

State of Nevada
Department of Corrections
Carlin Conservation Camp
Facility Condition Analysis

CARLIN CONSERVATION CAMP

101 Susie Creek Road
Carlin, Nevada 89822

Site Number: 9973

**STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS**



Report Printed in May 2014

State of Nevada
Department of Corrections
Carlin Conservation Camp
Facility Condition Analysis

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: 9973

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2150	NDF PAINT STORAGE SHED	64	1995	9/17/2013	\$3,000	\$500	\$0	\$3,500	\$6,400	55%
	Con Camp-101 Susie Creek Road									
2145	CCC GATEHOUSE	48	1988	9/17/2013	\$0	\$500	\$0	\$500	\$2,400	21%
	Con Camp-101 Susie Creek Road									
0697	CCC HOUSING UNIT	13477	1988	9/17/2013	\$300,663	\$203,770	\$4,800	\$509,233	\$3,369,250	15%
	Con Camp-101 Susie Creek Road									
2549	CCC WATER TANK		1988	9/17/2013	\$0	\$0	\$50,000	\$50,000	\$400,000	13%
	101 Susie Creek Road									
2155	NDF WOOD SHOP	1050	1998	9/17/2013	\$14,500	\$1,050	\$0	\$15,550	\$131,250	12%
	Con Camp-101 Susie Creek Road									
2154	NDF TOOL SHED	180	1997	9/17/2013	\$1,500	\$500	\$0	\$2,000	\$18,000	11%
	Con Camp-101 Susie Creek Road									
2151	NDF HERBICIDE STORAGE SHED	48	1988	9/20/2005	\$0	\$500	\$0	\$500	\$4,800	10%
	Con Camp-101 Susie Creek Road									
2152	NDF PROPANE STORAGE SHED	48	1988	9/17/2013	\$0	\$500	\$0	\$500	\$4,800	10%
	Con Camp-101 Susie Creek Road									
1580	CCC MULTI-PURPOSE BUILDING	7000	1990	9/17/2013	\$38,350	\$52,900	\$7,000	\$98,250	\$1,050,000	9%
	Con Camp-101 Susie Creek Road									
1581	NDF ADMINISTRATION OFFICE	3544	1988	9/17/2013	\$53,250	\$0	\$8,860	\$62,110	\$708,800	9%
	Con Camp-101 Susie Creek Road									
2149	CUBIE / EUREKA COUNTY STORAGE SHED	385	1989	9/29/2005	\$0	\$1,155	\$0	\$1,155	\$19,250	6%
	Con Camp-101 Susie Creek Road									
2146	CCC STORAGE SHED	100	1988	9/17/2013	\$0	\$500	\$0	\$500	\$10,000	5%
	Con Camp-101 Susie Creek Road									
2156	NDF SHOP	2692	1988	9/17/2013	\$0	\$16,152	\$0	\$16,152	\$336,500	5%
	Con Camp-101 Susie Creek Road									
2144	CCC WELL PUMP HOUSE	98	1988	9/17/2013	\$0	\$500	\$0	\$500	\$14,700	3%
	Con Camp-101 Susie Creek Road									
2148	NDF CHAIN LINK STORAGE SHED	385	1990	9/17/2013	\$0	\$500	\$0	\$500	\$28,875	2%
	Con Camp-101 Susie Creek Road									
9973	CARLIN CONSERVATION CAMP		1988	9/17/2013	\$5,000	\$134,000	\$0	\$139,000		0%
	Con Camp-101 Susie Creek Road									

Site number: 9973

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3162	SEWAGE GRINDER CONTROL BUILDING Con Camp-101 Susie Creek Road Carlin	120	2010	10/17/2013	\$0	\$0	\$0		\$15,000	
Report Totals.....:		29,239			\$416,263	\$413,027	\$70,660	\$899,950	\$6,120,025	15 %

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Building Name	Index #	
CARLIN CONSERVATION CAMP	9973	
SEWAGE GRINDER CONTROL BUILDING	3162	No Current Projects
CCC WATER TANK	2549	
NDF SHOP	2156	
NDF WOOD SHOP	2155	
NDF TOOL SHED	2154	
NDF PROPANE STORAGE SHED	2152	
NDF HERBICIDE STORAGE SHED	2151	
NDF PAINT STORAGE SHED	2150	
CUBIE / EUREKA COUNTY STORAGE SHED	2149	
NDF CHAIN LINK STORAGE SHED	2148	
CCC STORAGE SHED	2146	
CCC GATEHOUSE	2145	
CCC WELL PUMP HOUSE	2144	
NDF ADMINISTRATION OFFICE	1581	
CCC MULTI-PURPOSE BUILDING	1580	
CCC HOUSING UNIT	0697	

CARLIN CONSERVATION CAMP

SPWB Facility Condition Analysis - 9973

Survey Date: 9/17/2013

**CARLIN CONSERVATION CAMP
BUILDING REPORT**

The Carlin Conversation Camp opened in July of 1988. The camp is located about 1-1/4 miles east of Carlin and is built in a dormitory setting surrounded by security fencing. The site contains numerous buildings scattered around the facility and also includes the Nevada Division of Forestry's facilities. There is a large parking area which has ADA accessible parking for the public. It also has an on site sewer grinder and holding ponds for sewer treatment. The site also has natural gas service and a well and above ground water tank for domestic water and fire protection storage.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$5,000****Currently Critical****Immediate to Two Years****PORTABLE FIRE EXTINGUISHERS****Project Index #: 9973SFT1****Construction Cost \$5,000**

Several of the buildings do not have fire extinguishers. Portable fire extinguishers shall be provided for employee use and selected and distributed based on the classes of anticipated workplace fires and on the size and degree of hazard which would affect their use. On Class A fires, the placement of extinguishers shall be located so that the travel distance for employees to any extinguisher is 75 feet or less and on Class B fires, placement of extinguishers shall be located so that the travel distance for employees to any extinguisher is 50 feet or less. Reference OSHA 1910.157(d). This project would provide funding for the purchase of 10 fire extinguishers, cabinets, and the hardware necessary to install them. This project or a portion there of was previously recommended in the FCA report dated 09/19/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/17/2013.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$134,000****Necessary - Not Yet Critical****Two to Four Years****BUILDING SIGNAGE****Project Index #: 9973SIT2****Construction Cost \$1,000**

The site contains several different buildings with no signage to identify the contents or use. Some of the buildings contain paint, propane tanks and other possible flammable items. In case of an emergency the buildings should be labeled. This project would provide funding for signage to be installed on all the buildings. This project or a portion there of was previously recommended in the FCA report dated 09/19/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/17/2013.

CRACK FILL AND SEAL ASPHALT PAVING**Project Index #: 9973SIT4****Construction Cost \$25,000**

The existing paved area around the site is in fair condition. This project recommends filling in the minor cracks, applying a slurry seal and re-striping the parking area and entrance road in the next two to three years. This project or a portion there of was previously recommended in the FCA report dated 09/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/17/2013.

INSTALL POLE LIGHTING AROUND PARKING LOT**Project Index #: 9973SEC1****Construction Cost \$108,000**

The entrance road and parking area have insufficient lighting. Considering the environment of the site, this area needs to be well lighted. This project would provide funding for purchase and installation of 12 additional 30 foot tall light poles including 30" diameter raised concrete bases, electrical trenching, conduit, wiring and connections to existing utilities. LED Light fixtures should be considered for energy savings. The poles should match the existing light poles surrounding the site. This project or a portion there of was previously recommended in the FCA report dated 09/19/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/17/2013.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,000
Priority Class 2:	\$134,000
Priority Class 3:	\$0
Grand Total:	\$139,000

CCC WATER TANK

SPWB Facility Condition Analysis - 2549

Survey Date: 9/17/2013

CCC WATER TANK BUILDING REPORT

The water tank is located along the north portion of the Carlin Conservation Camp site. It is an above ground 130,000 gallon capacity steel storage tank in good condition.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$50,000

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

Project Index #: 2549EXT1

Construction Cost \$50,000

It is important to maintain the finish, weather resistance and appearance of the water tank on a cyclical basis. This project recommends work to protect the exterior tank envelope including sand blasting, painting, staining, or other applied finishes to maintain the tank in good, weather tight condition.

BUILDING INFORMATION:

Gross Area (square feet):

Year Constructed: 1988

Exterior Finish 1: 100 % Steel

Exterior Finish 2: 0 %

Number of Levels (Floors): 0 Basement? No

IBC Occupancy Type 1: 0 %

IBC Occupancy Type 2: 0 %

Construction Type: Above Ground Steel Water Tank

IBC Construction Type:

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0

Project Construction Cost per Square Foot:

Priority Class 2: \$0

Total Facility Replacement Construction Cost: \$400,000

Priority Class 3: \$50,000

Facility Replacement Cost per Square Foot:

Grand Total: \$50,000

FCNI: 13%

NDF SHOP

SPWB Facility Condition Analysis - 2156

Survey Date: 9/17/2013

NDF SHOP

BUILDING REPORT

The NDF Shop is an engineered steel structure with metal siding and roofing on a concrete slab-on-grade. The interior has a painted finish on three sides. It is located on the east side of the Multi-Purpose building and is used by staff and inmates for servicing equipment. It also contains support offices with a small restroom and a storage area for equipment, parts and other items.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$16,152

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR FINISHES

Project Index #: 2156EXT1

Construction Cost \$2,692

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES

Project Index #: 2156INT1

Construction Cost \$13,460

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next three to four years. 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): 2,692

Year Constructed: 1988

Exterior Finish 1: 100 % Metal Siding

Exterior Finish 2: %

Number of Levels (Floors): 2 Basement? No

IBC Occupancy Type 1: 100 % S-1

IBC Occupancy Type 2: %

Construction Type: Engineered Steel Structure

IBC Construction Type: III-B

Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$6.00
Priority Class 2:	\$16,152	Total Facility Replacement Construction Cost:	\$336,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$125
Grand Total:	\$16,152	FCNI:	5%

NDF WOOD SHOP

SPWB Facility Condition Analysis - 2155

Survey Date: 9/17/2013

**NDF WOOD SHOP
BUILDING REPORT**

The Wood Shop is an engineered structure with metal siding and roofing on a concrete slab-on-grade. The interior is painted gypsum board on three sides. It is located on the east side of the Shop building and is used by staff and inmates for woodwork related projects.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$14,500****Currently Critical****Immediate to Two Years****EXIT SIGN & EGRESS LIGHTING UPGRADE****Project Index #: 2155SFT1****Construction Cost \$1,500**

The existing exit signs in this building are non-illuminated and should be replaced with new self-illuminated or LED style signs with a battery-backup. Emergency exit lighting should be installed and/or replaced to provide illumination along the egress route. This project would provide for two emergency lights and one exit sign including required electrical connections and installation. This project or a portion there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 9/17/2013.

INSTALL DUST COLLECTION SYSTEM**Project Index #: 2155ENV1****Construction Cost \$13,000**

The existing wood working equipment has partial dust collection capacity. In order to reduce the possibility of damage or injury, each piece of equipment should have complete 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. This project or a portion there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 9/17/2013.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,050****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2155EXT1****Construction Cost \$1,050**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 1,050
Year Constructed: 1998
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % F-1
IBC Occupancy Type 2: %
Construction Type: Engineered Steel Structure
IBC Construction Type: III-B
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$14,500	Project Construction Cost per Square Foot:	\$14.81
Priority Class 2:	\$1,050	Total Facility Replacement Construction Cost:	\$131,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$125
Grand Total:	\$15,550	FCNI:	12%

NDF TOOL SHED

SPWB Facility Condition Analysis - 2154

Survey Date: 9/17/2013

NDF TOOL SHED**BUILDING REPORT**

The Tool Shed is an engineered steel structure with metal siding and roofing on a concrete slab-on-grade. It is located on the east side of the Wood Shop building and is used for tool storage for camp inmates and employees.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$1,500****Currently Critical****Immediate to Two Years****Project Index #: 2154ELE1****ELECTRICAL WIRING****Construction Cost \$1,500**

The building wiring is a nonmetallic sheathed cable. Nevada State Public Works Board Adopted Standards requires "All building interior power, telephone, signal and other low voltage wiring (whether plenum-rated or not) shall be installed in raceways" 8.4.1. This project would provide funding to rewire the electrical outlets in raceways. This project or a portion thereof was previously recommended in the FCA report dated 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 9/17/2013.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2154EXT1****EXTERIOR FINISHES****Construction Cost \$500**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:**Gross Area (square feet): 180****Year Constructed: 1997****Exterior Finish 1: 100 % Metal Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: %****Construction Type: Engineered Steel Structure****IBC Construction Type: III-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$1,500	Project Construction Cost per Square Foot:	\$11.11
Priority Class 2:	\$500	Total Facility Replacement Construction Cost:	\$18,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$2,000	FCNI:	11 %

NDF PROPANE STORAGE SHED

SPWB Facility Condition Analysis - 2152

Survey Date: 9/17/2013

NDF PROPANE STORAGE SHED BUILDING REPORT

The Propane Storage Shed is a wood framed structure with T1-11 siding, asphalt composition roof on a concrete slab-on-grade foundation. The building is used for the storage of propane tanks.

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$500**

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR FINISHES

Project Index #: 2152EXT1

Construction Cost **\$500**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:Gross Area (square feet): **48**Year Constructed: **1988**Exterior Finish 1: **100 % Painted Wood Siding**Exterior Finish 2: **%**Number of Levels (Floors): **1** Basement? **No**IBC Occupancy Type 1: **100 % H-2**IBC Occupancy Type 2: **%**Construction Type: **Wood Framing**IBC Construction Type: **V-B**Percent Fire Suppressed: **0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.42
Priority Class 2:	\$500	Total Facility Replacement Construction Cost:	\$5,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$500	FCNI:	10%

NDF HERBICIDE STORAGE SHED

SPWB Facility Condition Analysis - 2151

Survey Date: 9/20/2005

NDF HERBICIDE STORAGE SHED**BUILDING REPORT**

The Herbicide Storage Shed is a wood framed structure with T1-11 siding, asphalt composition roof on a concrete slab-on-grade foundation. The building is used for the storage of herbicides used by camp maintenance personnel.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2151EXT1****EXTERIOR FINISHES****Construction Cost \$500**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:**Gross Area (square feet): 48****Year Constructed: 1988****Exterior Finish 1: 100 % T1-11 Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % H-2****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.42
Priority Class 2:	\$500	Total Facility Replacement Construction Cost:	\$5,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$500	FCNI:	10%

NDF PAINT STORAGE SHED

SPWB Facility Condition Analysis - 2150

Survey Date: 9/17/2013

NDF PAINT STORAGE SHED BUILDING REPORT

The Paint Storage Shed is a wood framed structure with T1-11 siding, asphalt composition roof on a concrete slab-on-grade foundation. The small storage shed is used for storing paint and painting supplies. It has an electrical heater to maintain temperatures above freezing during the winter months.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$3,000**
Currently Critical **Immediate to Two Years**

SAFETY CABINETS

Project Index #: 2150SFT1
Construction Cost \$3,000

Flammable or combustible liquids in drums or other containers (including flammable aerosols) not exceeding 60 gallons individual capacity and those portable tanks not exceeding 660 gallons individual capacity, shall have a proper storage container, reference OSHA 1910.106 (7) (d). This project will provide one OSHA approved storage cabinet for gasoline, aerosol cans, and other flammable items. This project or a portion thereof was previously recommended in the FCA report dated 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 9/17/2013.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$500**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 2150EXT1
Construction Cost \$500

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 64
Year Constructed: 1995
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$3,000	Project Construction Cost per Square Foot:	\$54.69
Priority Class 2:	\$500	Total Facility Replacement Construction Cost:	\$6,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$3,500	FCNI:	58%

CUBIE / EUREKA COUNTY STORAGE SHED

SPWB Facility Condition Analysis - 2149

Survey Date: 9/29/2005

CUBIE / EUREKA COUNTY STORAGE SHED BUILDING REPORT

The Cubie / Eureka County Storage Shed is a wood framed building with T1-11 siding, asphalt composition roofing on a concrete slab-on-grade foundation. The building is used for general storage and the south end is used by Eureka County.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,155****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2149EXT2****Construction Cost \$1,155****EXTERIOR ELEVATIONS**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:**Gross Area (square feet): 385****Year Constructed: 1989****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-1****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$3.00
Priority Class 2:	\$1,155	Total Facility Replacement Construction Cost:	\$19,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$1,155	FCNI:	6%

NDF CHAIN LINK STORAGE SHED

SPWB Facility Condition Analysis - 2148

Survey Date: 9/17/2013

NDF CHAIN LINK STORAGE SHED BUILDING REPORT

The Chain Link Storage Shed is a wood framed structure with metal and chain link siding, metal roofing and a concrete slab-on-grade foundation. It is used for storage of piping and maintenance equipment used on the camp site. The building is attached to the east side of the NDF Administration Building and is in good shape.

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$500**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2148EXT1

EXTERIOR FINISHESConstruction Cost **\$500**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 385

Year Constructed: 1990

Exterior Finish 1: 50 % Metal Siding

Exterior Finish 2: 50 % Chain Link Fencing

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % S-2

IBC Occupancy Type 2: %

Construction Type: Wood and Steel

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$1.30
Priority Class 2:	\$500	Total Facility Replacement Construction Cost:	\$29,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$75
Grand Total:	\$500	FCNI:	2%

CCC STORAGE SHED

SPWB Facility Condition Analysis - 2146

Survey Date: 9/17/2013

CCC STORAGE SHED**BUILDING REPORT**

The Storage Shed is a wood framed structure with T1-11 siding, asphalt composition roof resting on a concrete slab-on-grade foundation. It is located on the north side of the site near the well pump house. The building formerly was the laundry room and has since been converted to a general storage facility.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2146EXT1****EXTERIOR FINISHES****Construction Cost \$500**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:**Gross Area (square feet): 100****Year Constructed: 1988****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$500	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$500	FCNI:	5%

SPWB Facility Condition Analysis - 2145

Survey Date: 9/17/2013

The Gatehouse is a wood framed structure with T1-11 siding, asphalt composition roof resting on 6x6 timbers. It serves as the main entrance and checkpoint into the secure portion of the conservation camp.

Total Construction Cost for Priority 2 Projects: \$500

Necessary - Not Yet Critical	Two to Four Years
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Project Index #: 2145EXT2

Construction Cost	\$500
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It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 48

Year Constructed: 1988

Exterior Finish 1: 100 % Painted Wood Siding

Exterior Finish 2: %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % I-3

IBC Occupancy Type 2: %

Construction Type: Wood Framing

IBC Construction Type: V-B

Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.42
Priority Class 2:	\$500	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$500	FCNI:	25%

CCC WELL PUMP HOUSE

SPWB Facility Condition Analysis - 2144

Survey Date: 9/17/2013

CCC WELL PUMP HOUSE

BUILDING REPORT

The Well Pump House is a concrete masonry unit structure with an asphalt composition roof on a concrete slab-on-grade foundation. The building contains the domestic water pumping and support equipment for the conservation camp. A water treatment system and an emergency shower are located in this facility.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$500**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 2144EXT1
Construction Cost \$500

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 98
Year Constructed: 1988
Exterior Finish 1: 100 % Painted CMU
Exterior Finish 2: %
Number of Levels (Floors): Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units and Wood
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.10
Priority Class 2:	\$500	Total Facility Replacement Construction Cost:	\$15,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$500	FCNI:	3%

NDF ADMINISTRATION OFFICE

SPWB Facility Condition Analysis - 1581

Survey Date: 9/17/2013

NDF ADMINISTRATION OFFICE**BUILDING REPORT**

The NDF Administration Office is an engineered steel structure with metal siding, metal roof and a concrete slab-on-grade foundation. The building contains support offices for NDF personnel, restrooms and a storage area which includes a 520 square foot storage mezzanine. There are accessibility issues with the entrance and restrooms that will be addressed in the report.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$53,250****Currently Critical****Immediate to Two Years****ACCESSIBLE BUILDING ENTRANCE****Project Index #: 1581ADA5****Construction Cost \$15,000**

The building has a ramp and a step leading into the main entrance. This configuration does not meet the requirements for ADA Accessibility

This project would provide funding for an accessible concrete ramp, including upper and lower landing areas, handrails, curbing, and replacement of the door hardware and threshold for ADA compliance. The 2012 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 there of was previously recommended in the FCA report dated 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 9/17/2013.

ACCESSIBLE COUNTERTOP**Project Index #: 1581ADA3****Construction Cost \$2,000**

The plastic laminate countertop at the public information window in the building does not meet ADA requirements. This project addresses removal and replacement of the plastic laminate countertop. This will bring the reception counter into conformance with ADA requirements. The project includes the removal of the countertop, casework modifications, replacement of countertop, and gypsum board repair and painting. The 2012 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 there of was previously recommended in the FCA report dated 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 9/17/2013.

ADA RESTROOM REMODEL**Project Index #: 1581ADA1****Construction Cost \$25,000**

A restroom is present in this building. It does not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with ADA accessibility. This project would provide funding for construction of a unisex ADA restroom. These items may include new sinks, toilets, urinals, partitions, hardware, mirrors, fixtures, flooring and paint. The 2012 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 there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/17/2013.

EXIT SIGN & EGRESS LIGHTING UPGRADE**Project Index #: 1581SFT2****Construction Cost \$3,000**

The existing exit signs in this building are non-illuminated or the older type style and should be replaced with new self-illuminated or LED style signs with a battery-backup. Emergency exit lighting should be installed and/or replaced to provide illumination along the egress route. This project would provide for 3 emergency lights and three exit signs including required electrical connections and installation.

This project or a portion there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the recent survey date of 09/17/2013.

INSTALL LEVER ACTION DOOR HANDLES**Project Index #: 1581ADA4****Construction Cost \$3,000**

The existing door handles in the building are older round type and do not meet the ADA requirements for grasping. This project would provide for new lever action door hardware to be installed on all doors. The 2012 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 there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/17/2013.

REPLACE WATER HEATER**Project Index #: 1581ENR2****Construction Cost \$2,750**

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. It is recommended that a new gas fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, bracing and labor for installation. This project or a portion there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date 09/17/2013.

SIGNAGE FOR ADA COMPLIANCE**Project Index #: 1581ADA2****Construction Cost \$2,000**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with these criteria. This project would provide funding for the purchase and installation of new signage to meet the criteria for ADA. The 2012 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 there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/17/2013.

WINDOW REPLACEMENT**Project Index #: 1581SEC1****Construction Cost \$500**

The rear exit door has a wire glass window that is broken. This project would provide funding for the removal and replacement of the wire glass window. This project or a portion there of was previously recommended in the FCA report dated 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/17/2013.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$8,860****Long-Term Needs****Four to Ten Years****INTERIOR FINISHES****Project Index #: 1581INT1****Construction Cost \$8,860**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next four to six years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/17/2013.

BUILDING INFORMATION:

Gross Area (square feet): 3,544
Year Constructed: 1988
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 40 % B
IBC Occupancy Type 2: 60 % S-1
Construction Type: Engineered Steel Structure
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$53,250	Project Construction Cost per Square Foot:	\$17.53
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$709,000
Priority Class 3:	\$8,860	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$62,110	FCNI:	9%

CCC MULTI-PURPOSE BUILDING

SPWB Facility Condition Analysis - 1580

Survey Date: 9/17/2013

**CCC MULTI-PURPOSE BUILDING
BUILDING REPORT**

The Carlin Conservation Camp Multi-Purpose Building is an engineered steel structure with metal siding, metal roof on a concrete slab-on-grade foundation. The building contains a Gymnasium, Laundry Room, Mechanical Room and Storage areas. The facility has an older fire sprinkler system and a new fire alarm system. The Gym area has a couple of ceiling mounted gas fired heating units and a mix of electric and hydronic heating units for the laundry and storage areas. It also has a single use restroom that is not ADA accessible.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$38,350****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 1580ADA1****Construction Cost \$15,000**

Two restrooms are present in this building. They do not meet the Americans with Disabilities Act (ADA) regulations. This project would provide funding for remodeling one of the restrooms into a unisex restroom for ADA compliance. These items may include new sinks, toilets, urinals, partitions, hardware, mirrors, fixtures, accessible showers, flooring and paint. The 2012 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 there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 9/17/2013.

EXIT SIGN & EGRESS LIGHTING UPGRADE**Project Index #: 1580SFT1****Construction Cost \$1,600**

The existing exit signs in this building are non-illuminated or the older type style and should be replaced with new self-illuminated or LED style signs with a battery-backup. Emergency exit lighting should be installed and/or replaced to provide illumination along the egress route. This project would provide for 3 emergency lights and three exit signs including required electrical connections and installation.

This project or a portion there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the recent survey date of 9/17/2013.

OVERHEAD DOOR REPLACEMENT**Project Index #: 1580EXT1****Construction Cost \$15,500**

The existing 10'x16' sectional overhead door is damaged from abuse and is original to the building. It has holes, bent panels, and no longer operates properly. This project would provide funding for removal and disposal of the old overhead door and the purchase and installation of a new insulated sectional overhead door with a motor, including connections to utilities as required. This project or a portion there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date 09/17/2013.

SIGNAGE FOR ADA COMPLIANCE**Project Index #: 1580ADA2****Construction Cost \$3,750**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. This project would provide funding for the purchase and installation of new signage to meet the criteria for ADA. The 2012 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 there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 9/17/2013.

STRUCTURAL ASSESSMENT

Project Index #: 1580STR1
Construction Cost \$2,500

An upper level storage mezzanine has been constructed inside of the multi-purpose building. The 2012 IBC has a minimum requirement of 125 p.s.f. for light storage in non-residential spaces. There is no record of a CIP project or structural plans for this construction and could be a potential safety issue due to collapse. This project recommends that a licensed engineer perform a structural investigation to assess the load carrying capacity of this area. Future projects would be based on this report. This project or a portion there of was previously recommended in the FCA report dated 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 9/17/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$52,900

Necessary - Not Yet Critical Two to Four Years

EVAPORATIVE COOLER REPLACEMENT

Project Index #: 1580HVA1
Construction Cost \$2,500

The building has a side discharge evaporative cooler. The cooler is beginning to rust and alkaline has scaled the unit to the point of plugging up the fins. This project would provide funding for the purchase and installation of a new side discharge evaporative cooler. This project or a portion there of was previously recommended in the FCA report dated 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 9/17/2013.

EXTERIOR DOOR REPLACEMENT

Project Index #: 1580SEC1
Construction Cost \$7,000

The two existing exterior doors, frames and locks appear to be original to the building. They are showing signs of wear and deterioration from constant use and abuse. The frames are damaged as well as the hinges. Because of security concerns and the condition of the doors, this project would provide funding to replace the doors, frames, locks and hardware including paint. This project or a portion there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the recent survey date of 9/17/2013.

INTERIOR FINISHES

Project Index #: 1580INT2
Construction Cost \$28,000

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

LIGHTING UPGRADE

Project Index #: 1580ENR1
Construction Cost \$10,500

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date 09/17/2013.

MINOR ELECTRICAL REPAIRS

Project Index #: 1580ELE2
Construction Cost \$2,500

The building has numerous electrical outlets and switches which are missing covers or broken, have extension cords being used to supply electrical power, and no GFCI outlets. This project would provide for repairs and/or replacement by a licensed contractor to repair and/or replace the damaged electrical outlets, switches, covers and conduit. This project or a portion there of was previously recommended in the FCA report dated 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date 09/17/2013.

Project Index #: 1580ENR2
Construction Cost \$2,400

WINDOW REPLACEMENT

There are three small old single pane window units that should be scheduled for replacement. This project would provide for the installation of three new insulated window units. Removal and disposal of the old units is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$7,000**

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

Project Index #: 1580EXT2
Construction Cost \$7,000

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, metal siding repairs, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 7,000
Year Constructed: 1990
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 60 % A-3
IBC Occupancy Type 2: 40 % I-3
Construction Type: Engineered Steel Structure
IBC Construction Type: III-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$38,350	Project Construction Cost per Square Foot:	\$14.04
Priority Class 2:	\$52,900	Total Facility Replacement Construction Cost:	\$1,050,000
Priority Class 3:	\$7,000	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$98,250	FCNI:	9%

CCC HOUSING UNIT

SPWB Facility Condition Analysis - 0697

Survey Date: 9/17/2013

CCC HOUSING UNIT BUILDING REPORT

The Carlin Conservation Camp Housing Unit is a wood framed modular structure with painted T1-11 siding, asphalt composition roof resting on a concrete masonry unit foundation. The building consists of three wings, A wing, B wing and C wing which contain sleeping areas and restrooms, culinary and dining facilities, visitor area and support offices for staff. A new ADA accessible ramp into the main entrance has been installed but the housing unit's restrooms and dining area are not ADA compliant. There is a new fire alarm system but the facility is lacking a fire sprinkler system. Two gas fired boilers provide hot water for the heat and there are roof mounted evaporative coolers.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$300,663****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 0697ADA1****Construction Cost \$40,000**

Restrooms are present in this building. They do not meet the Americans with Disabilities Act (ADA) regulations. This project would provide funding for remodeling one of the restrooms for ADA compliance. These items may include new sinks, toilets, urinals, partitions, hardware, mirrors, fixtures, accessible showers, flooring and paint. The 2012 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 there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 9/17/2013.

FIRE SUPPRESSION SYSTEM INSTALLATION**Project Index #: 0697SFT1****Construction Cost \$94,339**

This building does not have an automatic fire suppression system. This building has more than 12,000 square feet on the first floor. NAC 477.917 indicates every existing building owned by the State of Nevada must:

- (a) Comply with the provisions of NRS 477.100 to 477.170, inclusive;
- (b) Meet the requirements of the building code in effect when the building was constructed;
- (c) If the building:

- (1) Is designated as a B occupancy;
- (2) Regardless of occupancy designation, has a floor area which exceeds 12,000 square feet on any floor or 24,000 square feet on all floors, including any mezzanines; or
- (3) Is an R-1, R-2 or R-4 occupancy be scheduled for installation of an automatic fire suppression system during the next remodeling of or addition to the building;

This project or a portion there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/17/2013.

HANDRAIL INSTALLATION**Project Index #: 0697SFT3****Construction Cost \$1,100**

There are two exterior sets of stairs which are lacking handrails. The 2012 IBC Chapter 10, Section 1012 outlines the requirements for handrails. This project would provide for the installation of handrails on each side of the exterior stairs at two locations.

REPLACE FLOORING**Project Index #: 0697INT1****Construction Cost \$161,724**

The flooring in this building consists of carpet in the living and office areas, VCT (vinyl composite tile) in the corridors and bathrooms, and ceramic tile in the culinary area. These floor finishes are reaching the end of their useful life. The tile in the culinary has numerous areas missing tiles. It is recommended that the flooring in the building be replaced. This project or a portion there of was previously recommended in the FAC report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/17/2013.

Project Index #: 0697ADA2

Construction Cost \$3,500

SIGNAGE FOR ADA COMPLIANCE

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with these criteria. This project would provide funding for the purchase and installation of new signage to meet the criteria for ADA. The 2012 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 there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 9/17/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$203,770

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0697HVA4

Construction Cost \$16,000

BOILER REPLACEMENT

There are two gas fired boilers that are original to the housing unit and are reaching the end of their expected life. This project would provide for 2 new gas fired boilers to be installed. Removal of the old boilers and connection to existing utilities is also included in this estimate.

Project Index #: 0697SEC1

Construction Cost \$32,000

EXTERIOR DOOR REPLACEMENT

The existing exterior doors and locks appear to be original to the building. They are showing signs of wear and deterioration from constant use and abuse. The frames are damaged as well as the hinges. Because of security concerns and the door's condition, this project would provide funding to replace the door, frame, locks and hardware, typical of 8. This project or a portion there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/17/2013.

Project Index #: 0697EXT4

Construction Cost \$67,385

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 0697INT2

Construction Cost \$67,385

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0697HVA1

Construction Cost \$21,000

ROOF-MOUNTED EVAPORATIVE COOLER REPLACEMENT

There are 7 evaporative coolers installed on the roof of this building. It appears that they have reached the end of their useful life. It is recommended that the evaporative coolers be replaced. Connection to the existing utilities is included in this estimate. This project or a portion there of was previously recommended in the FCA report dated 09/19/2000 and 9/29/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/17/2013.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,800****Long-Term Needs****Four to Ten Years****Project Index #: 0697HVA3****SHOWER EXHAUST FAN REPLACEMENT****Construction Cost \$4,800**

Many of the exhaust fans in the restrooms and shower area were damaged, missing covers and inoperative. This project would provide for the removal of the existing exhaust fan assembly and the purchase and installation of 6 exhaust fan assemblies including ducting and connections to utilities. Due to excessive humidity concerns, high volume commercial units should be installed. This project there of was previously recommended in the FAC report dated 09/19/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/17/2013.

BUILDING INFORMATION:**Gross Area (square feet): 13,477****Year Constructed: 1988****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$300,663	Project Construction Cost per Square Foot:	\$37.79
Priority Class 2:	\$203,770	Total Facility Replacement Construction Cost:	\$3,369,000
Priority Class 3:	\$4,800	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$509,233	FCNI:	15%

NOTES:

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

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

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

REPORT DEVELOPMENT:

State Public Works Division
Facilities Condition Analysis

515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263

(775) 684-4141 voice
(775) 684-4142 facsimile



Carlin Conservation Camp Site – FCA Site #9973
Description: Loading dock area.



Carlin Conservation Camp Housing Unit – FCA Building #0697
Description: Exterior of the building.



Carlin Conservation Camp Housing Unit – FCA Building #0697
Description: Missing culinary floor tiles.



Carlin Conservation Camp Housing Unit – FCA Building #0697
Description: Exterior stairs in need of handrails.



CCC Multi-Purpose Building – FCA Building #1580
Description: Exterior of the building.



CCC Multi-Purpose Building – FCA Building #1580
Description: Over head coiling door in need of replacement.



NDF Administration Office – FCA Building #1581
Description: Exterior of the building.



CCC Gate House – FCA Building #2145
Description: Exterior of the building.



CCC Storage Shed – FCA Building #2146
Description: Exterior of the building.



Cubie / Eureka County Storage Shed – FCA Building #2149
Description: Exterior of the building.



NDF Paint Storage Shed – FCA Building #2150

Description: Exterior of the building.



NDF Herbicide Storage Shed – FCA Building #2151

Description: Exterior of the building.



NDF Propane Storage Shed – FCA Building #2152
Description: Exterior of the building (background right).



NDF Tool Shed – FCA Building #2154
Description: Exterior of the building (background right).



NDF Wood Shed – FCA Building #2155
Description: Exterior of the building on right.



NDF Shop – FCA Building #2156
Description: Exterior of the building.