



DEPT OF CORRECTIONS

## STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION  
STATE PUBLIC WORKS DIVISION  
FACILITY CONDITION ASSESSMENT

## PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

NORTHEAST REGION

-

9972 - HUMBOLDT CONSERVATION CAMP SITE  
8105 CONSERVATION RD  
WINNEMUCCA, NV 89445-8990  
HUMBOLDT COUNTY

SURVEY DATE: 04/18/2023

---



# TABLE OF CONTENTS

|   |    |
|---|----|
| INTRODUCTION .....  | 6  |
| PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION ..... | 7  |
| 9972-SEC-2: EXTERIOR LIGHTING .....                             | 8  |
| 1394-SIT-1: REPLACE EXIT STAIRS, SIDEWALK AND RAMP .....        | 9  |
| 1394-SFT-5: FIRE ALARM SYSTEM UPGRADE .....                     | 10 |
| 1394-SFT-2: FLUE REPLACEMENT .....                              | 11 |
| 1397-SFT-2: FIRE ALARM SYSTEM REPLACEMENT .....                 | 12 |
| 9972-SIT-1: SIDEWALK REPLACEMENT .....                          | 13 |
| 1397-ADA-1: ADA RESTROOM REMODEL.....                           | 14 |
| 1394-INT-1: REPLACE SUBFLOORING .....                           | 15 |
| 1399-ADA-7: ADA RESTROOM UPGRADE .....                          | 16 |
| 1605-ADA-1: ADA RESTROOM UPGRADE.....                           | 17 |
| 1395-ADA-1: ADA RESTROOM UPGRADE.....                           | 18 |
| 1395-SFT-7: FIRE ALARM SYSTEM UPGRADE.....                      | 19 |
| 9972-PLM-1: SEWER INSPECTION .....                              | 20 |
| 1397-ENV-1: DUST COLLECTION SYSTEM INSTALLATION.....            | 21 |
| 1395-CUL-1: ADA ACCESSIBLE COUNTER .....                        | 22 |
| 9972-SEC-3: FENCE UPGRADE .....                                 | 23 |
| 1395-ADA-3: ADA UPGRADES.....                                   | 24 |
| 1399-ADA-1: INTERIOR STAIR HANDRAIL REPLACEMENT .....           | 25 |
| 1400-ENR-1: INSULATE BUILDING .....                             | 26 |
| 1397-STR-1: STRUCTURAL REVIEW .....                             | 27 |
| 1399-STR-6: STRUCTURAL REVIEW .....                             | 28 |
| 1605-ADA-5: ADA ACCESSIBLE COUNTER.....                         | 29 |
| 9972-ENV-1: ABOVE GROUND WASTE OIL TANK CONTAINMENT .....       | 30 |
| 1400-HVA-2: ELECTRIC HEATER REPLACEMENT .....                   | 31 |
| 1394-ELE-3: ELECTRICAL UPGRADE .....                            | 32 |

|  |    |
|--|----|
| 1397-INT-4: DOOR HARDWARE INSTALLATION .....                             | 33 |
| 1394-SFT-4: CARBON MONOXIDE DETECTOR INSTALLATION .....                  | 34 |
| 1400-EXT-2: EXTERIOR FINISHES .....                                      | 35 |
| 1397-SFT-3: HANDRAIL INSTALLATION .....                                  | 36 |
| 1398-EXT-1: ROOF REPLACEMENT .....                                       | 37 |
| 1398-EXT-3: EXTERIOR FINISHES.....                                       | 38 |
| 1395-SFT-4: ANCHORING OF WATER HEATER.....                               | 39 |
| PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION ..... | 40 |
| 1394-INT-2: INTERIOR REMODEL .....                                       | 41 |
| 1395-HVA-4: REPLACE CULINARY REFRIGERATION UNITS .....                   | 42 |
| 1395-CUL-2: CULINARY REFURBISHMENT.....                                  | 43 |
| 1394-PLM-2: PLUMBING REPLACEMENT .....                                   | 44 |
| 1394-SFT-1: FIRE SPRINKLER INSTALLATION.....                             | 45 |
| 9972-SIT-6: SITE CONCRETE REPLACEMENT.....                               | 46 |
| 1394-INT-3: FLOORING REPLACEMENT .....                                   | 47 |
| 1397-PLM-5: PLUMBING REPLACEMENT .....                                   | 48 |
| 1397-INT-6: CEILING REPAIRS.....   | 49 |
| 9972-ELE-1: REFURBISH VEHICLE BLOCK HEATER ISLAND .....                  | 50 |
| 9972-SIT-8: CRACK FILL & SEAL ASPHALT PAVING.....                        | 51 |
| 1395-HVA-3: HEATER REPLACEMENT.....                                      | 52 |
| 1397-INT-5: INTERIOR FINISHES.....                                       | 53 |
| 1395-INT-3: FLOORING REPLACEMENT.....                                    | 54 |
| 1394-HVA-2: HEATER REPLACEMENT.....                                      | 55 |
| 1395-INT-2: INTERIOR FINISHES.....                                       | 56 |
| 1394-PLM-3: EVAPORATIVE COOLER REPLACEMENT .....                         | 57 |
| 1394-ADA-6: ADA DOOR HARDWARE REPLACEMENT.....                           | 58 |
| 1395-EXT-7: EXTERIOR SIDING REPLACEMENT .....                            | 59 |
| 1605-HVA-1: HVAC SYSTEM REPLACEMENT .....                                | 60 |
| 1395-EXT-1: EXTERIOR FINISHES.....                                       | 61 |
| 1397-EXT-1: EXTERIOR FINISHES.....                                       | 62 |

|  |    |
|--|----|
| 1397-SEC-1: EXTERIOR DOOR REPLACEMENT.....                   | 63 |
| 1397-HVA-1: FURNACE REPLACEMENT.....                         | 64 |
| 1394-SEC-1: EXTERIOR DOOR REPLACEMENT .....                  | 65 |
| 1397-INT-1: GYPSUM BOARD REPAIR .....                        | 66 |
| 2138-SIT-2: DEMOLISH STRUCTURE .....                         | 67 |
| 1397-ELE-1: LIGHTING UPGRADE.....                            | 68 |
| 2141-EXT-2: EXTERIOR FINISHES.....                           | 69 |
| 1400-EXT-1: EXTERIOR SIDING REPLACEMENT .....                | 70 |
| 1397-HVA-2: REPLACE EVAPORATIVE COOLERS.....                 | 71 |
| 2554-SFT-1: WATER TANK INSPECTION.....                       | 72 |
| 2554-EXT-2: EXTERIOR FINISHES .....                          | 73 |
| 1395-HVA-2: EVAPORATIVE COOLER REPLACEMENT .....             | 74 |
| 1399-INT-7: INTERIOR FINISHES.....                           | 75 |
| 1398-EXT-4: EXTERIOR DOOR REPLACEMENT .....                  | 76 |
| 2147-EXT-1: EXTERIOR FINISHES.....                           | 77 |
| 2142-EXT-3: ROOF REPLACEMENT.....                            | 78 |
| 1605-PLM-4: WATER HEATER REPLACEMENT.....                    | 79 |
| 2142-EXT-2: EXTERIOR FINISHES .....                          | 80 |
| 1400-EXT-3: EXTERIOR DOOR REPLACEMENT .....                  | 81 |
| 1605-EXT-1: EXTERIOR FINISHES.....                           | 82 |
| 1396-EXT-1: EXTERIOR FINISHES.....                           | 83 |
| 1396-INT-1: VCT FLOORING REPLACEMENT.....                    | 84 |
| 3786-EXT-1: EXTERIOR FINISHES.....                           | 85 |
| 1396-INT-2: INTERIOR FINISHES.....                           | 86 |
| 2139-EXT-1: EXTERIOR FINISHES.....                           | 87 |
| PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS..... | 88 |
| 1605-INT-4: INTERIOR FINISHES.....                           | 89 |
| 2141-INT-1: INTERIOR FINISHES.....                           | 90 |
| 3754-SFT-1: EXTERIOR FINISHES.....                           | 91 |

APPENDIX A – BUILDING MANAGEMENT CATEGORIES..... 92  
BUILDING SYSTEMS ..... 92  
APPENDIX B – REVISION HISTORY ..... 93

*The **FCA PROGRAM**, established by the State Public Works Division (SPWD), fulfills oversight responsibilities under NRS 341.128 (periodically inspect state-owned institutions) and NRS 331.110 (inventory of state property).*

*The **Property Portfolio Review** is a two-part evaluation offering an assessment of a property's condition and prioritized project recommendations with preliminary cost estimates.*

## INTRODUCTION

The **Project Addendum** is part two of the **Property Portfolio Review**, building on the foundation of the Facility Insights report, which assesses the condition of the property and its facilities. It outlines post-assessment projects, categorized within the SPWD's building management system, by priority, status designation, and preliminary cost estimate. Building management components include ADA, culinary, electrical, energy, environmental, exterior, HVAC, interior, plumbing, safety, security, site, and structural systems.

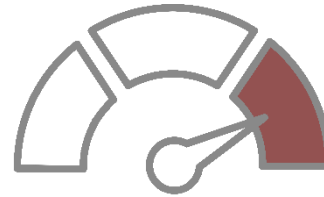
Projects are prioritized by urgency and address the most pressing needs effectively:

- **Priority 1**, 0 - 2 years, **Currently Critical**: Requires immediate action.
- **Priority 2**, 2 - 4 years, **Necessary – Not Yet Critical**: Preemptive attention to avoiding deterioration.
- **Priority 3**, 4 - 10 years, **Long Term Needs**: Investment planning and functional improvements.

Projects are assigned a status designation of **new**, **in progress**, **completed**, **deferred** or **canceled**. Preliminary cost estimates are based on multiple sources, including the **RS Means Cost Estimating Guide**, similar **SPWD construction projects**, and **contractor pricing**, factoring in labor, location, materials, profit, and overhead. **Soft costs** (design fees, testing, permits) are not included.



**Disclaimer:** Observations are limited to **accessible areas** and conditions present during the survey.  
**Accurate Forecasting:** Updated estimates must be obtained that include soft costs and professional evaluations.



## PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION

## HUMBOLDT CONSERVATION CAMP SITE

\$450,000

PRIORITY 1  
0 - 2 years



### DEFERRED SECURITY - 10/21/2024 9972-SEC-2: EXTERIOR LIGHTING

The entrance road, parking area and site have insufficient, poor and none functional lighting. Considering the environment of the site, this area needs to be well lit. This project will provide funding for the purchase and installation of 30 additional LED fixtures; 30' light poles and 30" diameter raised concrete bases; electrical trenching; conduit; wiring, and required connections to the existing utilities. The light poles should match the existing light poles located in the surrounding area.

## ADMINISTRATION/ HOUSING UNIT



**\$150,000**

**PRIORITY 1**  
**0 - 2 years**



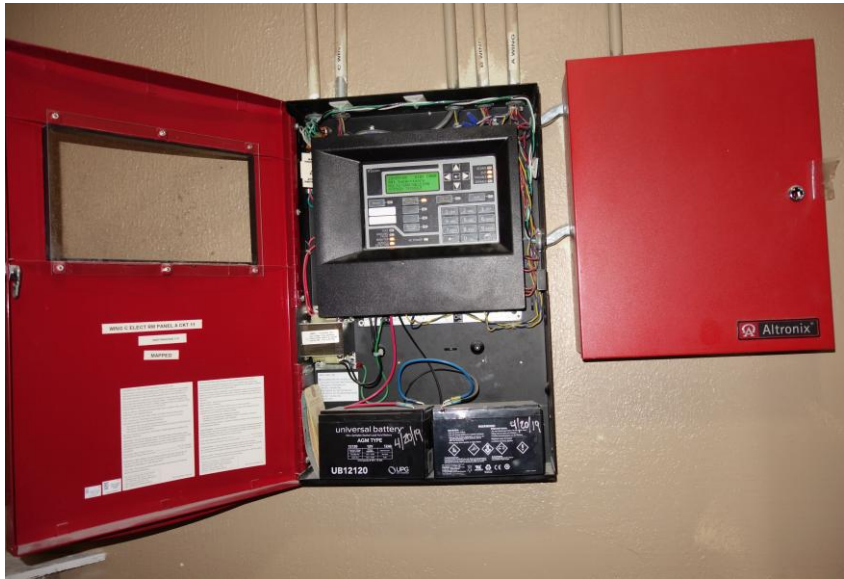
### DEFERRED SITE ISSUES - 10/21/2024

#### 1394-SIT-1: REPLACE EXIT STAIRS, SIDEWALK AND RAMP

The concrete sidewalk and exit stairs for the housing unit appear to be part of the original construction. They are deteriorating mainly from exposure to the weather. Spalling and cracking has occurred, and in some instances they are unsafe. The stairs are not up to current code (existing 8" risers at entry, cannot exceed 7" per chapter 10 of the 2018 IBC) and there is not an ADA accessible entrance. This project would provide funding for the removal and replacement of the sidewalk, main entrance concrete stairs,

including other exit stairs, and construction of an ADA accessible ramp into the building.

## ADMINISTRATION/ HOUSING UNIT



\$62,400

PRIORITY 1  
0 - 2 years

### NEW SAFETY ISSUES - 10/21/2024

#### 1394-SFT-5: FIRE ALARM SYSTEM UPGRADE

This building is equipped with an automatic fire detection and alarm system that is failing. According to 2018 IFC 907.8.5 Inspection, testing and maintenance, the building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. It is recommended the fire alarm AHJ (Authority Having Jurisdiction) be notified and make a determination on the disposition of the existing system, whether to demolish/decommission or upgrade and make operational. This estimate includes the cost of replacing the existing system with a

new system that will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1 Section 7 and the 2018 International Fire Code.

---

## ADMINISTRATION/ HOUSING UNIT

---



**\$60,000**

**PRIORITY 1**  
**0 - 2 years**

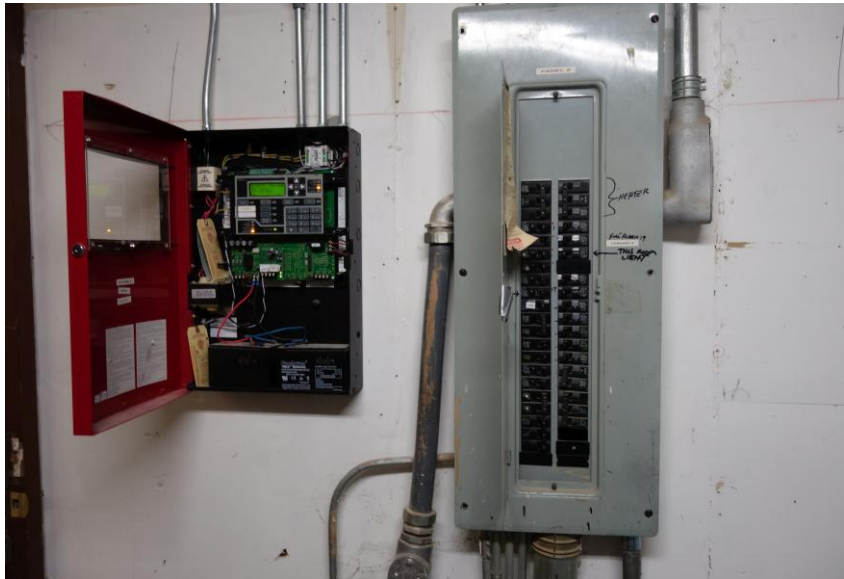


### DEFERRED SAFETY ISSUES - 10/21/2024

#### 1394-SFT-2: FLUE REPLACEMENT

Several water heater and heating system flues in the building do not comply with UMC 2024, Chapter 8 – Chimneys and Vents, with issues including improper clearances, cracks, and overall poor condition. To address these safety and code compliance concerns, it is recommended that all flues be replaced with new ones installed by a licensed contractor, meeting manufacturer specifications and IMC 2024 requirements. This project will provide funding for the removal of existing flues and installation of compliant replacements throughout the building.

## MULTI-PURPOSE BUILDING



**\$56,000**

**PRIORITY 1**  
**0 - 2 years**

### DEFERRED SAFETY ISSUES - 10/22/2024

#### 1397-SFT-2: FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to Nevada Administrative Code (NAC) 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month

period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 International Building Code (IBC) chapter 9, section 907 and the State Fire Marshal's requirements.

## HUMBOLDT CONSERVATION CAMP SITE



**\$55,000**

**PRIORITY 1**  
**0 - 2 years**



### DEFERRED SITE ISSUES - 10/18/2024

#### 9972-SIT-1: SIDEWALK REPLACEMENT

The sidewalks serving the buildings on this site are deteriorated and failing. In some areas cracks wider than four inches have been identified, and there is settling in many locations. This project addresses removal and replacement of existing sidewalks as needed. 4" thick concrete sidewalks were used for this estimate. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. This project includes providing an accessible path of travel from the ADA

parking area through the gatehouse to the visitors area which is located in the Housing Unit.

## MULTI-PURPOSE BUILDING



Image from 2016 FCA Survey

**\$50,000**

**PRIORITY 1**  
**0 - 2 years**

**DEFERRED ADA - 10/22/2024**

### **1397-ADA-1: ADA RESTROOM REMODEL**

The building does not have an accessible restroom. The existing restroom does 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. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

---

## ADMINISTRATION/ HOUSING UNIT

---



**\$50,000**

**PRIORITY 1**  
**0 - 2 years**

**DEFERRED BUILDING INTERIOR - 4/23/2024**

### **1394-INT-1: REPLACE SUBFLOORING**

Areas exist where the sub-floor has been damaged due to water infiltration and a lack of bracing in the rooms, hallways, showers and bathroom areas. Age and constant traffic have contributed to the deterioration. This project would provide funding to remove the existing damaged sub-floor and install new bracing and plywood sub-flooring where needed.

---

## NDF MAINTENANCE SHOP

---



**\$50,000**

**PRIORITY 1**  
**0 - 2 years**

DEFERRED ADA - 10/22/2024

### 1399-ADA-7: ADA RESTROOM UPGRADE

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the restroom into an ADA compliant restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 International Building Code (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.

---

## NDF ADMINISTRATION OFFICE

---



**\$45,000**

**PRIORITY 1**  
**0 - 2 years**

DEFERRED ADA - 10/23/2024

### 1605-ADA-1: ADA RESTROOM UPGRADE

The building does not have an accessible restroom. The existing restroom does 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. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 International Building Code (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. The project should be implemented concurrently with the Shower Installation project.

## CAFETERIA/ CULINARY BUILDING



**\$45,000**

**PRIORITY 1**  
**0 - 2 years**



**DEFERRED ADA - 10/22/2024**

### **1395-ADA-1: ADA RESTROOM UPGRADE**

The culinary area is often used for an inmate visitation area. The men's and women's designated restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for replacement of a unisex accessible restroom. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180 and the most current version of the

ADA Standards For Accessible Design were used as references for this project.

## CAFETERIA/ CULINARY BUILDING



**\$35,000**

**PRIORITY 1**  
**0 - 2 years**

### NEW SAFETY ISSUES - 10/21/2024

#### 1395-SFT-7: FIRE ALARM SYSTEM UPGRADE

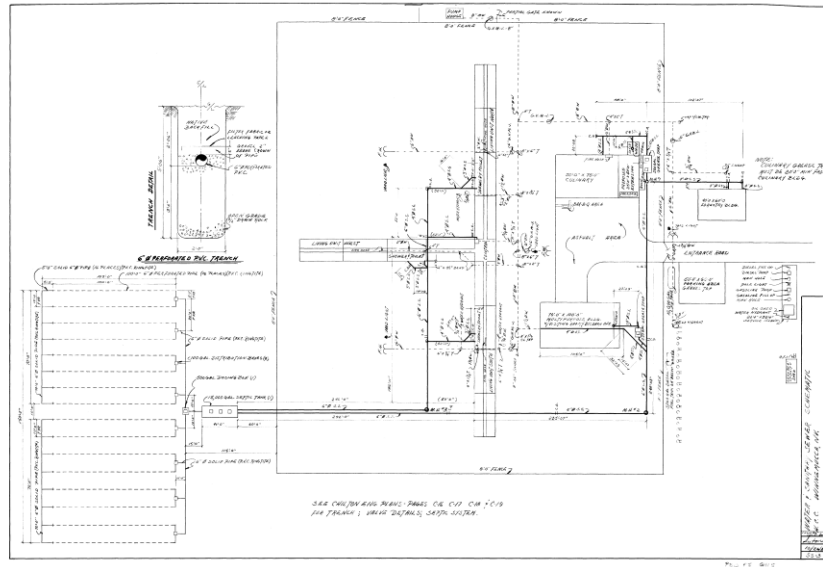
This building is equipped with an automatic fire detection and alarm system that is a maintenance problem with the panel constantly in Alarm. According to 2018 IFC 907.8.5 Inspection, testing and maintenance, the building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. It is recommended the fire alarm AHJ (Authority Having Jurisdiction) be notified and make a determination on the disposition of the existing system, whether to demolish/decommission or upgrade and make operational. This estimate includes the cost of replacing the

existing system with a new system that will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1 Section 7 and the 2018 International Fire Code.

## HUMBOLDT CONSERVATION CAMP SITE

**\$30,000**

**PRIORITY 1**  
**0 - 2 years**



### NEW PLUMBING - 10/22/2024 9972-PLM-1: SEWER INSPECTION

The entire sewer system including building drainage appears to be original construction. Clearing clogged underground lines is an ongoing maintenance issue and replacement may be required. This project recommends a full sewer system survey including building drainage be conducted. The investment required for repairs and or replacement would be determined based on the results of the survey.

---

**MULTI-PURPOSE BUILDING**

---



**\$30,000**

**PRIORITY 1**  
**0 - 2 years**

**DEFERRED ENVIRONMENTAL - 10/22/2024**

**1397-ENV-1: DUST COLLECTION SYSTEM INSTALLATION**

The existing wood working equipment has only partial dust collection capacity. In order to reduce the possibility of damage or injury, each piece of equipment should have full collection capability. This project will provide for the replacement of the existing system and installation of additional capacity to minimize explosion hazard and disruption to production.

## CAFETERIA/ CULINARY BUILDING



**\$30,000**

**PRIORITY 1**  
**0 - 2 years**



### DEFERRED CULINARY/KITCHEN - 10/22/2024

#### 1395-CUL-1: ADA ACCESSIBLE COUNTER

The plastic laminate countertop for serving food is: non Americans with Disabilities Act (ADA) compliant, is separating, falling down and has deteriorated to a point where it presents health, safety and sanitation issues. This project would provide funding for the removal of the existing countertop and installation of a new stainless steel countertop. Section 904.4 of the ADA Standards for Accessible Design states that a portion of the counter surface that is 36" long minimum and 36" high maximum above the finish floor shall be provided. This project will provide an accessible counter space in

accordance with this requirement. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180 and the most current version of the ADA Standards For Accessible Design were used as references for this project.

---

## HUMBOLDT CONSERVATION CAMP SITE

---



**\$30,000**

**PRIORITY 1**  
**0 - 2 years**

### DEFERRED SECURITY - 10/18/2024 9972-SEC-3: FENCE UPGRADE

The chain link perimeter fence is currently 7' high. For security purposes the staff has requested repairs to the bottom tension wire to prevent inmates from bending the fence up and crawling underneath. This project will provide for 2000' of new tension wire, fence repair and rip rap fill at eroded areas that will be installed at the bottom of the existing perimeter fence. It will also provide for the removal of dirt that has built up along the fence.

## CAFETERIA/ CULINARY BUILDING



\$25,000

PRIORITY 1  
0 - 2 years



DEFERRED ADA - 10/22/2024

### 1395-ADA-3: ADA UPGRADES

The existing threshold at the door entrance exceeds ½ inch. Americans with Disabilities Act (ADA) requirements state that the threshold should not be any higher than ½ inch for accessibility, ICC/ANSI A117.1-2009 404.2.5. The door knobs on the building are round and require a gripping action. Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting

of the wrist to operate. This project would provide funding for the removal and replacement of the threshold and the door knobs to meet these requirements.

## NDF MAINTENANCE SHOP



**\$20,000**

**PRIORITY 1**  
**0 - 2 years**

DEFERRED ADA - 10/22/2024

### 1399-ADA-1: INTERIOR STAIR HANDRAIL REPLACEMENT

The stairs and handrails between the first floor and the mezzanine do not meet the requirements in the 2012 International Building Code (IBC) sections 1009 and 1012. This project would provide funding to remove and replace the stairway and handrail and replace with new stairs and handrails.

## PUMP HOUSE



**\$16,000**

**PRIORITY 1**  
**0 - 2 years**

DEFERRED ENERGY SAVINGS - 10/22/2024

### 1400-ENR-1: INSULATE BUILDING

The building is not insulated and is not energy efficient. Due to this, the heater continuously runs and the water pipes are at risk of damage caused by freezing temperatures. This project will install (R19) batt insulation in the walls and (R38) batt insulation in the ceiling with impermeable vinyl surface to help moderate temperature fluctuations.

---

## MULTI-PURPOSE BUILDING

---



**\$15,000**

**PRIORITY 1**  
**0 - 2 years**

### DEFERRED STRUCTURAL - 4/23/2024 1397-STR-1: STRUCTURAL REVIEW

A storage area has been constructed in the Maintenance Shop, accessed via stairs. There is no record of a Capital Improvement Project (CIP) for this work or of any structural evaluations having been conducted. This project recommends a structural design review from a licensed engineer. Any resulting design, repairs and posting load rating of mezzanine are not included in this project.

---

## NDF MAINTENANCE SHOP

---



**\$15,000**

**PRIORITY 1**  
**0 - 2 years**

### DEFERRED STRUCTURAL - 10/23/2024 1399-STR-6: STRUCTURAL REVIEW

A storage area has been constructed in the Maintenance Shop, accessed via stairs. There is no record of a Capital Improvement Project (CIP) for this work or of any structural evaluations having been conducted. This project recommends a structural design review from a licensed engineer. Any resulting design, repairs and posting load rating of mezzanine are not included in this project.

## NDF ADMINISTRATION OFFICE



**\$15,000**

**PRIORITY 1**  
**0 - 2 years**

DEFERRED ADA - 10/23/2024

### 1605-ADA-5: ADA ACCESSIBLE COUNTER

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The lobby at the entrance of the building has a service counter for the public to approach which does not meet current requirements. Section 904.4 of the ADA Standards For Accessible Design states that a portion of the counter surface that is 36" long minimum and 36" high maximum above the finish floor shall be provided. This project will provide an accessible counter space in accordance with this requirement. The 2018 International Building Code (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.

---

## HUMBOLDT CONSERVATION CAMP SITE

---



**\$15,000**

**PRIORITY 1**  
**0 - 2 years**

### DEFERRED ENVIRONMENTAL - 10/18/2024 9972-ENV-1: ABOVE GROUND WASTE OIL TANK CONTAINMENT

The existing above ground waste oil tank is located on dirt. This project would install a concrete slab under the tank to prevent soil contamination and provide secondary containment and make it easier for maintenance and operations personnel to access the tank.

---

## PUMP HOUSE

---



**\$12,000**

**PRIORITY 1**  
**0 - 2 years**

DEFERRED HVAC - 10/22/2024

### 1400-HVA-2: ELECTRIC HEATER REPLACEMENT

There are two electric heaters in the building that are not adequate and have reached the end of their expected life. This project recommends replacing the two electric heaters and installing an additional electric heater. The estimate includes removal and disposal of the existing equipment.

---

## ADMINISTRATION/ HOUSING UNIT

---



**\$10,000**

**PRIORITY 1**  
**0 - 2 years**

### DEFERRED ELECTRICAL - 10/21/2024 1394-ELE-3: ELECTRICAL UPGRADE

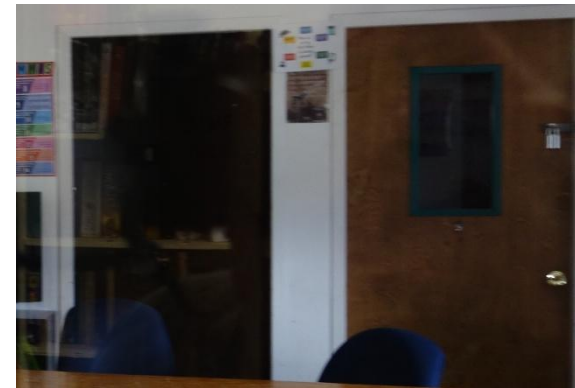
The building has numerous electrical outlets and switches which are missing covers or broken, extension cords that are used to supply electrical power, and exposed electrical wires on equipment and the distribution system in attic. This project would provide for repairs and/or replacement of the damaged electrical outlets and switches, installation of 110volt ground fault circuit interrupter (GFCI) outlets, as needed, and repairing the exposed electrical.

## MULTI-PURPOSE BUILDING



\$ 8,000

PRIORITY 1  
0 - 2 years



DEFERRED BUILDING INTERIOR - 10/22/2024

### 1397-INT-4: DOOR HARDWARE INSTALLATION

The doors have manually operated flush bolts with a padlock on the outside of each door. International Building Code (IBC) 2012 chapter 10 Means of Egress, section 1008, manually operated flush bolts or surface bolts are not permitted. This project is to install new Schlage grade 1 or approved equal keyed ADA approved dead bolts and levers.

---

**ADMINISTRATION/ HOUSING UNIT**

---



**\$ 7,500**

**PRIORITY 1**  
**0 - 2 years**

**DEFERRED SAFETY ISSUES - 4/23/2024**

**1394-SFT-4: CARBON MONOXIDE DETECTOR INSTALLATION**

International Fire Code (IFC) 2018 section 1103.9, 915.1.3 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with a carbon monoxide alarm in the first room supplied a ducted forced air fuel burning furnace. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with National Fire Protection Agency (NFPA) 720 and the manufacturer's instructions. This project would provide funding for the purchase and installation

of 3 carbon monoxide alarms and integration into the fire alarm system in accordance with this code.

## PUMP HOUSE



**\$ 6,400**

**PRIORITY 1**  
**0 - 2 years**

### DEFERRED BUILDING EXTERIOR - 10/22/2024 1400-EXT-2: EXTERIOR FINISHES

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

---

## MULTI-PURPOSE BUILDING

---



\$ 2,500

**PRIORITY 1**  
0 - 2 years

### DEFERRED SAFETY ISSUES - 10/22/2024 1397-SFT-3: HANDRAIL INSTALLATION

The handrail serving the stairs to the Mezzanine does not meet the 2012 International Building Code (IBC) 1009.11 which requires two handrails and extensions. This project would provide for the installation of new handrails in the stairwell. This project should coincide with any projects related to the Mezzanine structural recommendations project.

## STORAGE SHED



\$ 2,256

PRIORITY 1  
0 - 2 years

### DEFERRED BUILDING EXTERIOR - 10/22/2024 1398-EXT-1: ROOF REPLACEMENT

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 year with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing.

## STORAGE SHED



**\$ 1,900**

**PRIORITY 1**  
**0 - 2 years**

### DEFERRED BUILDING EXTERIOR - 10/22/2024 1398-EXT-3: EXTERIOR FINISHES

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

---

## CAFETERIA/ CULINARY BUILDING

---

\$ 500

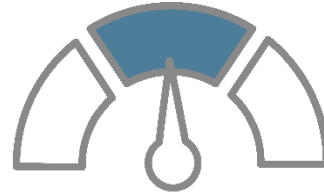
PRIORITY 1  
0 - 2 years



DEFERRED SAFETY ISSUES - 10/22/2024

### 1395-SFT-4: ANCHORING OF WATER HEATER

The water heater in the mechanical room is not seismically anchored. This project will provide for code required seismic anchoring of the water heater.



## PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

---

**ADMINISTRATION/ HOUSING UNIT**

---



**\$1,871,700**

**PRIORITY 2**  
**2 - 4 years**



**DEFERRED BUILDING INTERIOR - 10/21/2024**

**1394-INT-2: INTERIOR REMODEL**

The interior fixtures and finishes are in general disrepair and the building is due for a complete remodel. This project would provide for removal and replacement of the flooring, doors and frames, cabinetry, trim and baseboards and any other interior finishes and fixtures in need of replacement.

## CAFETERIA/ CULINARY BUILDING



**\$749,000**

**PRIORITY 2**  
**2 - 4 years**

**NEW HVAC - 10/22/2024**

### **1395-HVA-4: REPLACE CULINARY REFRIGERATION UNITS**

The Freezer and Cooler enclosures are approaching 20 years old and reaching the end of their useful life. Also, the refrigeration systems are R-22 based refrigerants and no longer manufactured or imported into the United States starting January 1, 2020. This project will design and install replacement walk-in cooler and walk-in freezer enclosures including the refrigeration systems. This project includes removal and disposal of the existing enclosures and equipment and connections to utilities.

## CAFETERIA/ CULINARY BUILDING

**\$626,200**

**PRIORITY 2**  
**2 - 4 years**



### NEW CULINARY/KITCHEN - 10/22/2024 1395-CUL-2: CULINARY REFURBISHMENT

The culinary area appears to be original to the building and was in very poor condition at the time of the survey. There is evidence of deteriorating sewer lines. Piping is failing in the walls due to corrosion. The floor tiles are cracked and or missing creating a possible location for biological growth to occur. It is recommended that the entire culinary area be completely refurbished including replacing under ground sewer lines, electrical panels, all plumbing and interior finishes.

---

**ADMINISTRATION/ HOUSING UNIT**

---

**\$312,000**

**PRIORITY 2**  
**2 - 4 years**



**No Image Available**

**DEFERRED PLUMBING - 10/21/2024**

**1394-PLM-2: PLUMBING REPLACEMENT**

The plumbing and waste system is older and in poor condition. Most of the system appears to be original to the building and should be scheduled for replacement. The sewer lines are rusted and failing especially underground. This project would provide for replacement all of the water and sewer lines in the building. This estimate includes removal and disposal of the existing system as required.

---

## ADMINISTRATION/ HOUSING UNIT

---

**\$312,000**

**PRIORITY 2**  
**2 - 4 years**



### DEFERRED SAFETY ISSUES - 10/21/2024

#### 1394-SFT-1: FIRE SPRINKLER INSTALLATION

This building does not have an automatic fire suppression system. This building has more than 12,000 square feet on the first floor. Current state regulations require state-owned buildings having more than 12,000 square feet on one floor, or more than 24,000 square feet total, must be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers, including backflow prevention devices. This project should be implemented concurrently with the INTERIOR REMODEL project.

---

## HUMBOLDT CONSERVATION CAMP SITE

---



**\$200,000**

**PRIORITY 2**  
**2 - 4 years**



**NEW SITE ISSUES - 10/18/2024**

### **9972-SIT-6: SITE CONCRETE REPLACEMENT**

All site concrete pads including rollup door aprons, Culinary walk-in cooler pad and parking has failed and in need of complete replacement. This project recommends removal of the existing concrete, repair/recompact sub-grade and installation of new concrete.

---

**ADMINISTRATION/ HOUSING UNIT**

---

**\$187,200**

**PRIORITY 2**  
**2 - 4 years**



**DEFERRED BUILDING INTERIOR - 10/21/2024**

**1394-INT-3: FLOORING REPLACEMENT**

The floor covering throughout this building is in poor condition and has reached the end of its useful life. The current floor covering is Vinyl Composition Tile (VCT) in the corridors, sleeping areas, sheet vinyl in restrooms and carpet in office spaces. This project would provide funding to replace all of the floor coverings except the restrooms which was replaced in 2019.

---

## MULTI-PURPOSE BUILDING

---



**\$175,000**

**PRIORITY 2**  
**2 - 4 years**

DEFERRED PLUMBING - 10/22/2024

### 1397-PLM-5: PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and the ABS sanitary wastewater line are off gassing in several locations due to improper repairs from inmates. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

---

## MULTI-PURPOSE BUILDING

---



**\$162,000**

**PRIORITY 2**  
**2 - 4 years**



**NEW BUILDING INTERIOR - 10/22/2024**

### **1397-INT-6: CEILING REPAIRS**

The ceiling system in the gymnasium has failed. Portions of the ceiling have fallen and insulation has dropped from the ceiling space. This project recommends removal of the existing ceiling system, repair/replace all necessary insulation and replace the ceiling system with a product that is suitable for a gymnasium.

## HUMBOLDT CONSERVATION CAMP SITE



**\$120,000**

**PRIORITY 2**  
**2 - 4 years**

**NEW ELECTRICAL - 10/21/2024**

### **9972-ELE-1: REFURBISH VEHICLE BLOCK HEATER ISLAND**

The electrical pedestals supplying the NDF engine block heater island are failing. The electrical pedestals appear to be non-compliant and do not provide a weather rated plug connections. This project recommends the installation of new electrical pedestals, vehicle protection bollards and replace the electrical feeders and devices. Any required replacement of feeder conduit, trenching and backfill are not included in this estimate.

## HUMBOLDT CONSERVATION CAMP SITE



**\$108,900**

**PRIORITY 2**  
**2 - 4 years**



### DEFERRED SITE ISSUES - 10/18/2024

#### 9972-SIT-8: CRACK FILL & SEAL ASPHALT PAVING

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and driving test areas. 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. 87,120 square feet of asphalt area was used to generate this estimate. It is recommended that this project coincide with the ADA Parking Space project.

## CAFETERIA/ CULINARY BUILDING



**\$105,000**

**PRIORITY 2**  
**2 - 4 years**



**NEW HVAC - 10/22/2024**

### **1395-HVA-3: HEATER REPLACEMENT**

The building is heated by wall mounted propane-fired heating units. They are original to the building and are reaching the end of their useful life. This project provides for disposal of the existing unit and replacement with a new propane-fired unit including connections to utilities.

## MULTI-PURPOSE BUILDING



**\$105,000**

**PRIORITY 2**  
**2 - 4 years**



**DEFERRED BUILDING INTERIOR - 10/22/2024**

### **1397-INT-5: INTERIOR FINISHES**

The interior finishes were in poor condition. It is recommended to paint the interior walls and ceilings 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.

---

## CAFETERIA/ CULINARY BUILDING

---



**\$98,000**

**PRIORITY 2**  
**2 - 4 years**



**DEFERRED BUILDING INTERIOR - 10/22/2024**

### **1395-INT-3: FLOORING REPLACEMENT**

The floor coverings throughout this building are in generally poor condition and have reached the end of their serviceable lives. At the present time, most of the floor surfaces have been removed in the cafeteria and culinary area. This presents health and sanitation issues. The remaining floor covering has 12" Vinyl Composition Tile (VCT) floor covering. This project would provide funding to replace the entire floor with non-slip sheet vinyl, and includes removing and installing the Culinary preparation and cooking equipment, tables and chairs.

## ADMINISTRATION/ HOUSING UNIT



Image from 2016 FCA Survey

**\$75,000**

**PRIORITY 2**  
**2 - 4 years**

**DEFERRED HVAC - 10/21/2024**

### **1394-HVA-2: HEATER REPLACEMENT**

The heating system was installed in 1997. It consists of propane gas-fired furnaces. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for the installation of new heating systems and the cleaning of the existing duct work and grilles. The new systems shall be designed to significantly reduce electrical and propane usage in order to comply with the 2012 International Energy conservation Code (IECC) and American Society of Heating Refrigerating and Air-Conditioning Engineers (ASHRAE) 90.1 and to reduce utility costs. This project

includes the removal and the disposal of the existing heating units and all required connections to utilities.

## CAFETERIA/ CULINARY BUILDING



**\$70,000**

**PRIORITY 2**  
**2 - 4 years**



**DEFERRED BUILDING INTERIOR - 10/22/2024**

### **1395-INT-2: INTERIOR FINISHES**

The interior finishes of the cafeteria area is in poor condition. The Culinary area will be addressed separately. It is recommended to paint the interior walls and ceilings 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.

---

## ADMINISTRATION/ HOUSING UNIT

---



**\$67,500**

**PRIORITY 2**  
**2 - 4 years**



**DEFERRED PLUMBING - 10/21/2024**

### **1394-PLM-3: EVAPORATIVE COOLER REPLACEMENT**

There are currently nine evaporative coolers mounted on the roof of the Housing Unit, three for each wing. They are severely scaled and have reached the end of their serviceable life. This project would provide for nine new evaporative coolers to be installed, and includes removal and disposal of the old evaporative coolers and utility connections to the new units.

## ADMINISTRATION/ HOUSING UNIT



**\$56,300**

**PRIORITY 2**  
**2 - 4 years**

DEFERRED ADA - 10/21/2024

### 1394-ADA-6: ADA DOOR HARDWARE REPLACEMENT

The 2010 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 - 2009, Nevada Revised Statutes (NRS) 338.180 and sections

309.4 and 404.2.7 of the 2010 ADA Standards For Accessible Design were used as a reference for this project.

---

## CAFETERIA/ CULINARY BUILDING

---

**\$51,000**

**PRIORITY 2**  
**2 - 4 years**



### DEFERRED BUILDING EXTERIOR - 4/23/2024 1395-EXT-7: EXTERIOR SIDING REPLACEMENT

The corrugated metal panels covering the building are original and should be scheduled for replacement. Many of the panels are severely corroded at the bottom to the point of being completely gone. 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 340 linear feet of 4' wide panels at \$100.00 per linear foot.

---

## NDF ADMINISTRATION OFFICE

---



**\$45,000**

**PRIORITY 2**  
**2 - 4 years**



**NEW HVAC - 10/23/2024**

### **1605-HVA-1: HVAC SYSTEM REPLACEMENT**

The existing HVAC system, including the internal electric heater in the hallway has reached the end of its useful life and a complete replacement is needed. This project includes removal and disposal of all equipment and materials and the connections all required connections to utilities.

## CAFETERIA/ CULINARY BUILDING



**\$35,000**

**PRIORITY 2**  
**2 - 4 years**



### DEFERRED BUILDING EXTERIOR - 10/22/2024

#### 1395-EXT-1: EXTERIOR FINISHES

The exterior finishes were in fair condition except for the failing metal wall panels which will be addressed separately. 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.

## MULTI-PURPOSE BUILDING



**\$35,000**

**PRIORITY 2**  
**2 - 4 years**



### DEFERRED BUILDING EXTERIOR - 10/22/2024

#### 1397-EXT-1: EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect and minor repairs of 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.

## MULTI-PURPOSE BUILDING



**\$30,000**

**PRIORITY 2**  
**2 - 4 years**



**DEFERRED SECURITY - 10/22/2024**

### **1397-SEC-1: EXTERIOR DOOR REPLACEMENT**

The existing exterior metal doors and frames 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 five new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

## MULTI-PURPOSE BUILDING



**\$30,000**

**PRIORITY 2**  
**2 - 4 years**



**DEFERRED HVAC - 10/22/2024**

### **1397-HVA-1: FURNACE REPLACEMENT**

The existing ceiling-mounted propane fired furnaces appear to be original to the building and have reached the end of their expected life. They are showing signs of aging and at the time of the survey were inoperable. This project would provide for the removal and disposal of the old furnaces and installation of 4 new ceiling-mounted propane fired furnaces.

---

## ADMINISTRATION/ HOUSING UNIT

---



**\$28,000**

**PRIORITY 2**  
**2 - 4 years**



**DEFERRED SECURITY - 10/21/2024**

### **1394-SEC-1: EXTERIOR DOOR REPLACEMENT**

The existing exterior metal doors and frames 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 seven new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

## MULTI-PURPOSE BUILDING



**\$25,000**

**PRIORITY 2**  
**2 - 4 years**

DEFERRED BUILDING INTERIOR - 4/23/2024

### 1397-INT-1: GYPSUM BOARD REPAIR

Water leaks and moisture has damaged the gypsum board in the laundry room. If the gypsum board is not removed and replaced, the moisture potentially could cause mold and dry-rot. This project recommends removing the gypsum board, and replacing it with green board and installing Fiberglass Reinforced Panels (FRP). Per International Building Code (IBC) 2018 section 1210 was used as a reference for this project.

---

## SAW SHOP

---



**\$25,000**

**PRIORITY 2**  
**2 - 4 years**

### NEW SITE ISSUES - 10/23/2024 2138-SIT-2: DEMOLISH STRUCTURE

The structure is dilapidated and deteriorating and has reached the end of its useful life. The structure is approaching 50 years of age, has had continuous roof leaks and the wood has rotted. This project would provide funding for the demolition and disposal of the building.

## MULTI-PURPOSE BUILDING

**\$24,500**

**PRIORITY 2**  
**2 - 4 years**



**DEFERRED ELECTRICAL - 10/22/2024**

### **1397-ELE-1: LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

## MECHANICAL SHOP



**\$19,200**

**PRIORITY 2**  
**2 - 4 years**



**DEFERRED BUILDING EXTERIOR - 10/23/2024**

**2141-EXT-2: EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming, 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.

## PUMP HOUSE



**\$16,000**

**PRIORITY 2**  
**2 - 4 years**

### DEFERRED BUILDING EXTERIOR - 10/22/2024 1400-EXT-1: EXTERIOR SIDING REPLACEMENT

The Pump House has painted plywood siding that is due for replacement. The existing siding is in poor condition and will no longer hold paint. This project recommends removing the plywood siding and replacing it with T1-11 panels finished with an oil-based paint.

## MULTI-PURPOSE BUILDING



**\$15,000**

**PRIORITY 2**  
**2 - 4 years**



DEFERRED HVAC - 10/22/2024

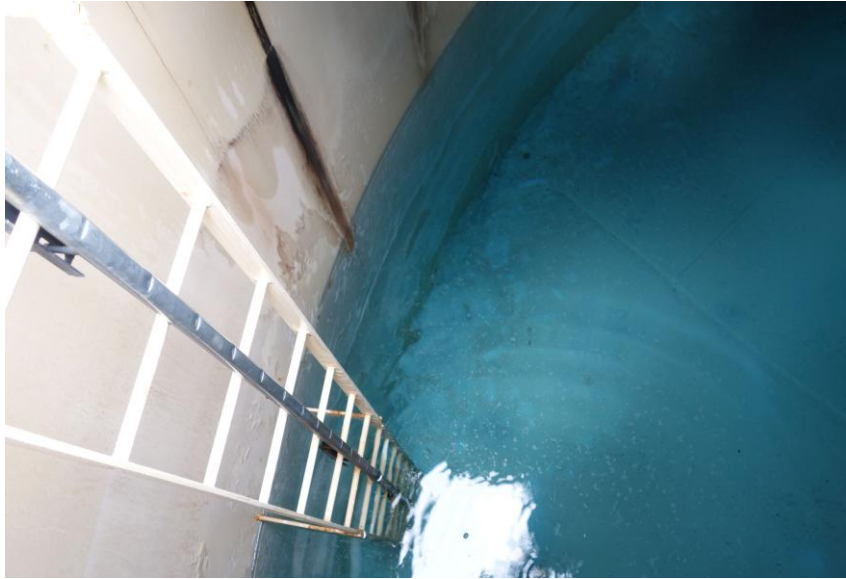
### 1397-HVA-2: REPLACE EVAPORATIVE COOLERS

Evaporative coolers are installed on the side of this building. They are severely scaled and have reached the end of their useful and expected life. This project would provide for 2 new evaporative coolers to be installed including all required connections to utilities. The estimate includes removal and disposal of the old coolers.

---

## WATER TANK

---



**\$15,000**

**PRIORITY 2**  
**2 - 4 years**

**NEW SAFETY ISSUES - 10/23/2024**

### **2554-SFT-1: WATER TANK INSPECTION**

In addition to the recommended annual maintenance on the water tank, a detailed interior and exterior inspection of the tank is recommended every 5 - 10 years depending on water quality and usage. The last known detailed inspection is unknown. It is recommended that a detailed inspection be performed in the next 2 - 3 years.

## WATER TANK



**\$15,000**

**PRIORITY 2**  
**2 - 4 years**



### DEFERRED BUILDING EXTERIOR - 10/23/2024 2554-EXT-2: EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the water tank. This project would provide for the painting of the water tank and caulking of the joints to maintain a weather tight condition. It is recommended that this project is implemented in the next 5 - 7 years and is recommended on a cyclical basis based on environmental conditions.

## CAFETERIA/ CULINARY BUILDING



**\$15,000**

**PRIORITY 2**  
**2 - 4 years**



**DEFERRED HVAC - 10/22/2024**

### **1395-HVA-2: EVAPORATIVE COOLER REPLACEMENT**

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 evaporative cooler.

## NDF MAINTENANCE SHOP



**\$ 9,600**

**PRIORITY 2**  
**2 - 4 years**

### DEFERRED BUILDING INTERIOR - 10/22/2024 1399-INT-7: INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings 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.

## STORAGE SHED



**\$ 8,000**

**PRIORITY 2**  
**2 - 4 years**

### DEFERRED BUILDING EXTERIOR - 10/22/2024 1398-EXT-4: EXTERIOR DOOR REPLACEMENT

There are two exterior doors that are damaged from abuse and age. This project would provide for the removal of the existing doors and the purchase and installation of new solid core wood doors. All hardware and painting is included in this estimate. Hardware to include security keys and fusible locks. This estimate is for 2 doors.

## NDF COMPRESSOR BUILDING



**\$ 5,000**

**PRIORITY 2**  
**2 - 4 years**

### DEFERRED BUILDING EXTERIOR - 10/23/2024 2147-EXT-1: EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming, painting and caulking. 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.

## FUEL ISLAND BUILDING



**\$ 5,000**

**PRIORITY 2**  
**2 - 4 years**

### DEFERRED BUILDING EXTERIOR - 10/23/2024 2142-EXT-3: ROOF REPLACEMENT

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 shingle roof and new underlayment. This estimate includes removal and disposal of the old asphalt composition shingle roof.

---

**NDF ADMINISTRATION OFFICE**

---



**\$ 5,000**

**PRIORITY 2  
2 - 4 years**

**DEFERRED PLUMBING - 10/23/2024**

**1605-PLM-4: WATER HEATER REPLACEMENT**

There is a 40 gallon electric water heater in the building that was installed in 2011. 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 3-4 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

## FUEL ISLAND BUILDING



**\$ 5,000**

**PRIORITY 2**  
**2 - 4 years**

### DEFERRED BUILDING EXTERIOR - 10/23/2024 2142-EXT-2: EXTERIOR FINISHES

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

## PUMP HOUSE



**\$ 4,000**

**PRIORITY 2**  
**2 - 4 years**

### DEFERRED BUILDING EXTERIOR - 4/23/2024 1400-EXT-3: EXTERIOR DOOR REPLACEMENT

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 double door assembly with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

---

## NDF ADMINISTRATION OFFICE

---



\$ 3,600

PRIORITY 2  
2 - 4 years



### DEFERRED BUILDING EXTERIOR - 10/23/2024

#### 1605-EXT-1: EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking, 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.

## GATEHOUSE/ GUARD SHACK



\$ 2,500

PRIORITY 2  
2 - 4 years

### DEFERRED BUILDING EXTERIOR - 10/22/2024 1396-EXT-1: EXTERIOR FINISHES

The exterior finishes are in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof including repair or replacement of the exterior. Included in the cost is sanding, priming, 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.

---

## GATEHOUSE/ GUARD SHACK

---



**\$ 1,500**

**PRIORITY 2**  
**2 - 4 years**

### NEW BUILDING INTERIOR - 10/22/2024 1396-INT-1: VCT FLOORING REPLACEMENT

The Vinyl Composite Tile (VCT) flooring in the Gatehouse/ Guard Shack is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

## WASTEWATER TREATMENT BUILDING



\$ 1,200

PRIORITY 2  
2 - 4 years

### DEFERRED BUILDING EXTERIOR - 10/23/2024 3786-EXT-1: EXTERIOR FINISHES

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

## GATEHOUSE/ GUARD SHACK



\$ 1,000

PRIORITY 2  
2 - 4 years

DEFERRED BUILDING INTERIOR - 10/22/2024

### 1396-INT-2: INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings 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.

## METAL STORAGE SHED



\$ 400

PRIORITY 2  
2 - 4 years

### DEFERRED BUILDING EXTERIOR - 10/23/2024 2139-EXT-1: EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is caulking and sealing the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



## PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

---

## NDF ADMINISTRATION OFFICE

---



**\$27,000**

**PRIORITY 3**  
**4 - 10 years**

### NEW BUILDING INTERIOR - 10/23/2024 1605-INT-4: INTERIOR FINISHES

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 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 adequately prepared to receive the coating. An epoxy-based paint should be utilized in wet areas for durability.

## MECHANICAL SHOP



**\$19,200**

**PRIORITY 3**  
**4 - 10 years**

### DEFERRED BUILDING INTERIOR - 10/23/2024 2141-INT-1: INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings at least once in the next 8 - 10 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.

## ARSENIC TREATMENT BUILDING



**\$ 5,000**

**PRIORITY 3  
4 - 10 years**

### DEFERRED SAFETY ISSUES - 10/23/2024

#### 3754-SFT-1: EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building 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 4 - 5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

## APPENDIX A – BUILDING MANAGEMENT CATEGORIES

### BUILDING SYSTEMS

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

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

Example: **9999ADA1** and **9999HVA2**

FIGURE 3.



## APPENDIX B – REVISION HISTORY

| VERSION | DATE     | AMENDMENT |
|---------|----------|-----------|
| 0       | 2/2/2026 | Initial.  |