



DEPT OF CORRECTIONS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

NORTHEAST REGION

-

9974 - WELLS CONSERVATION CAMP SITE
HC 67-50
WELLS, NV 89835-
ELKO COUNTY

SURVEY DATE: 06/06/2023



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*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.

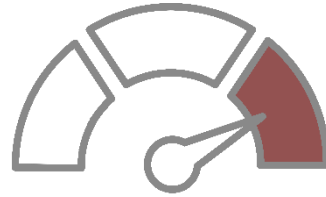
Projects are prioritized by urgency and address the most pressing needs effectively:

- **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 include.



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

HOUSING/ CULINARY/ ADMINISTRATION



\$250,000

PRIORITY 1
0 - 2 years



REINSTATED ADA - 11/11/2025

0708-ADA-1: ADA RESTROOM REMODEL

The facility currently lacks ADA-compliant restroom facilities for both visitors and inmates. To address this deficiency, the project proposes constructing a unisex accessible restroom for visitors and retrofitting the existing inmate restrooms and shower rooms to meet current accessibility standards. The scope of work includes reconfiguring interior walls and installing compliant fixtures, showers, hardware, mirrors, flooring, and finishes. Renovations will be carried out within one of the inmate housing wings to provide an accessible restroom and shower area. All improvements will be

designed and executed in accordance with NRS 338.180, the 2024 International Building Code (IBC), ICC/ANSI A117.1-2009, and the 2010 ADA Standards for Accessible Design (ADAAG).

MULTI-PURPOSE/ GYMNASIUM



\$210,000

**PRIORITY 1
0 - 2 years**

**REINSTATED BUILDING EXTERIOR - 11/12/2025
1391-EXT-6: ROOF REPLACEMENT**

The standing seam metal roof on this building was in poor condition at the time of the survey and had active leaks. It is recommended that this building be re-roofed in the next 1 - 2 years with a new single-ply roofing system which will be installed directly over the existing metal roof. This will allow the roof to qualify for the statewide roofing program warranty and preventative maintenance agreement.

WELLS CONSERVATION CAMP SITE



\$150,000

**PRIORITY 1
0 - 2 years**



REINSTATED ADA - 11/13/2025

9974-ADA-2: SIDEWALK AND FLATWORK REPLACEMENT

The majority of the sidewalks and concrete flatwork on site have significantly deteriorated, resulting in uneven surfaces and creating potential tripping hazards that raise serious safety concerns. To mitigate these risks and improve overall site accessibility, this project proposes the removal and replacement of all damaged concrete flatwork. For budgeting purposes, an estimated 5,000 square feet of replacement has been included. All new flatwork shall be installed in compliance with NRS 338.180, the 2024 International

Building Code (IBC), and ICC A117.1-2009, ensuring safe, durable, and accessible pedestrian pathways throughout the site.

HOUSING/ CULINARY/ ADMINISTRATION



\$75,000

PRIORITY 1
0 - 2 years



REINSTATED HVAC - 11/11/2025

0708-HVA-1: EXHAUST HOOD INSTALLATION

In accordance with Section 508 of the 2024 Uniform Mechanical Code (UMC), which requires hoods to be installed above all commercial-type dishwashing machines and similar equipment that produce significant amounts of steam, this project proposes the installation of a Type II exhaust hood above the dishwashers in the culinary area. The scope includes the installation of the hood, associated ductwork, and an exhaust fan to effectively vent air to the exterior, thereby improving indoor air quality, reducing moisture buildup, and ensuring compliance with applicable code requirements.

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HOUSING/ CULINARY/ ADMINISTRATION



\$75,000

PRIORITY 1
0 - 2 years



REINSTATED ADA - 11/11/2025 0708-ADA-3: ADA RAMP REPLACEMENT

The existing entrance ramp is in poor condition, exhibiting significant cracking and spalling, and fails to meet current ADA accessibility standards. Notable deficiencies include improper slope and geometry, non-compliant handrails, and the lack of required curb or edge protection on the open side. To address these issues, this project proposes the complete removal and replacement of the ramp, along with the installation of new code-compliant handrails. All improvements will be designed to fully comply with the 2024

International Building Code (IBC), ICC/ANSI A117.1-2009, NRS 338.180, and the most current ADA Standards for Accessible Design.

HOUSING/ CULINARY/ ADMINISTRATION



\$70,000

PRIORITY 1
0 - 2 years



REINSTATED SAFETY ISSUES - 11/11/2025
0708-SFT-3: FIRE ALARM SYSTEM UPGRADE

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Per 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 2024 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

HOUSING/ CULINARY/ ADMINISTRATION



\$35,000

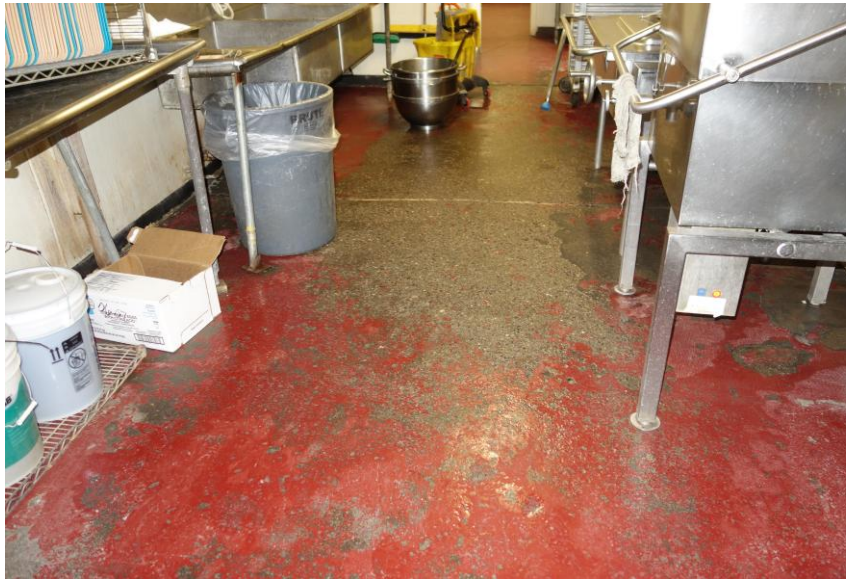
PRIORITY 1
0 - 2 years



REINSTATED HVAC - 11/11/2025 0708-HVA-2: AIR CONDITIONER INSTALLATION

The existing HVAC system does not provide adequate cooling for the server room, creating a risk of overheating that can lead to premature aging or failure of critical computer equipment. To ensure proper temperature regulation and protect the integrity of IT infrastructure, this project recommends the installation of a dedicated air conditioning system for the server room. The scope includes the purchase and installation of the unit, along with all necessary utility connections to support reliable and efficient operation.

HOUSING/ CULINARY/ ADMINISTRATION



\$34,900

PRIORITY 1
0 - 2 years



REINSTATED BUILDING INTERIOR - 11/11/2025 0708-INT-1: CULINARY FLOOR REPLACEMENT

The painted concrete floor in the kitchen is currently worn and damaged, creating both functional and sanitation concerns. To restore durability and maintain a safe, cleanable surface, this project proposes cleaning and repairing the existing floor, applying a bonding agent, and installing a new polymer resurfacing layer. The scope also includes the application of an appropriate finish product to ensure long-term performance, slip resistance, and compliance with health and safety standards.

WELLS CONSERVATION CAMP SITE



\$22,500

PRIORITY 1
0 - 2 years



REINSTATED ADA - 11/13/2025

9974-ADA-3: ADA ACCESSIBLE PARKING & PATH OF TRAVEL

To ensure compliance with the Americans with Disabilities Act (ADA) and provide accessible access for individuals with physical limitations, this project includes the construction of a van-accessible ADA parking space, a passenger loading area, and a concrete walkway connecting to the existing sidewalk. The scope of work involves regrading, placement of approximately 750 square feet of Portland Cement concrete, installation of ADA-compliant signage and pavement striping, and any additional upgrades required to meet current accessibility standards. The project design

shall be based on the 2024 International Building Code (IBC), ICC/ANSI A117.1-2009, NRS 338.180, and the most current ADA Standards for Accessible Design.

MULTI-PURPOSE/ GYMNASIUM



\$21,000

PRIORITY 1
0 - 2 years



REINSTATED BUILDING EXTERIOR - 11/12/2025

1391-EXT-5: 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 year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

MULTI-PURPOSE/ GYMNASIUM



\$18,000

PRIORITY 1
0 - 2 years

REINSTATED SAFETY ISSUES - 11/12/2025

1391-SFT-2: INTERIOR STAIR HANDRAIL REPLACEMENT

There are two sets of interior stair handrails in the facility that are outdated and do not meet current safety or accessibility codes. The existing handrails have incorrect gripping surfaces and are not continuous from the top to the bottom of the landings, posing safety and compliance concerns. This project proposes the installation of new handrails on both sides of the stairs, designed with proper gripping surfaces, continuous runs, returns, and structural supports. The scope also includes the removal and disposal of the existing non-compliant railings. Design and installation will be guided by

NRS 338.180, 2024 IBC Chapter 10, ICC/ANSI A117.1-2009, and the most current version of the ADA Standards for Accessible Design (ADAAG).

WATER TANK



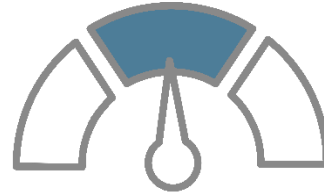
\$15,000

PRIORITY 1
0 - 2 years



NEW STRUCTURAL - 11/10/2025 2995-STR-1: TANK INSPECTION

In addition to the manufacturer's recommended annual maintenance, a comprehensive inspection and cleaning is advised every 5 to 10 years, depending on water quality and system usage. This detailed inspection includes, but is not limited to, evaluation of exterior foundations, surfaces, equipment, controls, interior roof and sidewall structures, liners, and removal of debris or sediment. This project proposes funding to engage a certified tank inspection company. Costs for any necessary cleaning or repairs are not included in this estimate.



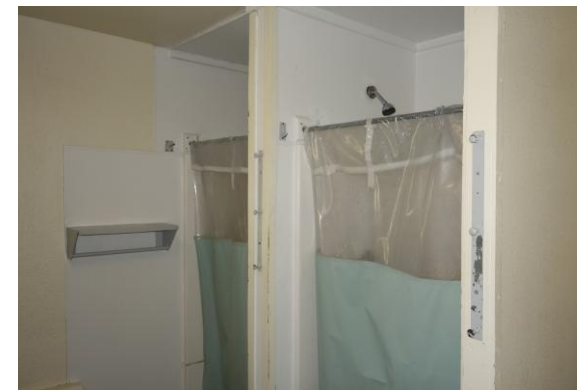
PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

HOUSING/ CULINARY/ ADMINISTRATION



\$1,050,000

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 11/13/2025 0708-INT-7: INTERIOR RENOVATION

Constructed in 1984, the building has seen minimal improvements over the years, resulting in an interior that is now in poor condition. In addition to general wear and tear, the scope of recommended building systems upgrades—such as plumbing replacement and fire suppression system installation—will require significant interior disruption. As such, a comprehensive interior renovation is recommended to bring the facility up to modern standards. The proposed scope includes refurbishing the restrooms, culinary area, administrative spaces, and sleeping areas. Given the building's age

and the likelihood of unforeseen conditions during construction, a budget estimate of \$75 per square foot has been applied to accommodate potential additional improvements.

HOUSING/ CULINARY/ ADMINISTRATION

\$490,000

PRIORITY 2
2 - 4 years



REINSTATED PLUMBING - 11/11/2025

0708-PLM-1: PLUMBING REPLACEMENT

The plumbing and waste system, with approximately 50 years of service, is in poor condition and appears to be largely original to the building. Due to its age and deteriorated state, the system should be scheduled for full replacement. Additionally, the sewer lines require inspection to assess their condition and determine the extent of necessary repairs or replacement. This project includes the removal and disposal of existing plumbing components as needed and provides for the replacement of all water and sewer lines (in

necessary) throughout the building to ensure reliable operation and compliance with current standards.

HOUSING/ CULINARY/ ADMINISTRATION



\$350,000

PRIORITY 2
2 - 4 years

NEW HVAC - 11/12/2025

0708-HVA-4: HYDRONIC HEATING EQUIPMENT REPLACEMENT

The existing hydronic baseboard heating units and fan-powered unit heaters are original to the building and have become damaged and inefficient due to accumulated debris and obstructions in the convective air paths. To restore proper function and improve both system performance and energy efficiency, this project recommends the complete replacement of all baseboard heaters, fan-powered unit heaters, and the associated hydronic piping. This upgrade will ensure more reliable heating, reduce maintenance needs, and enhance occupant comfort throughout the facility.

MULTI-PURPOSE/ GYMNASIUM



\$350,000

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 11/13/2025 1391-INT-7: INTERIOR RENOVATION

The building's interior appears to have remained largely untouched since its original construction 40 years ago, resulting in widespread deterioration and damage. Areas such as the recreation and storage spaces are particularly affected, with visible issues including exposed fiberglass insulation, which poses both safety and environmental concerns. To address these deficiencies, this project recommends a comprehensive interior renovation of the recreation and storage areas to restore functionality, improve aesthetics, and

provide a safe, adequate environment for occupants and facility operations.

HOUSING/ CULINARY/ ADMINISTRATION



\$308,000

PRIORITY 2
2 - 4 years



REINSTATED BUILDING INTERIOR - 11/11/2025
0708-INT-5: VCT FLOORING REPLACEMENT

The vinyl composition tile (VCT) flooring throughout the building is damaged and has reached the end of its useful life, resulting in diminished appearance and functionality. To address this, the project recommends the complete replacement of the existing VCT flooring. The scope includes the removal and proper disposal of the old flooring, followed by the installation of new 12" x 12" VCT tiles along with a 4-inch resilient base, restoring a durable, cleanable, and professional finish throughout the facility.

HOUSING/ CULINARY/ ADMINISTRATION



\$308,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 11/13/2025
0708-EXT-7: ROOF REPLACEMENT

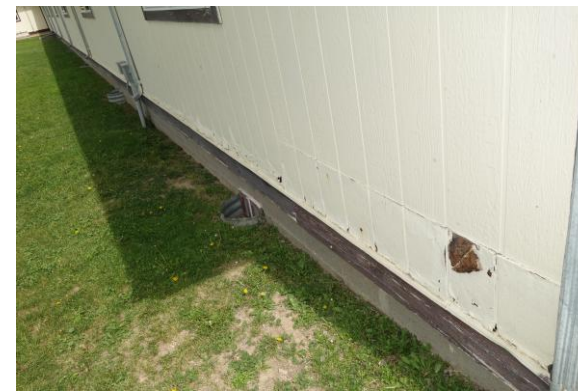
The existing asphalt composition shingle roof on this building was found to be in fair to poor condition during the most recent survey. It is recommended that the building be re-roofed within the next 2 to 3 years using a new 50-year asphalt composition shingle roofing system with updated underlayment. This estimate includes the complete removal and disposal of the existing roofing materials, as well as installation of the new roofing system in accordance with current building codes and manufacturer specifications.

HOUSING/ CULINARY/ ADMINISTRATION



\$210,000

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 11/11/2025

0708-EXT-3: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 3 to 4 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

WELLS CONSERVATION CAMP SITE



\$200,000

PRIORITY 2
2 - 4 years



REINSTATED PLUMBING - 11/13/2025

9974-PLM-1: WASTE WATER SYSTEM RECOMMISSIONING

This project entails the recommissioning of an existing wastewater system to restore safe, compliant, and efficient operation. The scope includes a comprehensive inspection of system components, cleaning and flushing of lines, testing of pumps and control systems, repair or replacement of any non-functional elements, and verification of system performance under load. All work will be conducted in accordance with applicable local, state, and federal regulations, including those set forth by the Nevada Division of

Environmental Protection (NDEP), to ensure the system meets current environmental and public health standards.

NDF ADMINISTRATION OFFICE

\$168,000

**PRIORITY 2
2 - 4 years**



Image from 2017 FCA Survey



Image from 2017 FCA Survey

**NEW BUILDING INTERIOR - 11/10/2025
0621-INT-4: BUILDING RENOVATION**

Constructed in 1985, the building has seen minimal upgrades, resulting in a deteriorated interior that no longer meets current standards. A comprehensive renovation is recommended to address existing deficiencies and modernize the facility. The proposed scope includes upgrading restrooms to meet current accessibility requirements, replacing the HVAC system, improving ADA accommodations, and updating interior finishes. Due to the building's age and the likelihood of unforeseen conditions arising

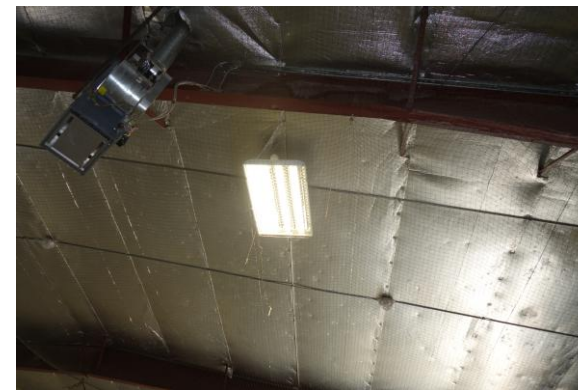
during renovation, a budget estimate of \$140 per square foot has been applied to accommodate potential additional improvements.

MULTI-PURPOSE/ GYMNASIUM



\$140,000

PRIORITY 2
2 - 4 years



NEW HVAC - 11/13/2025

1391-HVA-2: HEATING SYSTEM REPLACEMENT

The existing heating system serving the building is approaching 40 years of service, which is well beyond the expected lifespan for most HVAC equipment. It is recommended that planning begin for the replacement of the equipment within the next 2 to 4 years. This project also recommends the replacement of the Direct Digital Control (DDC) system that manages them. The proposed project scope will involve the demolition and proper disposal of all existing heating equipment, followed by the installation of new, energy-

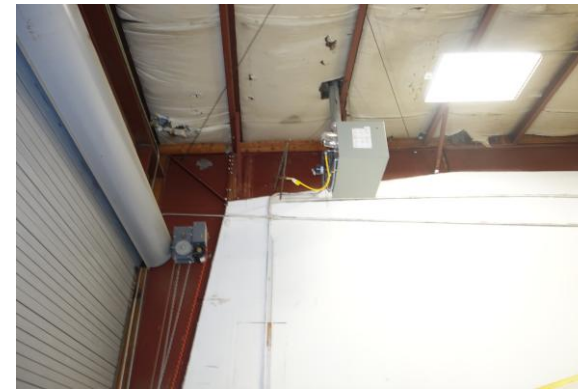
efficient systems that meet current performance and code requirements.

MULTI-PURPOSE/ GYMNASIUM



\$105,000

PRIORITY 2
2 - 4 years



REINSTATED ENERGY SAVINGS - 11/12/2025

1391-ENR-2: REPLACE INSULATION

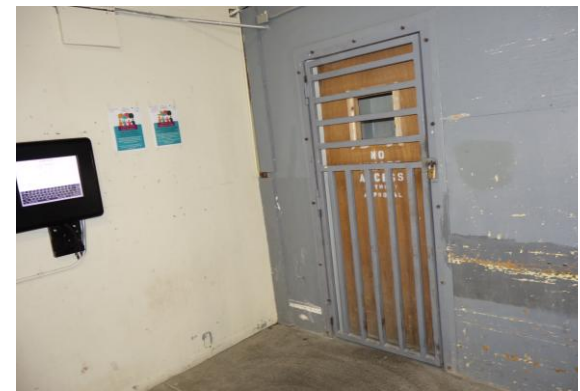
There are multiple areas throughout the ceiling where insulation is damaged or missing, compromising the building's energy efficiency and thermal performance. To address this, the project proposes the removal of the existing ceiling insulation and the installation of new faced R-38 insulation. This upgrade will enhance thermal resistance, improve occupant comfort, and contribute to reduced energy costs by increasing the building's overall insulation performance.

MULTI-PURPOSE/ GYMNASIUM



\$70,000

PRIORITY 2
2 - 4 years



REINSTATED BUILDING INTERIOR - 11/12/2025 1391-INT-4: 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.

HOUSING/ CULINARY/ ADMINISTRATION



\$65,000

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 11/11/2025
0708-EXT-5: GUTTER REPLACEMENT

The existing rain gutters and downspouts on the building are composed of multiple segments with joints that have proven ineffective at preventing leaks. These persistent leaks contribute to the premature deterioration of building finishes and surrounding hardscape. Additionally, the current downspouts terminate too close to the building, lacking proper drainage extensions. To address these issues, this project proposes replacing the segmented gutter system with new seamless gutters, along with downspouts and extensions designed to discharge water approximately 5 feet away

from the building perimeter, thereby protecting the structure and site from further water damage.

MULTI-PURPOSE/ GYMNASIUM



\$56,000

PRIORITY 2
2 - 4 years



REINSTATED ENERGY SAVINGS - 11/12/2025

1391-ENR-1: LIGHTING UPGRADE

The existing lighting fixtures in the building are outdated fluorescent types that are no longer energy efficient. To improve energy performance and reduce maintenance costs, this project proposes upgrading to high-efficiency LED fixtures with a longer life cycle. Specifically, 5,000K LED lamps without ballasts are recommended, along with the replacement of tombstones where necessary. Additionally, occupancy sensors will be installed in low-traffic areas to further enhance energy savings. It is important to

note that electrical wiring upgrades are not included in this estimate.

MULTI-PURPOSE/ GYMNASIUM



\$50,000

PRIORITY 2
2 - 4 years



REINSTATED BUILDING INTERIOR - 11/12/2025 1391-INT-5: GYMNASIUM FLOOR REPAIRS

The concrete floor in the gymnasium is currently worn and damaged, impacting both appearance and functionality. To restore the surface and extend its service life, this project includes cleaning and repairing the existing floor, applying a bonding agent, and installing a new polymer resurfacing layer. An appropriate finish product will be applied where needed to ensure durability and performance. Additionally, paint striping is included in the scope to restore proper court markings and enhance usability of the space.

HOUSING/ CULINARY/ ADMINISTRATION



\$50,000

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 11/11/2025 0708-EXT-4: EXTERIOR DOOR REPLACEMENT

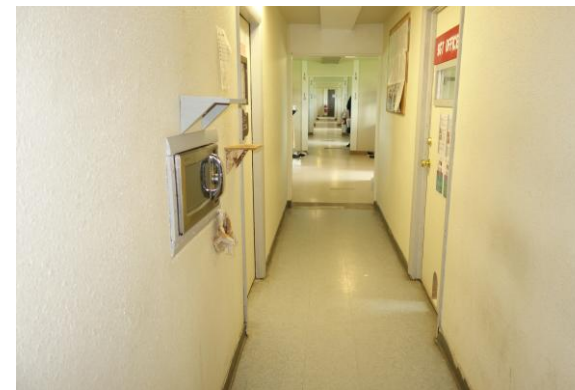
The existing exterior metal doors and frames, which appear to be original to the building, are damaged and deteriorated due to prolonged use and inmate-related wear. To restore functionality and security, this project includes the removal and replacement of ten metal door assemblies, complete with new frames, locks, hardware, and finish painting. The scope also covers the proper disposal of the existing doors and the painting of the newly installed units, ensuring durability and compliance with facility standards.

HOUSING/ CULINARY/ ADMINISTRATION



\$37,500

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 11/11/2025 0708-INT-6: INTERIOR DOOR REPLACEMENT

The interior doors and jambs throughout the facility are original to the building and exhibit significant wear, damage, and deterioration, having exceeded their intended service life. Additionally, the existing door hardware does not meet current accessibility standards, posing functional and compliance concerns. This project proposes the complete replacement of all interior doors, jambs, and associated hardware to improve safety, enhance operational reliability, and ensure full compliance with applicable accessibility codes and regulations.

HOUSING/ CULINARY/ ADMINISTRATION



\$36,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 11/12/2025
0708-EXT-6: LOADING DOCK REPLACEMENT

The loading dock used by culinary services for food and material deliveries is in poor condition, with the CMU block foundation showing signs of structural failure. While the portion of the dock supporting the culinary refrigeration walk-ins appears to remain structurally sound, the deteriorated section poses operational and safety concerns. This project recommends the removal and replacement of the compromised portion of the loading dock and the installation of code-compliant access stairs to ensure safe and efficient access for deliveries.

NDF GARAGE/ SAW SHOP



\$19,200

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 11/10/2025

0622-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 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.

NDF GARAGE/ SAW SHOP



Image from 2017 FCA Survey

\$15,000

PRIORITY 2
2 - 4 years



REINSTATED HVAC - 11/10/2025

0622-HVA-1: HEATER REPLACEMENT

The existing HVAC system consists of a ceiling-mounted propane heater. The current unit is inefficient and beyond its service life. It is recommended that the system be replaced with a high-efficiency propane-fired heater to improve energy performance and reliability. This project will include the removal and proper disposal of the existing unit, as well as the installation of the new heater, complete with all necessary utility connections to ensure safe and effective operation.

SEWER TREATMENT BUILDING



\$ 2,200

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 11/10/2025

3840-EXT-1: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is sanding, priming and painting of the wood and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

FUEL STATION STORAGE SHED



\$ 1,800

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 11/10/2025

2994-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 the exterior of the building. Included in the cost is the painting of the wood gables, door and fascia, caulking and sealing of the flashing, fixtures

and all other penetrations. It is recommended that the building be caulked and sealed in the next 2 - 4 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

HOUSING/ CULINARY/ ADMINISTRATION



\$350,000

**PRIORITY 3
4 - 10 years**

REINSTATED SAFETY ISSUES - 11/11/2025

0708-SFT-2: FIRE SUPPRESSION SYSTEM INSTALLATION

The building currently lacks an automatic fire suppression system and exceeds 12,000 square feet on the first floor. In accordance with current state regulations, state-owned buildings with more than 12,000 square feet on a single floor—or more than 24,000 square feet in total—are required to be retrofitted with fire sprinklers during the next remodel or addition. This project proposes funding for the installation of a complete fire sprinkler system, including all necessary components such as backflow prevention devices, to ensure compliance with fire safety regulations and enhance life safety throughout the facility.

HOUSING/ CULINARY/ ADMINISTRATION



\$210,000

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 11/11/2025

0708-INT-4: INTERIOR FINISHES

The interior finishes were in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 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.

HOUSING/ CULINARY/ ADMINISTRATION



\$45,000

PRIORITY 3
4 - 10 years



REINSTATED HVAC - 11/11/2025

0708-HVA-3: EVAPORATIVE COOLER REPLACEMENT

There are currently four roof-mounted evaporative coolers serving the Housing Unit, with one unit conditioning each wing. These coolers are heavily scaled and have reached the end of their serviceable life, resulting in reduced efficiency and reliability. This project proposes the removal and proper disposal of the existing units and the installation of four new evaporative coolers to improve cooling performance. The scope also includes all necessary utility connections to support the new equipment and ensure consistent, effective operation throughout the facility.

NDF STORAGE SHED #2



\$ 1,400

**PRIORITY 3
4 - 10 years**

REINSTATED BUILDING EXTERIOR - 11/10/2025 2993-EXT-1: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

TOOL STORAGE SHED



\$ 1,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 4/23/2024 2137-EXT-1: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PUMP HOUSE



\$ 1,250

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 11/10/2025 2136-EXT-1: EXTERIOR FINISHES

The exterior finishes were in new 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. Included in the cost is sanding, priming and painting of the wood and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

NDF STORAGE SHED #1



\$ 800

**PRIORITY 3
4 - 10 years**

REINSTATED BUILDING EXTERIOR - 11/10/2025 2165-EXT-1: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4 - 5 years and that this project be 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	4/20/2026	Initial.