. This building exceeds 12,000 square feet on a single floor. Pursuant to the Nevada State Fire Marshal Regulation NAC 477.915 1.(c)(1) states that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors, must have fire sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**Project Index #: 0159SFT3**
**Construction Cost: $301,000**

### REPAIR WATER SOFTENING SYSTEM

The water softeners were not operational at the time of the 2020 survey and require additional rehabilitation. It is important to properly maintain these systems to provide quality water for the templifier / hot water heat pump system located in the penthouse and to prevent premature failure of the equipment. This project would provide for the necessary repairs of the water softening system including all connections to utilities. This project should be implemented concurrently with the REPLACE HEAT PUMP WATER HEATING SYSTEM project.

**Project Index #: 0159PLM4**
**Construction Cost: $3,000**

### REPLACE HEAT PUMP WATER HEATING SYSTEM

Housing units 1-7 have their hot water provided by a heat pump system. There is one of these heat pump systems located in the penthouse of each housing unit 1-7. These systems were replaced once back in the 1990's as were the water softeners. But due to the lack of maintenance of the water softeners, the heat pumps are beginning to fail again or in some cases, have already failed. This project would provide for a new domestic water heating heat pump system. Removal and disposal of the old equipment is included in this estimate. This project should be implemented concurrently with the REPAIR WATER SOFTENING SYSTEM project.

**Project Index #: 0159PLM5**
**Construction Cost: $83,000**
TOILET AND LAVATORY REPLACEMENT

The existing toilets and lavatories in each of the 102 inmate cells are made of vitreous china. These types of fixtures are damaged and broken frequently. Weapons can be made from the broken pieces which creates a security risk. Stainless steel units are more durable and are recommended to be installed. This project would provide for replacing the existing toilets and lavatories with a stainless steel combination toilet with lavatory unit that is suicide resistant. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0159PLM1  
Construction Cost $668,000

PRIORITY CLASS 2 PROJECTS  
Total Construction Cost for Priority 2 Projects: $1,007,800

EXTERIOR DOOR REPLACEMENT

The existing exterior doors and locks appear to be original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. It was noted that maintenance problems are occurring often. Because of security concerns and the condition of the doors, it is recommended they be replaced in the next two years. This project includes doors, frames, hardware, painting and disposal of the old doors. A total of 6 solid metal security-grade doors was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0159SEC2  
Construction Cost $29,000

PLUMBING FIXTURE WATER CONTROL UPGRADE

The plumbing fixture water controls are over 30 years old and have reached the end of their useful life. These water control systems are failing resulting in excessive domestic water usage. Piping in the plumbing chase areas is leaking at valves and needs to be reconfigured for the new valves. The scope of work for this project includes the replacement of plumbing fixture water controls serving Housing Unit 4. The project includes replacing existing water controls, piping, and valves.

This project is in design under CIP 21-M10 and the estimate is based off that project.

Project Index #: 0159PLM6  
Construction Cost $491,900

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 1995. 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 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0159EXT4  
Construction Cost $321,900

WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. These older windows are drafty and not energy efficient. Some of the windows and louver mechanisms are broken. This project would provide for the removal and replacement of the windows with new dual pane security rated window systems.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Project Index #: 0159ENR2  
Construction Cost $165,000
PRIORITY CLASS 3 PROJECTS

Long-Term Needs: Four to Ten Years

Total Construction Cost for Priority 3 Projects: $1,974,989

CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT

Housing Unit 3 was constructed in 1981. The cell door locks and mechanisms were replaced in 2012 under CIP 11-M15 and should be planned for replacement in the next 6 - 7 years. This project would provide for installing new cell doors, locks and mechanisms. A total of 102 doors was used for this estimate. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0159SEC4
Construction Cost: $1,685,000

EXTERIOR FINISHES

Since the previous FCA visit in 2013, the exterior painted stucco and window frames have been refreshed with a new color scheme and is in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is repairing the broken fluted blocks, power washing, priming and painting the stucco, cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0159EXT3
Construction Cost: $119,889

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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0159INT1
Construction Cost: $170,100

BUILDING INFORMATION:

- Gross Area (square feet): 17,127
- Year Constructed: 1980
- Exterior Finish 1: 50% Painted Stucco / EIFS
- Exterior Finish 2: 50% Painted Stucco / EIFS
- Number of Levels (Floors): 1
- Construction Type: Concrete Masonry Units and Steel
- IBC Construction Type: II-B
- IBC Occupancy Type 1: 100% I-3
- IBC Occupancy Type 2: %
- Percent Fire Suppressed: 0%
- Basement: No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $1,065,800  Project Construction Cost per Square Foot: $236.39
- Priority Class 2: $1,007,800  Total Facility Replacement Construction Cost: $11,818,000
- Priority Class 3: $1,974,989  Facility Replacement Cost per Square Foot: $690
- Grand Total: $4,048,589  FCNI: 34%

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Housing Unit 2 is a concrete masonry unit (CMU) structure covered by painted stucco and fluted concrete veneer with a single-ply roofing system. Since the previous FCA visit in 2013, the exterior painted stucco and window frames have been refreshed with a new color scheme. The building has a central control pod and 3 cell wings each with restrooms and showers. The HVAC equipment is housed in the penthouse above the control pod. Water Source Heat Pumps (WSHP) provide heating and cooling while WSHP water heaters (Templifiers) provide domestic hot water. All heat pumps are connected via a ground loop to the central plant. The penthouse also contains the water softening system that treats the domestic water.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $1,065,800</th>
</tr>
</thead>
</table>

**EXHAUST FAN REPLACEMENT**

The existing exhaust fans that serve restroom and shower areas were replaced in 1999 and are not providing adequate ventilation. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. Due to excessive humidity concerns, high volume commercial units are recommended.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**FIRE SUPPRESSION SYSTEM INSTALLATION**

This building does not have an automatic fire suppression system. This building exceeds 12,000 square feet on a single floor. Pursuant to the Nevada State Fire Marshal Regulation NAC 477.915 1.(c)(1) states that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors, must have fire sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**REPAIR WATER SOFTENING SYSTEM**

The water softeners were not operational at the time of the 2020 survey and require additional rehabilitation. It is important to properly maintain these systems to provide quality water for the templifier / hot water heat pump system located in the penthouse and to prevent premature failure of the equipment. This project would provide for the necessary repairs of the water softening system including all connections to utilities. This project should be implemented concurrently with the REPLACE HEAT PUMP WATER HEATING SYSTEM project.

**REPLACE HEAT PUMP WATER HEATING SYSTEM**

Housing units 1-7 have their hot water provided by a heat pump system. There is one of these heat pump systems located in the penthouse of each housing unit 1-7. These systems were replaced once back in the 1990's as were the water softeners. But due to the lack of maintenance of the water softeners, the heat pumps are beginning to fail again or in some cases, have already failed. This project would provide for a new domestic water heating heat pump system. Removal and disposal of the old equipment is included in this estimate. This project should be implemented concurrently with the REPAIR WATER SOFTENING SYSTEM project.
TOILET AND LAVATORY REPLACEMENT

The existing toilets and lavatories in each of the 102 inmate cells are made of vitreous china. These types of fixtures are damaged and broken frequently. Weapons can be made from the broken pieces which creates a security risk. Stainless steel units are more durable and are recommended to be installed. This project would provide for replacing the existing toilets and lavatories with a stainless steel combination toilet with lavatory unit that is suicide resistant. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Construction Cost: $668,000

Project Index #: 0158PLM2

EXTERIOR DOOR REPLACEMENT

The existing exterior doors and locks appear to be original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. It was noted that maintenance problems are occurring often. Because of security concerns and the condition of the doors, it is recommended they be replaced in the next two years. This project includes doors, frames, hardware, painting and disposal of the old doors. A total of 6 solid metal security-grade doors was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Construction Cost: $29,000

Project Index #: 0158EXT5

PLUMBING FIXTURE WATER CONTROL UPGRADE

The plumbing fixture water controls are over 30 years old and have reached the end of their useful life. These water control systems are failing resulting in excessive domestic water usage. Piping in the plumbing chase areas is leaking at valves and needs to be reconfigured for the new valves. The scope of work for this project includes the replacement of plumbing fixture water controls serving Housing Unit 4. The project includes replacing existing water controls, piping, and valves.

This project is in design under CIP 21-M10 and the estimate is based off that project.

Construction Cost: $491,900

Project Index #: 0158PLM7

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 1995. 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 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Construction Cost: $321,900

Project Index #: 0158EXT4

WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. These older windows are drafty and not energy efficient. Some of the windows and louver mechanisms are broken. This project would provide for the removal and replacement of the windows with new dual pane security rated window systems.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

Construction Cost: $165,000

Project Index #: 0158ENR2
PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $1,974,989

CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT

Housing Unit 2 was constructed in 1981. The cell door locks and mechanisms were replaced in 2012 under CIP 11-M15 and should be planned for replacement in the next 6 - 7 years. This project would provide for installing new cell doors, locks and mechanisms. A total of 102 doors was used for this estimate. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0158SEC4
Construction Cost: $1,685,000

EXTERIOR FINISHES

Since the previous FCA visit in 2013, the exterior painted stucco and window frames have been refreshed with a new color scheme and are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is repairing the broken fluted blocks, power washing, priming and painting the stucco, cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0158EXT3
Construction Cost: $119,889

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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0158INT1
Construction Cost: $170,100

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>17,127</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1980</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>50 %</td>
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<tr>
<td>Exterior Finish 2:</td>
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<tr>
<td>Painted Stucco / EIFS</td>
<td></td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 %  I-3</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>%</td>
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<tr>
<td>Concrete Masonry Units</td>
<td></td>
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<tr>
<td>Construction Type: Concrete Masonry Units and Steel</td>
<td>II-B</td>
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<tr>
<td>Construction Type:</td>
<td>II-B</td>
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<tr>
<td>Number of Levels (Floors):</td>
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<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0 %</td>
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</tbody>
</table>

Total Facility Replacement Construction Cost: $11,818,000

Priorities:
- Priority Class 1: $1,065,800
- Priority Class 2: $1,007,800
- Priority Class 3: $1,974,989
- Grand Total: $4,048,589

Project Construction Cost per Square Foot: $236.39

FCNI: 34%

13-Dec-21
Housing Unit 1 is a concrete masonry unit (CMU) structure covered by painted stucco and fluted concrete veneer with a single-ply roofing system. Since the previous FCA visit in 2013, the exterior painted stucco and window frames have been refreshed with a new color scheme. The building has a central control pod and 3 cell wings each with restrooms and showers. The HVAC equipment is housed in the penthouse above the control pod. Water Source Heat Pumps (WSHP) provide heating and cooling while WSHP water heaters (Templifiers) provide domestic hot water. All heat pumps are connected via a ground loop to the central plant. The penthouse also contains the water softening system that treats the domestic water.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects: $2,795,800**

**Currently Critical**

**Immediate to Two Years**

**CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT**

Housing Unit 1 was constructed in 1981. The cell door locks and mechanisms are original to the building and have been problematic due to inmate abuse and age. This project would provide for installing new cell doors, locks and mechanisms. A total of 102 doors was used for this estimate. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**Construction Cost $1,685,000**

**EXHAUST FAN REPLACEMENT**

The existing exhaust fans that serve restroom and shower areas were replaced in 1999 and are not providing adequate ventilation. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. Due to excessive humidity concerns, high volume commercial units are recommended.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**Construction Cost $10,800**

**FIRE SUPPRESSION SYSTEM INSTALLATION**

This building does not have an automatic fire suppression system. This building exceeds 12,000 square feet on a single floor. Pursuant to the Nevada State Fire Marshal Regulation NAC 477.915 1.(c)(1) states that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors, must have fire sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**Construction Cost $301,000**

**REPAIR WATER SOFTENING SYSTEM**

The water softeners were not operational at the time of the 2020 survey and require additional rehabilitation. It is important to properly maintain these systems to provide quality water for the templifier / hot water heat pump system located in the penthouse and to prevent premature failure of the equipment. This project would provide for the necessary repairs of the water softening system including all connections to utilities. This project should be implemented concurrently with the REPLACE HEAT PUMP WATER HEATING SYSTEM project.

**Construction Cost $3,000**
REPLACE HEAT PUMP WATER HEATING SYSTEM
Housing units 1-7 have their hot water provided by a heat pump system. There is one of these heat pump systems located in the penthouse of each housing unit 1-7. These systems were replaced once back in the 1990's as were the water softeners. But due to the lack of maintenance of the water softeners, the heat pumps are beginning to fail again or in some cases, have already failed. This project would provide for a new domestic water heating heat pump system. Removal and disposal of the old equipment is included in this estimate. This project should be implemented concurrently with the REPAIR WATER SOFTENING SYSTEM project.

SECURITY GLAZING UPGRADE AT CENTRAL CONTROL
The central control area in the housing unit is encased in an expanded metal lath and plexiglass. This arrangement protects the correctional officers, but causes line of sight issues, blind spots, and is damaged from abuse. The plexiglass is scratched and hazy making it difficult to see through. This project recommends replacing the expanded metal lath and plexiglass with a high-impact resistant glazing product, new frames and operable expanded metal protection (for cleaning purposes). A total of 6 glazing panel systems were used for this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

TOILET AND LAVATORY REPLACEMENT
The existing toilets and lavatories in each of the 102 inmate cells are made of vitreous china. These types of fixtures are damaged and broken frequently. Weapons can be made from the broken pieces which creates a security risk. Stainless steel units are more durable and are recommended to be installed. This project would provide for replacing the existing toilets and lavatories with a stainless steel combination toilet with lavatory unit that is suicide resistant. Removal and disposal of the existing equipment is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PRIORITY CLASS 2 PROJECTS

EXTERIOR DOOR REPLACEMENT
The existing exterior doors and locks appear to be original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. It was noted that maintenance problems are occurring often. Because of security concerns and the condition of the doors, it is recommended they be replaced in the next two years. This project includes doors, frames, hardware, painting and disposal of the old doors. A total of 6 solid metal security-grade doors was used for this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
PLUMBING FIXTURE WATER CONTROL UPGRADE

The plumbing fixture water controls are over 30 years old and have reached the end of their useful life. These water control systems are failing resulting in excessive domestic water usage. Piping in the plumbing chase areas is leaking at valves and needs to be reconfigured for the new valves. The scope of work for this project includes the replacement of plumbing fixture water controls serving Housing Unit 4. The project includes replacing existing water controls, piping, and valves.

This project is in design under CIP 21-M10 and the estimate is based off that project.

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 1995. 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 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. These older windows are drafty and not energy efficient. Some of the windows and louver mechanisms are broken. This project would provide for the removal and replacement of the windows with new dual pane security rated window systems.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $119,889

EXTERIOR FINISHES

Since the previous FCA visit in 2013, the exterior painted stucco and window frames have been refreshed with a new color scheme and is in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is repairing the broken fluted blocks, power washing, priming and painting the stucco, cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 17,127
Year Constructed: 1980
Exterior Finish 1: 50 % Concrete Masonry Units
Exterior Finish 2: 50 % Painted Stucco / EIFS
Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: 
Construction Type: Concrete Masonry Units and Steel
IBC Construction Type: II-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $2,795,800 Project Construction Cost per Square Foot: $239.01
Priority Class 2: $1,177,900 Total Facility Replacement Construction Cost: $11,818,000
Priority Class 3: $119,889 Facility Replacement Cost per Square Foot: $690
Grand Total: $4,093,589 FCNI: 35%

Project Index #: 0157PLM6
Construction Cost $491,900

Project Index #: 0157EXT4
Construction Cost $321,900

Project Index #: 0157ENR2
Construction Cost $165,000

Project Index #: 0157EXT3
Construction Cost $119,889

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SDCC CONTROL/VISITATION
BUILDING REPORT

The Control/Visitation building is a concrete masonry unit (CMU) structure covered by painted stucco and fluted concrete veneer with a single-ply roofing system. The facility contains the main control room, the visiting room, restrooms, training room, and locker rooms for the correctional officers. The building has a fire alarm system and is fully sprinklered. Since the previous FCA visit in 2013, the exterior painted stucco and window frames have been refreshed with a new color scheme. The visitation area is not ADA compliant but some ADA accessibility elements are present in the facility.

<table>
<thead>
<tr>
<th>PRIORITY CLASS 1 PROJECTS</th>
<th>Total Construction Cost for Priority 1 Projects: $213,700</th>
</tr>
</thead>
<tbody>
<tr>
<td>Currently Critical</td>
<td>Immediate to Two Years</td>
</tr>
</tbody>
</table>

**ADA DOOR HARDWARE REPLACEMENT**

The ADA Standards for Accessible Design states that handles, pulls, latches, locks and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force to activate operable parts shall be 5 pounds maximum. It is recommended that proper lever hardware be installed on all of the interior and exterior doors in this building to meet these requirements. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and sections 309.4 and 404.2.7 of the ADA Standards For Accessible Design were used as a reference for this project.

- **Project Index #:** 0156ADA3
- **Construction Cost:** $72,000

**ADA RESTROOM UPGRADE**

There are 10 small restrooms, 2 large restrooms, and locker rooms for the staff. The locker rooms have recently been remodeled and are ADA compliant, but none of the other restrooms meet the Americans with Disabilities Act (ADA) requirements. Per 2018 IBC 1109.2, a complete retrofit of each restroom is necessary. This project would provide funding for remodeling the restrooms into ADA compliant restrooms. These items may include new sinks, toilets, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

- **Project Index #:** 0156ADA1
- **Construction Cost:** $59,500

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

- **Project Index #:** 0156ADA2
- **Construction Cost:** $4,800
VISITOR CENTER SECURITY UPGRADES

The visitor center serves as the primary access for friends and families visiting inmates. The potential for the introduction of contraband into the prison via visitors remains a problem, and this project addresses general security and related issues in this portion of the building. Included in the alterations are the installation of fixed covers for the restroom lavatory drains and replacing hollow stall components with solid materials. In the no-contact visitors room, there are line of sight issues for the correction officers, and the phone systems are outdated and in need of replacement. This project will include the installation of a full-view window in this area, a new correctional type phone system, and the installation of outlets and communications equipment for deaf and hearing impaired inmates and visitors. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $63,000

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 53 units. Removal and disposal of the existing windows is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $553,400

EXTERIOR FINISHES

The interior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting the stucco, cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

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<tr>
<th>Gross Area (square feet): 27,669</th>
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<td>IBC Occupancy Type 2: %</td>
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<tr>
<td>Exterior Finish 1: 60 % Concrete Masonry U</td>
<td>Construction Type: Concrete Masonry Units and Steel</td>
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<td>Exterior Finish 2: 40 % Painted Stucco / EIFS</td>
<td>IBC Construction Type: II-B</td>
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<tr>
<td>Number of Levels (Floors): 1 Basement? No Percent Fire Supressed: 100 %</td>
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</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1: $213,700</th>
<th>Project Construction Cost per Square Foot: $30.00</th>
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</thead>
<tbody>
<tr>
<td>Priority Class 2: $63,000</td>
<td>Total Facility Replacement Construction Cost: $9,878,000</td>
</tr>
<tr>
<td>Priority Class 3: $553,400</td>
<td>Facility Replacement Cost per Square Foot: $357</td>
</tr>
<tr>
<td>Grand Total: $830,100</td>
<td>FCNI: 8%</td>
</tr>
</tbody>
</table>
The Administration A building is a concrete masonry unit (CMU) structure covered by painted stucco and fluted concrete veneer with a single-ply roofing system. The facility has a fire alarm system but the building is lacking fire sprinklers and is not ADA compliant. Since the previous FCA visit in 2013, the exterior painted stucco and window frames have been refreshed with a new color scheme. The facility contains administrative offices, restrooms, and is the main entry into the prison.

**PRIORITIZED CLASS 1 PROJECTS**

- **Total Construction Cost for Priority 1 Projects:** $79,200

**Currently Critical**

**Immediate to Two Years**

**ADA DOOR HARDWARE REPLACEMENT**

Project Index #: 0155ADA1

Construction Cost $9,000

The ADA Standards for Accessible Design states that handles, pulls, latches, locks and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force to activate operable parts shall be 5 pounds maximum. It is recommended that proper lever hardware be installed on all the interior and exterior doors in this building to meet these requirements. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and sections 309.4 and 404.2.7 of the ADA Standards For Accessible Design were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**ADA RESTROOM UPGRADE**

Project Index #: 0155ADA2

Construction Cost $35,700

The existing Men's and Women's restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

**BREAK ROOM REMODEL**

Project Index #: 0155ADA3

Construction Cost $19,500

The kitchenette and associated cabinets in the employee break room are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.
DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 0155ADA4
Construction Cost $4,800

This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

INVESTIGATE/ REPAIR WATERPROOFING

Project Index #: 0155EXT2
Construction Cost $10,200

The grade on the southeast side of the building has built up over time to the extent that it is higher than the grade originally designed. The result is that the waterproofing membrane is below grade and there are reports of water seeping into the interior of the building. This project recommends excavating the excess dirt to the grade originally designed and inspecting and repairing the waterproof membrane. The estimated depth of excavation is about two feet.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $236,700

Necessary - Not Yet Critical Two to Four Years

JANITORS CLOSET REPAIRS

Project Index #: 0155INT2
Construction Cost $1,700

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.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

ROOF REPLACEMENT

Project Index #: 0155EXT3
Construction Cost $186,000

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 1995. 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 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.

WINDOW REPLACEMENT

Project Index #: 0155ENR2
Construction Cost $49,000

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 35 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/11/2020.
EXTERIOR FINISHES

The exterior is in good condition and was refinished since the previous FCA Survey. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting the stucco, cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 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 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepared. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

- Gross Area (square feet): 9,895
- Year Constructed: 1980
- Exterior Finish 1: 50% Concrete Masonry U
- Exterior Finish 2: 50% Painted Stucco / EIFS
- Interior Finish: Painted Stucco / EIFS
- Construction Type: Concrete Masonry Units and Steel
- IBC Occupancy Type 1: B
- IBC Occupancy Type 2: 
- Percent Fire Suppressed: 0%
- Number of Levels (Floors): 1
- Basement?: No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $79,200
- Priority Class 2: $236,700
- Priority Class 3: $109,275
- Grand Total: $425,175
- Project Construction Cost per Square Foot: $42.97
- Total Facility Replacement Construction Cost: $3,532,000
- Facility Replacement Cost per Square Foot: $357
- FCNI: 12%

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).

CIP Projects:

- 15-M08 - Replace Warehouse Freezers & Coolers
- 15-M79 - Central Plant Renovations
- 17-C12 - Building & Systems Renovations
- 93-S1(1) - Re-roof (H, K & L Bldgs)

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

REPORT DEVELOPMENT:

- State Public Works Division: 515 E. Musser Street, Suite 102 (775) 684-4141 voice
- Facilities Condition Analysis: Carson City, Nevada 89701-4263 (775) 684-4142 facsimile

13-Dec-21
Southern Desert Correctional Center Site – FCA Site #9970
Description: View from Guard Tower 1.

Southern Desert Correctional Center Site – FCA Site #9970
Description: Settling ponds east of the facility.
Southern Desert Correctional Center Site – FCA Site #9970
Description: Backup Power for Dorm Units 11 & 12 located outside East perimeter fence.

SDCC Card Sorting Building – FCA Building #3160
Description: HVAC Equipment in need of replacement.
SDCC Power/Generator Building – FCA Building #3097
Description: Exterior of the building.

SDCC Infirmary – FCA Building #3096
Description: Exterior of the building.
SDCC Culinary/Dining/Chapel/Laundry – FCA Building #3095
Description: Exterior of the building.

SDCC Dorm Housing Unit #12 – FCA Building #2788
Description: Exterior of the building.
SDCC Dorm Housing Unit #11 – FCA Building #2787
Description: Exterior of the building.

SDCC P.I. Sandblasting Shed 2 – FCA Building #2721
Description: Exterior of the building.
SDCC P.I. Sandblasting Shed 1 – FCA Building #2710
Description: Exterior of the building.

SDCC P.I. Paint Booth – FCA Building #2709
Description: Exterior of the building.
SDCC K Gate Guard Shack – FCA Building #2708
Description: Exterior of the building.

SDCC Tower 1 Sally Port – FCA Building #2707
Description: Exterior of the building.
SDCC Pump House 1 (formerly Pump House 2) – FCA Building #2706
Description: Water damage from interior drainage problem.

SDCC Prison Industries Sprung Building– FCA Building #2553
Description: Exterior of the building.
SDCC Automotive Shop – FCA Building #2184
Description: Exterior of the building.

SDCC Upholstery Building (formerly Glass Shop) – FCA Building #2183
Description: Exterior siding in need of replacement.
SDCC P.I. Lunch Room – FCA Building #2181
Description: Exterior of the building.

SDCC P.I. Quonset Hut – FCA Building #2180
Description: Exterior of the building.
SDCC Gun Post at Gym Building – FCA Building #1482
Description: Interior of the building.

SDCC Housing Unit 8 – FCA Building #1481
Description: Exterior of the building.
SDCC Water Tank – FCA Building #0624
Description: Exterior of the tank.

SDCC Welding Shop – FCA Building #0365
Description: Exterior of the building.
SDCC Guard Tower 5 – FCA Building #0173
Description: Exterior of the building.
SDCC Guard Tower 2 – FCA Building #0170
Description: Exterior of the building.
SDCC Guard Tower 1 – FCA Building #0169
Description: Exterior of the building.

SDCC Central Plant/Warehouse – FCA Building #0168
Description: Exterior of the building.
SDCC Reinjection Building (formerly Pump House 1) – FCA Building #0167
Description: Exterior of the building.

SDCC Gym/Recreation Building – FCA Building #0166
Description: Exterior of the building.
SDCC Industrial/Culinary/ P.I. – FCA Building #0165
Description: Evaporative cooler in need of replacement.

SDCC Education Building – FCA Building #0164
Description: Exterior of the building.
SDCC Housing Unit 7 – FCA Building #0163
Description: Guard Control Room.

SDCC Housing Unit 6 – FCA Building #0162
Description: Failed domestic water heating unit (Templifier).
SDCC Housing Unit 5 – FCA Building #0161
Description: Interior of the building.

SDCC Housing Unit 4 – FCA Building #0160
Description: Exterior of the building.
SDCC Housing Unit 3 – FCA Building #0159
Description: Exterior of the building.

SDCC Housing Unit 2 – FCA Building #0158
Description: Exterior of the building.
SDCC Housing Unit 1 – FCA Building #0157
Description: Exterior of the building.

SDCC Control/Visitation – FCA Building #0156
Description: Exterior of the building.
SDCC Administration A – FCA Building #0155
Description: Exterior of the building.