State of Nevada
Department of Corrections

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

State of Nevada
Department of Corrections

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.

Site number: 9970

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2183	SDCC UPHOLSTERY BUILDING	800		2/11/2020	$15,000	$27,600	$4,800	$47,400	$40,000	119%
	20825 Cold Creek Road Indian Springs									
3160	SDCC CARD SORTING BUILDING	2000	2008	2/11/2020	$31,100	$97,600	$10,000	$138,700	$120,000	116%
	20825 Cold Creek Road Indian Springs									
2708	SDCC K GATE GUARD SHACK	48		2/11/2020	$0	$8,360	$480	$8,840	$8,000	111%
	20825 Cold Creek Road Indian Springs									
2710	SDCC P. I. SANDBLASTING SHED 1	120		2/11/2020	$0	$5,100	$600	$5,700	$6,000	95%
	20825 Cold Creek Road Indian Springs									
1482	SDCC GUN POST 1 AT GYM BUILDING	80	1987	2/11/2020	$18,250	$3,600	$0	$21,850	$25,000	87%
	20825 Cold Creek Road Indian Springs									
2180	SDCC P.I. QUONSET HUT	1000	2001	2/11/2020	$18,800	$12,100	$10,000	$40,900	$50,000	82%
	20825 Cold Creek Road Indian Springs									
2707	SDCC TOWER 1 SALLY PORT	144		2/11/2020	$1,000	$6,800	$2,880	$10,680	$21,600	49%
	20825 Cold Creek Road Indian Springs									
2721	SDCC P. I. SANDBLASTING SHED 2	320		2/11/2020	$0	$4,800	$1,600	$6,400	$16,000	40%
	20825 Cold Creek Road Indian Springs									
0157	SDCC HOUSING UNIT 1	17127	1980	2/11/2020	$2,795,800	$1,177,900	$119,889	$4,093,589	$11,817,600	35%
	20825 Cold Creek Road Indian Springs									
0160	SDCC HOUSING UNIT 4	17127	1980	2/11/2020	$1,065,800	$1,007,800	$1,974,989	$4,048,589	$11,817,600	34%
	20825 Cold Creek Road Indian Springs									
0159	SDCC HOUSING UNIT 3	17127	1980	2/11/2020	$1,065,800	$1,007,800	$1,974,989	$4,048,589	$11,817,600	34%
	20825 Cold Creek Road Indian Springs									
0158	SDCC HOUSING UNIT 2	17127	1980	2/11/2020	$1,065,800	$1,007,800	$1,974,989	$4,048,589	$11,817,600	34%
	20825 Cold Creek Road Indian Springs									
0161	SDCC HOUSING UNIT 5	17127	1980	2/11/2020	$2,795,800	$515,900	$289,989	$3,601,689	$11,817,600	30%
	20825 Cold Creek Road Indian Springs									
0163	SDCC HOUSING UNIT 7	17127	1981	2/11/2020	$2,795,800	$515,900	$289,989	$3,601,689	$11,817,600	30%
	20825 Cold Creek Road Indian Springs									
0162	SDCC HOUSING UNIT 6	17127	1980	2/11/2020	$2,795,800	$686,000	$119,889	$3,601,689	$11,817,600	30%
	20825 Cold Creek Road Indian Springs									

Site number: 9970

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0173	SDCC GUARD TOWER 5	120	1980	2/11/2020	$2,300	$73,700	$0	$76,000	$270,000	28%
	20825 Cold Creek Road Indian Springs									
0172	SDCC GUARD TOWER 4	120	1980	2/11/2020	$1,100	$73,700	$0	$74,800	$270,000	28%
	20825 Cold Creek Road Indian Springs									
0170	SDCC GUARD TOWER 2	120	1980	2/11/2020	$1,100	$51,800	$0	$52,900	$216,000	24%
	20825 Cold Creek Road Indian Springs									
0171	SDCC GUARD TOWER 3	120	1980	2/11/2020	$1,100	$51,800	$0	$52,900	$216,000	24%
	20825 Cold Creek Road Indian Springs									
2181	SDCC P.I. LUNCH ROOM	600		2/11/2020	$0	$3,600	$3,600	$7,200	$30,000	24%
	20825 Cold Creek Road Indian Springs									
2184	SDCC AUTOMOTIVE SHOP	1200		2/11/2020	$0	$0	$12,000	$12,000	$60,000	20%
	20825 Cold Creek Road Indian Springs									
0166	SDCC GYM/RECREATION BUILDING	16324	1980	2/11/2020	$651,850	$394,790	$81,620	$1,128,260	$5,828,000	19%
	20825 Cold Creek Road Indian Springs									
0168	SDCC CENTRAL PLANT/WAREHOUSE	21122	1980	2/11/2020	$918,850	$17,850	$129,610	$1,066,310	$6,336,600	17%
	20825 Cold Creek Road Indian Springs									
0365	SDCC WELDING SHOP	400		2/11/2020	$2,500	$0	$4,000	$6,500	$40,000	16%
	20825 Cold Creek Road Indian Springs									
2706	SDCC PUMP HOUSE 1	800		2/11/2020	$15,000	$0	$8,000	$23,000	$160,000	14%
	20825 Cold Creek Road Indian Springs									
2553	SDCC PRISON INDUSTRIES SPRUNG BLDG	20000	2004	2/11/2020	$71,000	$35,000	$20,000	$126,000	$1,000,000	13%
	20825 Cold Creek Road Indian Springs									
0155	SDCC ADMINISTRATION A	9895	1980	2/11/2020	$79,200	$236,700	$109,275	$425,175	$3,532,000	12%
	20825 Cold Creek Road Indian Springs									
0165	SDCC INDUSTRIAL/CULINARY/P.I.	76309	1980	2/11/2020	$670,300	$2,153,000	$381,545	$3,204,845	$27,242,000	12%
	20825 Cold Creek Road Indian Springs									
1481	SDCC HOUSING UNIT 8	32000	1988	2/11/2020	$399,000	$888,000	$704,000	$1,991,000	$22,080,000	9%
	20825 Cold Creek Road Indian Springs									
0169	SDCC GUARD TOWER 1	200	1980	2/11/2020	$1,100	$30,500	$0	$31,600	$360,000	9%
	20825 Cold Creek Road Indian Springs									
0156	SDCC CONTROL/VISITATION	27669	1980	2/11/2020	$213,700	$63,000	$553,400	$830,100	$9,878,000	8%
	20825 Cold Creek Road Indian Springs									

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Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0624	SDCC WATER TANK	2551	1980	2/11/2020	$0	$59,100	$0	$59,100	$714,000	8%
	20825 Cold Creek Road Indian Springs									
0164	SDCC EDUCATION BUILDING	19824	1980	2/11/2020	$11,200	$117,600	$276,768	$405,568	$7,077,000	6%
	20825 Cold Creek Road Indian Springs									
0167	SDCC REINJECTION BUILDING	624	1980	2/11/2020	$0	$0	$6,240	$6,240	$156,000	4%
	20825 Cold Creek Road Indian Springs									
3097	SDCC POWER/GENERATOR BUILDING	4004	2010	2/11/2020	$0	$0	$32,000	$32,000	$952,000	3%
	20825 Cold Creek Road Indian Springs									
2787	SDCC DORM HOUSING UNIT #11	23780	2008	2/11/2020	$5,000	$118,900	$118,900	$242,800	$7,782,000	3%
	20825 Cold Creek Road Indian Springs									
2788	SDCC DORM HOUSING UNIT #12	23780	2008	2/11/2020	$0	$131,400	$118,900	$250,300	$8,489,000	3%
	20825 Cold Creek Road Indian Springs									
3095	SDCC CULINARY/DINING/CHAPEL/LAUNDRY	44049	2010	2/11/2020	$5,000	$0	$440,490	$445,490	$15,725,000	3%
	20825 Cold Creek Road Indian Springs									
3096	SDCC INFIRMARY	11724	2010	2/11/2020	$0	$0	$117,240	$117,240	$4,185,000	3%
	20825 Cold Creek Road Indian Springs									
2709	SDCC P. I. PAINT BOOTH	704		2/11/2020	$0	$3,520	$704	$4,224	$211,200	2%
	20825 Cold Creek Road Indian Springs									
9970	SOUTHERN DESERT CORRECTIONAL CENTER SITE		1980	2/11/2020	$126,000	$1,535,000	$0	$1,661,000		0%
	20825 Cold Creek Road Indian Springs									
	Report Totals.....:	**462,440**			**$17,640,050**	**$12,124,020**	**$9,893,375**	**$39,657,445**	**$205,819,600**	**19%**

Acronyms List

Acronym	Definition
Building Codes, Laws, Regulations and Guidelines	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
State of Nevada	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
Miscellaneous	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

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SOUTHERN DESERT CORRECTIONAL CENTER SITE

BUILDING REPORT

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 **Total Construction Cost for Priority 1 Projects: $126,000**

Currently Critical **Immediate to Two Years**

Project Index #: 9970ADA2

ADA ACCESSIBLE PATH OF TRAVEL

Construction Cost $90,000

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

Project Index #: 9970ENV1

PIGEON ABATEMENT

Construction Cost $36,000

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 **Total Construction Cost for Priority 2 Projects: $1,535,000**

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

Project Index #: 9970ELE2

CONSOLIDATE GENERATOR BACKUP POWER

Construction Cost $600,000

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.

Project Index #: 9970ENR2

ENERGY MANAGEMENT SYSTEM UPGRADE **Construction Cost $595,000**

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.

Project Index #: 9970SIT4

SITE DRAINAGE UPGRADES **Construction Cost $75,000**

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.

Project Index #: 9970SIT5

SLIDING GATE REPLACEMENT **Construction Cost $25,000**

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.

Project Index #: 9970SIT3

SLURRY SEAL ASPHALT PAVING **Construction Cost $240,000**

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**

SDCC CARD SORTING BUILDING

BUILDING REPORT

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

Currently Critical **Immediate to Two Years**

Project Index #: 3160ADA1

ADA RESTROOM UPGRADE **Construction Cost $31,100**

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $97,600**

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

Project Index #: 3160INT3

EXPOSED INSULATION REPAIRS **Construction Cost $20,000**

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.

Project Index #: 3160EXT1

EXTERIOR FINISHES **Construction Cost $10,000**

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.

Project Index #: 3160HVA1

HVAC EQUIPMENT REPLACEMENT **Construction Cost $30,000**

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.

Project Index #: 3160EXT2

ROOF REPLACEMENT **Construction Cost $37,600**

It appears the corrugated metal roof on this building was in poor condition at the time of the survey due to eveidence 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 **Total Construction Cost for Priority 3 Projects: $10,000**

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

Project Index #: 3160INT2

INTERIOR FINISHES **Construction Cost $10,000**

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**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**2008**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	**Engineered Steel Building**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$31,100**	**Project Construction Cost per Square Foot:**	**$69.35**
Priority Class 2:	**$97,600**	**Total Facility Replacement Construction Cost:**	**$120,000**
Priority Class 3:	**$10,000**	**Facility Replacement Cost per Square Foot:**	**$60**
Grand Total:	**$138,700**	**FCNI:**	**116%**

SDCC POWER/GENERATOR BUILDING

BUILDING REPORT

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 **Total Construction Cost for Priority 3 Projects: $32,000**

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

Project Index #: 3097EXT1

EXTERIOR FINISHES

Construction Cost $12,000

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 #: 3097INT1

INTERIOR FINISHES

Construction Cost $20,000

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**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**2010**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units & Steel**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$7.99**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$952,000**
Priority Class 3:	**$32,000**	**Facility Replacement Cost per Square Foot:**	**$238**
Grand Total:	**$32,000**	**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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $117,240**

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

Project Index #: 3096EXT1

EXTERIOR FINISHES

Construction Cost $58,620

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 #: 3096INT1

INTERIOR FINISHES

Construction Cost $58,620

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):	**11,724**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**2010**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units & Steel**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**100 %**

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:**	**$4,185,000**
Priority Class 3:	**$117,240**	**Facility Replacement Cost per Square Foot:**	**$357**
Grand Total:	**$117,240**	**FCNI:**	**3%**

SDCC CULINARY/DINING/CHAPEL/LAUNDRY

BUILDING REPORT

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.

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

Currently Critical **Immediate to Two Years**

Project Index #: 3095PLM1

HEAT EXCHANGER REPAIR

Construction Cost $5,000

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 **Total Construction Cost for Priority 3 Projects: $440,490**

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

Project Index #: 3095EXT1

EXTERIOR FINISHES

Construction Cost $220,245

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 #: 3095INT1

INTERIOR FINISHES

Construction Cost $220,245

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**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**2010**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units & Steel**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**III-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$5,000**	**Project Construction Cost per Square Foot:**	**$10.11**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$15,725,000**
Priority Class 3:	**$440,490**	**Facility Replacement Cost per Square Foot:**	**$357**
Grand Total:	**$445,490**	**FCNI:**	**3%**

SDCC DORM HOUSING UNIT #12

BUILDING REPORT

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $131,400**

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

Project Index #: 2788INT1

INTERIOR FINISHES **Construction Cost $118,900**

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.

Project Index #: 2788PLM2

PLUMBING LEAKS **Construction Cost $5,000**

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.

Project Index #: 2788PLM1

WATER HEATER REPLACEMENT **Construction Cost $7,500**

There are two 125 gallon gas-fired water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2 - 3 years. It is recommended that two new gas-fired water heaters 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.

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

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

Project Index #: 2788EXT1

EXTERIOR FINISHES **Construction Cost $118,900**

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**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**2008**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Masonry**	**Construction Type:**	**Masonry with metal roof**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$10.53**
Priority Class 2:	**$131,400**	**Total Facility Replacement Construction Cost:**	**$8,489,000**
Priority Class 3:	**$118,900**	**Facility Replacement Cost per Square Foot:**	**$357**
Grand Total:	**$250,300**	**FCNI:**	**3%**

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

Currently Critical **Immediate to Two Years**

Project Index #: 2787PLM1

PLUMBING LEAKS **Construction Cost $5,000**

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

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

Project Index #: 2787INT1

INTERIOR FINISHES **Construction Cost $118,900**

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

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

Project Index #: 2787EXT1

EXTERIOR FINISHES **Construction Cost $118,900**

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**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**2008**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units & Steel**
Exterior Finish 2:	**0 %**	**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**	**Project Construction Cost per Square Foot:**	**$10.21**
Priority Class 2:	**$118,900**	**Total Facility Replacement Construction Cost:**	**$7,782,000**
Priority Class 3:	**$118,900**	**Facility Replacement Cost per Square Foot:**	**$327**
Grand Total:	**$242,800**	**FCNI:**	**3%**

SDCC P. I. SANDBLASTING SHED 2

BUILDING REPORT

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**

Project Index #: 2721EXT1

EXTERIOR FINISHES **Construction Cost $4,800**

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.

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

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

Project Index #: 2721INT1

INTERIOR FINISHES **Construction Cost $1,600**

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.

BUILDING INFORMATION:

Gross Area (square feet):	**320**	**IBC Occupancy Type 1:**	**100 % F-2**
Year Constructed:		**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	**Engineered Metal Building**
Exterior Finish 2:	**0 %**	**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%**

SDCC P. I. SANDBLASTING SHED 1

BUILDING REPORT

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**

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

Project Index #: 2710EXT2

EXTERIOR DOOR REPLACEMENT **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.

Project Index #: 2710EXT1

EXTERIOR FINISHES **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.

Project Index #: 2710EXT3

EXTERIOR SIDING REPLACEMENT **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**

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

Project Index #: 2710INT1

INTERIOR FINISHES **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**	**IBC Occupancy Type 1:**	**100 % F-2**
Year Constructed:		**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	**Wood Framing**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**V-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:**	**$47.50**
Priority Class 2:	**$5,100**	**Total Facility Replacement Construction Cost:**	**$6,000**
Priority Class 3:	**$600**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$5,700**	**FCNI:**	**95%**

SDCC P. I. PAINT BOOTH

BUILDING REPORT

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.

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

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

Project Index #: 2709INT1

INTERIOR FINISHES **Construction Cost $3,520**

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 re-painted as necessary.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $704**

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

Project Index #: 2709EXT1

EXTERIOR FINISHES **Construction Cost $704**

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**	**IBC Occupancy Type 1:**	**100 % H-4**
Year Constructed:		**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	**Engineered Metal Building**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $8,360**

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

Project Index #: 2708EXT4

EXTERIOR DOOR REPLACEMENT **Construction Cost $3,500**

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 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.

Project Index #: 2708EXT1

EXTERIOR FINISHES **Construction Cost $960**

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.

Project Index #: 2708EXT2

EXTERIOR SIDING REPLACEMENT **Construction Cost $2,400**

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.

Project Index #: 2708EXT3

ROOF REPLACEMENT **Construction Cost $1,500**

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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $480**

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

Project Index #: 2708INT1

INTERIOR FINISHES **Construction Cost $480**

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):	**48**	**IBC Occupancy Type 1:**	**100 % B**
Year Constructed:		**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	**Wood Framing**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**V-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:**	**$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%**

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**

Currently Critical **Immediate to Two Years**

Project Index #: 2707PLM1

REPLACE SEWER / WASTE WATER LINES **Construction Cost $1,000**

The waste line from the wash sink is not connected to the sanitary sewer. This project would connect the 1 1/2" sink waste line to the 3" sanitary waste line outside of the building.

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

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

Project Index #: 2707HVA1

AIR CONDITIONER REPLACEMENT **Construction Cost $2,500**

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.

Project Index #: 2707INT2

FLOORING AND SUBFLOORING REPLACEMENT **Construction Cost $4,300**

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.

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

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

Project Index #: 2707EXT1

EXTERIOR FINISHES **Construction Cost $1,440**

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.

Project Index #: 2707INT1

INTERIOR FINISHES **Construction Cost $1,440**

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$1,000**	**Project Construction Cost per Square Foot:**	**$74.17**
Priority Class 2:	**$6,800**	**Total Facility Replacement Construction Cost:**	**$22,000**
Priority Class 3:	**$2,880**	**Facility Replacement Cost per Square Foot:**	**$150**
Grand Total:	**$10,680**	**FCNI:**	**49%**

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

Currently Critical **Immediate to Two Years**

Project Index #: 2706INT2

INTERIOR DRAINAGE REPAIRS **Construction Cost $15,000**

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 **Total Construction Cost for Priority 3 Projects: $8,000**

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

Project Index #: 2706EXT1

EXTERIOR FINISHES **Construction Cost $4,000**

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.

Project Index #: 2706INT1

INTERIOR FINISHES **Construction Cost $4,000**

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

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%**

SDCC PRISON INDUSTRIES SPRUNG BLDG

BUILDING REPORT

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.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $71,000**

Currently Critical **Immediate to Two Years**

Project Index #: 2553ADA10

ADA RESTROOM UPGRADE **Construction Cost $31,000**

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.

Project Index #: 2553SFT2

EXIT SIGN AND EGRESS LIGHTING UPGRADE **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.

Project Index #: 2553SFT1

RECOMMISSION BUILDING SYSTEMS **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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $35,000**

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

Project Index #: 2553HVA2

EVAPORATIVE COOLER REPLACEMENT **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.

Project Index #: 2553HVA1

HVAC EQUIPMENT REPLACEMENT **Construction Cost $30,000**

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.

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

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

Project Index #: 2553EXT1

EXTERIOR FINISHES **Construction Cost $10,000**

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.

Project Index #: 2553INT1

INTERIOR FINISHES **Construction Cost $10,000**

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**	**IBC Occupancy Type 1:**	**0 % F-2**
Year Constructed:	**2004**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Prefinished wall pane**	**Construction Type:**	**Engineered Building**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$71,000**	**Project Construction Cost per Square Foot:**	**$6.30**
Priority Class 2:	**$35,000**	**Total Facility Replacement Construction Cost:**	**$1,000,000**
Priority Class 3:	**$20,000**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$126,000**	**FCNI:**	**13%**

SDCC AUTOMOTIVE SHOP

BUILDING REPORT

The Automotive Shop is an engineered metal building located northwest of the Industrial building.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $12,000**

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

Project Index #: 2184EXT1

EXTERIOR FINISHES

Construction Cost $6,000

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.

Project Index #: 2184INT1

INTERIOR FINISHES

Construction Cost $6,000

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.

BUILDING INFORMATION:

Gross Area (square feet):	**1,200**	**IBC Occupancy Type 1:**	**100 % F-2**
Year Constructed:		**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**60 % Metal Siding**	**Construction Type:**	**Engineered Metal Building**
Exterior Finish 2:	**40 % Open**	**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:**	**$60,000**
Priority Class 3:	**$12,000**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$12,000**	**FCNI:**	**20%**

SDCC UPHOLSTERY BUILDING

BUILDING REPORT

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 **Immediate to Two Years**

Project Index #: 2183PLM1

RESTROOM REMODEL **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 **Two to Four Years**

Project Index #: 2183EXT3

EXTERIOR DOOR REPLACEMENT **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.

Project Index #: 2183EXT2

EXTERIOR FINISHES **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.

Project Index #: 2183EXT5

EXTERIOR SIDING REPLACEMENT **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.

Project Index #: 2183HVA1

HVAC REPLACEMENT **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.

Project Index #: 2183ENR1

WINDOW REPLACEMENT **Construction Cost $6,000**

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 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**

Project Index #: 2183INT1

INTERIOR FINISHES **Construction Cost $4,800**

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**	**IBC Occupancy Type 1:**	**100 % F-2**
Year Constructed:		**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	**Engineered Metal Building**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? 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%**

SDCC P.I. LUNCH ROOM

BUILDING REPORT

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

EXTERIOR FINISHES

Construction Cost $3,600

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

INTERIOR FINISHES

Construction Cost $3,600

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):	**600**	**IBC Occupancy Type 1:**	**100 % A-3**
Year Constructed:		**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	**Metal Building**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**V-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:**	**$12.00**
Priority Class 2:	**$3,600**	**Total Facility Replacement Construction Cost:**	**$30,000**
Priority Class 3:	**$3,600**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$7,200**	**FCNI:**	**24%**

SDCC P.I. QUONSET HUT

BUILDING REPORT

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 **Total Construction Cost for Priority 1 Projects: $18,800**

Currently Critical **Immediate to Two Years**

Project Index #: 2180EXT3

ROOF REPLACEMENT **Construction Cost $18,800**

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 **Total Construction Cost for Priority 2 Projects: $12,100**

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

Project Index #: 2180HVA1

EVAPORATIVE COOLER REPLACEMENT **Construction Cost $3,500**

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.

Project Index #: 2180EXT2

EXTERIOR DOOR REPLACEMENT **Construction Cost $3,600**

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.

Project Index #: 2180EXT1

EXTERIOR FINISHES **Construction Cost $5,000**

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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $10,000**

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

Project Index #: 2180INT1

INTERIOR FINISHES **Construction Cost $10,000**

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**	**IBC Occupancy Type 1:**	**100 % S-2**
Year Constructed:	**2001**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	**Metal Quonset**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**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 **Total Construction Cost for Priority 1 Projects: $18,250**

Currently Critical **Immediate to Two Years**

Project Index #: 1482EXT4

EXTERIOR DOOR REPLACEMENT **Construction Cost $2,500**

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

EXTERIOR FINISHES **Construction Cost $1,600**

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

EXTERIOR SIDING REPLACEMENT **Construction Cost $750**

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 the disposal of the existing wood panel and the replacement with a new pre-finished metal panel.

Project Index #: 1482EXT3

ROOF REPLACEMENT **Construction Cost $2,400**

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

WINDOW REPLACEMENT **Construction Cost $3,500**

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

WINDOW UNIT A/C REPLACEMENT **Construction Cost $7,500**

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.

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

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

Project Index #: 1482INT2

FLOORING AND SUBFLOORING REPLACEMENT **Construction Cost $2,400**

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.

Project Index #: 1482INT1

INTERIOR FINISHES **Construction Cost $1,200**

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.

BUILDING INFORMATION:

Gross Area (square feet):	**80**	**IBC Occupancy Type 1:**	**100 % B**
Year Constructed:	**1987**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Prefinished Panels**	**Construction Type:**	**Portable Steel Building**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**V-N**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$18,250**	**Project Construction Cost per Square Foot:**	**$273.13**
Priority Class 2:	**$3,600**	**Total Facility Replacement Construction Cost:**	**$25,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$313**
Grand Total:	**$21,850**	**FCNI:**	**87%**

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.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $399,000**

Currently Critical **Immediate to Two Years**

Project Index #: 1481ADA3

ADA TABLE UPGRADE

Construction Cost $3,600

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 wheel chairs.
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

ROOF DRAIN DOWNSPOUT INSTALLATION

Construction Cost $10,400

The rain gutters are in need of full length downspouts and extensions. The downspouts 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 downspouts 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 #: 1481SFT7

SPRINKLER HEAD REPLACEMENT

Construction Cost $44,000

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 #: 1481ADA4

TDD INSTALLATION

Construction Cost $66,000

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 #: 1481SEC2

VIDEO SECURITY SYSTEM UPGRADE **Construction Cost $275,000**

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

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

Project Index #: 1481EXT4

ROOF REPLACEMENT **Construction Cost $360,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 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.

Project Index #: 1481EXT3

WINDOW REPLACEMENT **Construction Cost $528,000**

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**

Project Index #: 1481EXT2

EXTERIOR FINISHES **Construction Cost $320,000**

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.

Project Index #: 1481INT1

INTERIOR FINISHES **Construction Cost $384,000**

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**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**1988**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**	**Construction Type:**	**Concrete Masonry and Steel**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**2 Basement? No**	**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%**

SDCC WATER TANK

BUILDING REPORT

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 **Total Construction Cost for Priority 2 Projects: $59,100**

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

Project Index #: 0624SIT1

CRACK FILL & SEAL ASPHALT PAVING

Construction Cost $8,000

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.

Project Index #: 0624EXT1

EXTERIOR FINISHES

Construction Cost $51,100

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**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1980**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Steel**	**Construction Type:**	**Bolted Steel Water Tank**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**I-FR**
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:**	**$23.17**
Priority Class 2:	**$59,100**	**Total Facility Replacement Construction Cost:**	**$714,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$280**
Grand Total:	**$59,100**	**FCNI:**	**8%**

SDCC WELDING SHOP

BUILDING REPORT

The Welding Shop is a pre-engineered metal building located northwest of the Industrial building.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $2,500**

Currently Critical **Immediate to Two Years**

Project Index #: 0365SFT2

EXIT SIGN AND EGRESS LIGHTING INSTALLATION

Construction Cost $2,500

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 **Total Construction Cost for Priority 3 Projects: $4,000**

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

Project Index #: 0365EXT1

EXTERIOR FINISHES

Construction Cost $2,000

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.

Project Index #: 0365INT1

INTERIOR FINISHES

Construction Cost $2,000

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 re-painted as necessary.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$2,500**	**Project Construction Cost per Square Foot:**	**$16.25**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$40,000**
Priority Class 3:	**$4,000**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$6,500**	**FCNI:**	**16%**

SDCC GUARD TOWER 5

BUILDING REPORT

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 **Total Construction Cost for Priority 1 Projects: $2,300**

Currently Critical **Immediate to Two Years**

Project Index #: 0173SFT1

EXIT SIGN AND EGRESS LIGHTING INSTALLATION

Construction Cost $1,100

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.

Project Index #: 0173INT3

REPAIR DAMAGED CEILING

Construction Cost $1,200

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 **Total Construction Cost for Priority 2 Projects: $73,700**

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

Project Index #: 0173EXT2

EXTERIOR FINISHES

Construction Cost $10,000

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.

Project Index #: 0173ELE0

EXTERIOR LIGHTING REPLACEMENT

Construction Cost $4,000

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.

Project Index #: 0173EXT3

EXTERIOR SIDING REPLACEMENT **Construction Cost $35,800**

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 #: 0173INT1

FLOORING AND SUBFLOORING REPLACEMENT **Construction Cost $3,600**

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 #: 0173INT2

INTERIOR FINISHES **Construction Cost $2,400**

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 #: 0173EXT1

ROOF REPLACEMENT **Construction Cost $3,600**

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 #: 0173EXT4

WINDOW REPLACEMENT **Construction Cost $14,300**

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**	**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 ıg**
Number of Levels (Floors):	**2**	**Basement?**	**No**
		Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$2,300**	**Project Construction Cost per Square Foot:**	**$633.33**
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:	**$76,000**	**FCNI:**	**28%**

SDCC GUARD TOWER 4

BUILDING REPORT

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.

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

Currently Critical **Immediate to Two Years**

Project Index #: 0172SFT1

EXIT SIGN AND EGRESS LIGHTING INSTALLATION

Construction Cost $1,100

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 **Total Construction Cost for Priority 2 Projects: $73,700**

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

Project Index #: 0172EXT2

EXTERIOR FINISHES

Construction Cost $10,000

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.

Project Index #: 0172ELE0

EXTERIOR LIGHTING REPLACEMENT

Construction Cost $4,000

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.

Project Index #: 0172EXT3

EXTERIOR SIDING REPLACEMENT

Construction Cost $35,800

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 #: 0172INT1

FLOORING AND SUBFLOORING REPLACEMENT **Construction Cost $3,600**

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 #: 0172INT2

INTERIOR FINISHES **Construction Cost $2,400**

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 #: 0172EXT1

ROOF REPLACEMENT **Construction Cost $3,600**

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 #: 0172EXT4

WINDOW REPLACEMENT **Construction Cost $14,300**

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**	**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 ıg**
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:**	**$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%**

SDCC GUARD TOWER 3

BUILDING REPORT

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**

Currently Critical **Immediate to Two Years**

Project Index #: 0171SFT1

EXIT SIGN AND EGRESS LIGHTING INSTALLATION

Construction Cost $1,100

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

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

Project Index #: 0171EXT2

EXTERIOR FINISHES

Construction Cost $6,000

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.

Project Index #: 0171ELE2

EXTERIOR LIGHTING REPLACEMENT

Construction Cost $4,000

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.

Project Index #: 0171EXT3

EXTERIOR SIDING REPLACEMENT

Construction Cost $17,900

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 #: 0171INT1

FLOORING AND SUBFLOORING REPLACEMENT **Construction Cost $3,600**

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 #: 0171INT2

INTERIOR FINISHES **Construction Cost $2,400**

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 #: 0171EXT1

ROOF REPLACEMENT **Construction Cost $3,600**

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 #: 0171EXT4

WINDOW REPLACEMENT **Construction Cost $14,300**

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**	**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 ıg**
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%**

SDCC GUARD TOWER 2

BUILDING REPORT

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.

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

Currently Critical **Immediate to Two Years**

Project Index #: 0170SFT2

EXIT SIGN AND EGRESS LIGHTING INSTALLATION **Construction Cost $1,100**

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

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

Project Index #: 0170EXT2

EXTERIOR FINISHES **Construction Cost $6,000**

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.

Project Index #: 0170ELE1

EXTERIOR LIGHTING REPLACEMENT **Construction Cost $4,000**

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.

Project Index #: 0170EXT3

EXTERIOR SIDING REPLACEMENT **Construction Cost $17,900**

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 #: 0170INT1

FLOORING AND SUBFLOORING REPLACEMENT **Construction Cost $3,600**

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 #: 0170INT2

INTERIOR FINISHES **Construction Cost $2,400**

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 #: 0170EXT1

ROOF REPLACEMENT **Construction Cost $3,600**

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 #: 0170EXT4

WINDOW REPLACEMENT **Construction Cost $14,300**

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**	**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 ıg**
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%**

SDCC GUARD TOWER 1

BUILDING REPORT

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

Currently Critical **Immediate to Two Years**

Project Index #: 0169SFT3

EXIT SIGN AND EGRESS LIGHTING INSTALLATION

Construction Cost $1,100

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 **Total Construction Cost for Priority 2 Projects: $30,500**

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

Project Index #: 0169EXT2

EXTERIOR FINISHES

Construction Cost $7,500

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.

Project Index #: 0169INT3

FLOORING INSTALLATION

Construction Cost $3,000

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.

Project Index #: 0169INT2

INTERIOR FINISHES

Construction Cost $5,000

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.

Project Index #: 0169INT4

INTERIOR STAIRWAY REFURBISHMENT

Construction Cost $15,000

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**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**1980**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**	**Construction Type:**	**Concrete Masonry Units, Wood &**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**II-B ıg**

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:**	**$158.00**
Priority Class 2:	**$30,500**	**Total Facility Replacement Construction Cost:**	**$360,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$1,800**
Grand Total:	**$31,600**	**FCNI:**	**9%**

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

Currently Critical **Immediate to Two Years**

Project Index #: 0168HVA5

COOLING TOWER REPLACEMENT

Construction Cost $650,000

There are three cooling towers on site whose function is to remove heat from the sitewide water source heat pump (WSHP) loop. The equipment is in poor condition and should be scheduled for replacement in the next 1 - 2 years. This project would provide for removal and disposal of the existing equipment and installation of new cooling towers.

Project Index #: 0168HVA4

EVAPORATIVE COOLER REPLACEMENT

Construction Cost $14,400

The 4 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 4 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.

Project Index #: 0168SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $160,300

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.

Project Index #: 0168EXT2

OVERHEAD DOOR REPLACEMENT

Construction Cost $52,500

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.

Project Index #: 0168SFT2

STORAGE RACK SEISMIC BRACING **Construction Cost $41,650**

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**

Project Index #: 0168EXT4

EXTERIOR STUCCO FINISH REPAIRS **Construction Cost $17,850**

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**

Project Index #: 0168EXT1

EXTERIOR FINISHES **Construction Cost $105,610**

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.

Project Index #: 0168INT2

INTERIOR FINISHES **Construction Cost $24,000**

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:

Gross Area (square feet):	**21,122**	**IBC Occupancy Type 1:**	**100 % S-1**
Year Constructed:	**1980**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**90 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units and Steel**
Exterior Finish 2:	**10 % Painted Stucco / EIFS**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**50 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$918,850**	**Project Construction Cost per Square Foot:**	**$50.48**
Priority Class 2:	**$17,850**	**Total Facility Replacement Construction Cost:**	**$6,337,000**
Priority Class 3:	**$129,610**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$1,066,310**	**FCNI:**	**17%**

SDCC REINJECTION BUILDING

BUILDING REPORT

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

EXTERIOR FINISHES

Construction Cost $3,120

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

INTERIOR FINISHES

Construction Cost $3,120

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**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1980**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units and Steel**
Exterior Finish 2:	**%**	**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%**

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**

Project Index #: 0166ADA2

ADA RESTROOM REPLACEMENT

Construction Cost $36,000

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 #: 0166ADA1

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Construction Cost $9,600

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 #: 0166INT2

FIRE RATED CEILING ASSEMBLY REPAIRS

Construction Cost $3,000

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 #: 0166SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $286,600

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 #: 0166SFT5

GYPSUM BOARD CEILING REPAIRS **Construction Cost $9,750**

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.

Project Index #: 0166EXT2

ROOF REPLACEMENT **Construction Cost $306,900**

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 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 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**

Project Index #: 0166INT5

FLOORING REPLACEMENT **Construction Cost $100,800**

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.

Project Index #: 0166INT6

GYMNASIUM FLOOR REPLACEMENT **Construction Cost $123,400**

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.

Project Index #: 0166INT4

INTERIOR DOOR REPLACEMENT **Construction Cost $52,400**

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.

Project Index #: 0166INT3

INTERIOR FINISHES **Construction Cost $81,620**

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.

Project Index #: 0166SIT3

SIDEWALK REPLACEMENT **Construction Cost $18,000**

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.

Project Index #: 0166SIT2

SITE DRAINAGE UPGRADES **Construction Cost $15,000**

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.

Project Index #: 0166PLM1

WATER HEATER REPLACEMENT **Construction Cost $3,570**

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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $81,620**

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

Project Index #: 0166EXT1

EXTERIOR FINISHES **Construction Cost $81,620**

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.

BUILDING INFORMATION:

Gross Area (square feet):	**16,324**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**1980**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**90 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units and Steel**
Exterior Finish 2:	**10 % Painted Stucco / EIFS**	**IBC Construction Type:**	**II-A**
Number of Levels (Floors):	**2 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$651,850**	**Project Construction Cost per Square Foot:**	**$69.12**
Priority Class 2:	**$394,790**	**Total Facility Replacement Construction Cost:**	**$5,828,000**
Priority Class 3:	**$81,620**	**Facility Replacement Cost per Square Foot:**	**$357**
Grand Total:	**$1,128,260**	**FCNI:**	**19%**

SDCC INDUSTRIAL/CULINARY/P.I.

BUILDING REPORT

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

Currently Critical **Immediate to Two Years**

Project Index #: 0165SFT2

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $670,300

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.

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

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

Project Index #: 0165HVA3

EVAPORATIVE COOLER REPLACEMENT

Construction Cost $50,400

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.

Project Index #: 0165INT7

FLOORING REPLACEMENT

Construction Cost $57,100

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.

Project Index #: 0165INT6

INTERIOR DOOR REPLACEMENT **Construction Cost $105,100**

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.

Project Index #: 0165INT2

INTERIOR FINISHES **Construction Cost $457,800**

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.

Project Index #: 0165EXT4

OVERHEAD DOOR REPLACEMENT **Construction Cost $48,000**

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.

Project Index #: 0165EXT3

ROOF REPLACEMENT **Construction Cost $1,434,600**

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

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

Project Index #: 0165EXT1

EXTERIOR FINISHES **Construction Cost $381,545**

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**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**1980**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**90 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units and Steel**
Exterior Finish 2:	**10 % Painted Stucco / EIFS**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**50 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$670,300**	**Project Construction Cost per Square Foot:**	**$42.00**
Priority Class 2:	**$2,153,000**	**Total Facility Replacement Construction Cost:**	**$27,242,000**
Priority Class 3:	**$381,545**	**Facility Replacement Cost per Square Foot:**	**$357**
Grand Total:	**$3,204,845**	**FCNI:**	**12%**

SDCC EDUCATION BUILDING

BUILDING REPORT

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**

Project Index #: 0164ADA1

ADA RESTROOM UPGRADE **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.

Project Index #: 0164PLM2

JANITORS CLOSET REPAIRS **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**

Project Index #: 0164ENR2

WINDOW REPLACEMENT **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**

Project Index #: 0164EXT2

EXTERIOR FINISHES **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 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 #: 0164INT3

INTERIOR FINISHES **Construction Cost $138,000**

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**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**1980**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**90 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units and Steel**
Exterior Finish 2:	**10 % Painted Stucco / EIFS**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

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%**

SDCC HOUSING UNIT 7

BUILDING REPORT

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

Currently Critical **Immediate to Two Years**

Project Index #: 0163SEC2

CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT

Construction Cost $1,685,000

Housing Unit 7 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.

Project Index #: 0163HVA2

EXHAUST FAN REPLACEMENT

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 should be installed.
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 #: 0163SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $301,000

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 #: 0163PLM3

REPAIR WATER SOFTENING SYSTEM

Construction Cost $3,000

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.

Project Index #: 0163PLM4

REPLACE HEAT PUMP WATER HEATING SYSTEM **Construction Cost $83,000**

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 #: 0163SEC3

SECURITY GLAZING UPGRADE AT CENTRAL CONTROL **Construction Cost $45,000**

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 #: 0163PLM1

TOILET AND LAVATORY REPLACEMENT **Construction Cost $668,000**

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

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

Project Index #: 0163SEC1

EXTERIOR DOOR REPLACEMENT **Construction Cost $29,000**

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 #: 0163EXT4

ROOF REPLACEMENT **Construction Cost $321,900**

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 #: 0163ENR2

WINDOW REPLACEMENT **Construction Cost $165,000**

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**

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

Project Index #: 0163EXT3

EXTERIOR FINISHES **Construction Cost $119,889**

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 #: 0163INT1

INTERIOR FINISHES **Construction Cost $170,100**

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**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**1981**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**50 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units and Steel**
Exterior Finish 2:	**50 % Painted Stucco / EIFS**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**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:	**$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 **Total Construction Cost for Priority 1 Projects: $2,795,800**

Currently Critical **Immediate to Two Years**

Project Index #: 0162SEC1

CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT

Construction Cost $1,685,000

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.

Project Index #: 0162HVA2

EXHAUST FAN REPLACEMENT

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 #: 0162SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $301,000

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 #: 0162PLM5

REPAIR WATER SOFTENING SYSTEM

Construction Cost $3,000

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.

Project Index #: 0162PLM6

REPLACE HEAT PUMP WATER HEATING SYSTEM **Construction Cost $83,000**

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 #: 0162SEC3

SECURITY GLAZING UPGRADE AT CENTRAL CONTROL **Construction Cost $45,000**

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 #: 0162PLM2

TOILET AND LAVATORY REPLACEMENT **Construction Cost $668,000**

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 **Total Construction Cost for Priority 2 Projects: $686,000**

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

Project Index #: 0162SEC2

EXTERIOR DOOR REPLACEMENT **Construction Cost $29,000**

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 #: 0162INT1

INTERIOR FINISHES **Construction Cost $170,100**

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.

Project Index #: 0162EXT4

ROOF REPLACEMENT **Construction Cost $321,900**

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 #: 0162ENR2

WINDOW REPLACEMENT **Construction Cost $165,000**

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: $119,889

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

Project Index #: 0162EXT3

EXTERIOR FINISHES **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.

BUILDING INFORMATION:

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

SDCC HOUSING UNIT 5

BUILDING REPORT

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

Currently Critical **Immediate to Two Years**

Project Index #: 0161SEC1

CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT

Construction Cost $1,685,000

Housing Unit 5 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.

Project Index #: 0161HVA2

EXHAUST FAN REPLACEMENT

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

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $301,000

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 #: 0161PLM4

REPAIR WATER SOFTENING SYSTEM

Construction Cost $3,000

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.

Project Index #: 0161PLM6

REPLACE HEAT PUMP WATER HEATING SYSTEM **Construction Cost $83,000**

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 #: 0161SEC3

SECURITY GLAZING UPGRADE AT CENTRAL CONTROL **Construction Cost $45,000**

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 #: 0161PLM1

TOILET AND LAVATORY REPLACEMENT **Construction Cost $668,000**

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

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

Project Index #: 0161SEC2

EXTERIOR DOOR REPLACEMENT **Construction Cost $29,000**

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 #: 0161EXT4

ROOF REPLACEMENT **Construction Cost $321,900**

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 #: 0161ENR2

WINDOW REPLACEMENT **Construction Cost $165,000**

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**

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

Project Index #: 0161EXT3

EXTERIOR FINISHES **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.

Project Index #: 0161INT1

INTERIOR FINISHES **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**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**1980**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**50 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units and Steel**
Exterior Finish 2:	**50 % Painted Stucco / EIFS**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**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:	**$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 4

BUILDING REPORT

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**

Currently Critical **Immediate to Two Years**

Project Index #: 0160HVA2

EXHAUST FAN REPLACEMENT

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 #: 0160SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $301,000

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 #: 0160PLM5

REPAIR WATER SOFTENING SYSTEM

Construction Cost $3,000

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.

Project Index #: 0160PLM6

REPLACE HEAT PUMP WATER HEATING SYSTEM

Construction Cost $83,000

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 #: 0160PLM2

TOILET AND LAVATORY REPLACEMENT **Construction Cost $668,000**

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

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

Project Index #: 0160SEC2

EXTERIOR DOOR REPLACEMENT **Construction Cost $29,000**

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 #: 0160PLM7

PLUMBING FIXTURE WATER CONTROL UPGRADE **Construction Cost $491,900**

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 #: 0160EXT4

ROOF REPLACEMENT **Construction Cost $321,900**

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 #: 0160ENR2

WINDOW REPLACEMENT **Construction Cost $165,000**

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: $1,974,989**

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

Project Index #: 0160SEC4

CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT **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.

Project Index #: 0160EXT3

EXTERIOR FINISHES **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.

Project Index #: 0160INT1

INTERIOR FINISHES **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**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**1980**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**50 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units and Steel**
Exterior Finish 2:	**50 % Painted Stucco / EIFS**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**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%**

SDCC HOUSING UNIT 3

BUILDING REPORT

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**

Currently Critical **Immediate to Two Years**

Project Index #: 0159HVA2

EXHAUST FAN REPLACEMENT

Construction Cost $10,800

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 #: 0159SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $301,000

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 #: 0159PLM4

REPAIR WATER SOFTENING SYSTEM

Construction Cost $3,000

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.

Project Index #: 0159PLM5

REPLACE HEAT PUMP WATER HEATING SYSTEM

Construction Cost $83,000

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 #: 0159PLM1

TOILET AND LAVATORY REPLACEMENT **Construction Cost $668,000**

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

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

Project Index #: 0159SEC2

EXTERIOR DOOR REPLACEMENT **Construction Cost $29,000**

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 #: 0159PLM6

PLUMBING FIXTURE WATER CONTROL UPGRADE **Construction Cost $491,900**

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 #: 0159EXT4

ROOF REPLACEMENT **Construction Cost $321,900**

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 #: 0159ENR2

WINDOW REPLACEMENT **Construction Cost $165,000**

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: $1,974,989**

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

Project Index #: 0159SEC4

CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT **Construction Cost $1,685,000**

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 #: 0159EXT3

EXTERIOR FINISHES **Construction Cost $119,889**

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 #: 0159INT1

INTERIOR FINISHES **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**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**1980**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**50 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units and Steel**
Exterior Finish 2:	**50 % Painted Stucco / EIFS**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**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%**

SDCC HOUSING UNIT 2

BUILDING REPORT

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

Currently Critical **Immediate to Two Years**

Project Index #: 0158HVA2

EXHAUST FAN REPLACEMENT

Construction Cost $10,800

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 #: 0158SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $301,000

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 #: 0158PLM6

REPAIR WATER SOFTENING SYSTEM

Construction Cost $3,000

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.

Project Index #: 0158PLM5

REPLACE HEAT PUMP WATER HEATING SYSTEM

Construction Cost $83,000

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 #: 0158PLM2

TOILET AND LAVATORY REPLACEMENT **Construction Cost $668,000**

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

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

Project Index #: 0158EXT5

EXTERIOR DOOR REPLACEMENT **Construction Cost $29,000**

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 #: 0158PLM7

PLUMBING FIXTURE WATER CONTROL UPGRADE **Construction Cost $491,900**

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 #: 0158EXT4

ROOF REPLACEMENT **Construction Cost $321,900**

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 #: 0158ENR2

WINDOW REPLACEMENT **Construction Cost $165,000**

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: $1,974,989**

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

Project Index #: 0158SEC4

CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT **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.

Project Index #: 0158EXT3

EXTERIOR FINISHES **Construction Cost $119,889**

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 #: 0158INT1

INTERIOR FINISHES **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**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**1980**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**50 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units and Steel**
Exterior Finish 2:	**50 % Painted Stucco / EIFS**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**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%**

SDCC HOUSING UNIT 1

BUILDING REPORT

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**

Project Index #: 0157SEC2

CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT

Construction Cost $1,685,000

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.

Project Index #: 0157HVA2

EXHAUST FAN REPLACEMENT

Construction Cost $10,800

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 #: 0157SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $301,000

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 #: 0157PLM4

REPAIR WATER SOFTENING SYSTEM

Construction Cost $3,000

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.

Project Index #: 0157PLM5

REPLACE HEAT PUMP WATER HEATING SYSTEM **Construction Cost $83,000**

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 #: 0157SEC3

SECURITY GLAZING UPGRADE AT CENTRAL CONTROL **Construction Cost $45,000**

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.

Project Index #: 0157PLM1

TOILET AND LAVATORY REPLACEMENT **Construction Cost $668,000**

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 **Total Construction Cost for Priority 2 Projects: $1,177,900**

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

Project Index #: 0157SEC1

EXTERIOR DOOR REPLACEMENT **Construction Cost $29,000**

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 #: 0157INT1

INTERIOR FINISHES **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.

Project Index #: 0157PLM6

PLUMBING FIXTURE WATER CONTROL UPGRADE **Construction Cost $491,900**

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 #: 0157EXT4

ROOF REPLACEMENT **Construction Cost $321,900**

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 #: 0157ENR2

WINDOW REPLACEMENT **Construction Cost $165,000**

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: $119,889

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

Project Index #: 0157EXT3

EXTERIOR FINISHES **Construction Cost $119,889**

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**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**1980**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**50 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units and Steel**
Exterior Finish 2:	**50 % Painted Stucco / EIFS**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**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%**

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.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $213,700**

Currently Critical **Immediate to Two Years**

Project Index #: 0156ADA3

ADA DOOR HARDWARE REPLACEMENT **Construction Cost $72,000**

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 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 #: 0156ADA1

ADA RESTROOM UPGRADE **Construction Cost $59,500**

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 #: 0156ADA2

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **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.

Project Index #: 0156SEC1

VISITOR CENTER SECURITY UPGRADES **Construction Cost $77,400**

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**

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

Project Index #: 0156ENR2

WINDOW REPLACEMENT **Construction Cost $63,000**

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**

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

Project Index #: 0156EXT1

EXTERIOR FINISHES **Construction Cost $276,700**

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.

Project Index #: 0156INT1

INTERIOR FINISHES **Construction Cost $276,700**

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):	**27,669**	**IBC Occupancy Type 1:**	**100 % I-3**
Year Constructed:	**1980**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**60 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units and Steel**
Exterior Finish 2:	**40 % Painted Stucco / EIFS**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$213,700**	**Project Construction Cost per Square Foot:**	**$30.00**
Priority Class 2:	**$63,000**	**Total Facility Replacement Construction Cost:**	**$9,878,000**
Priority Class 3:	**$553,400**	**Facility Replacement Cost per Square Foot:**	**$357**
Grand Total:	**$830,100**	**FCNI:**	**8%**

SDCC ADMINISTRATION A

BUILDING REPORT

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.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $79,200**

Currently Critical **Immediate to Two Years**

Project Index #: 0155ADA1

ADA DOOR HARDWARE REPLACEMENT **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.

Project Index #: 0155ADA2

ADA RESTROOM UPGRADE **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.

Project Index #: 0155ADA3

BREAK ROOM REMODEL **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.

Project Index #: 0155ADA4

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **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.

Project Index #: 0155EXT2

INVESTIGATE/ REPAIR WATERPROOFING **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**

Project Index #: 0155INT2

JANITORS CLOSET REPAIRS **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.

Project Index #: 0155EXT3

ROOF REPLACEMENT **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.

Project Index #: 0155ENR2

WINDOW REPLACEMENT **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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $109,275**

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

Project Index #: 0155EXT1

EXTERIOR FINISHES **Construction Cost $59,800**

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.

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Project Index #: 0155INT1

INTERIOR FINISHES **Construction Cost $49,475**

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):	**9,895**	**IBC Occupancy Type 1:**	**100 % B**
Year Constructed:	**1980**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**50 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units and Steel**
Exterior Finish 2:	**50 % Painted Stucco / EIFS**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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

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.

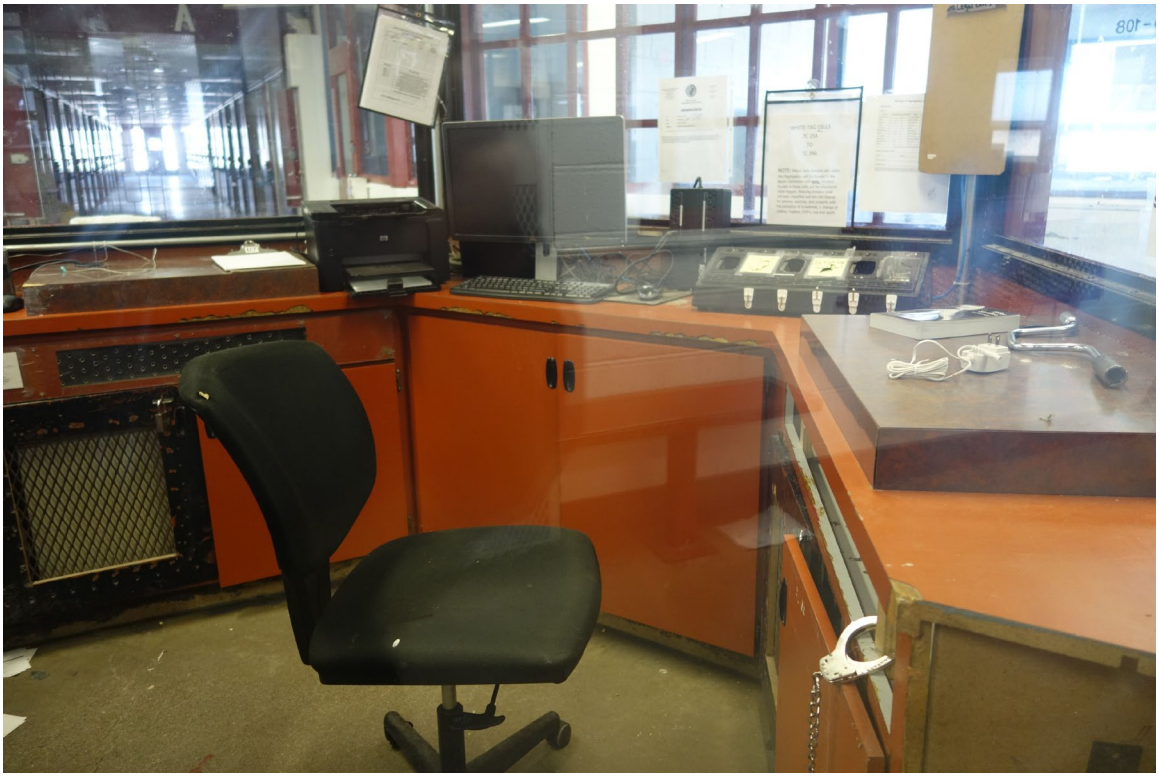
SDCC Central Plant/Warehouse – FCA Building #0168
Description: Exterior of the building.

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.