

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

TONOPAH CONSERVATION CAMP

100 Conservation Camp Road
Tonopah, Nevada 89049

Site Number: 9975
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in October 2017

State of Nevada
Department of Corrections
Tonopah 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 the 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: 9975

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
2724	DUMP STATION 100 Conservation Road Tonopah	36	1990	6/7/2016	\$792	\$360	\$900	\$2,052	\$1,800	114%
1618	HOUSING/ CULINARY UNIT 100 Conservation Road Tonopah	12948	1990	6/7/2016	\$1,570,000	\$689,163	\$482,980	\$2,742,143	\$4,531,800	61%
1621	PUMP HOUSE 100 Conservation Road Tonopah	672	1990	6/7/2016	\$750	\$15,376	\$13,440	\$29,566	\$134,400	22%
2493	NDF INDUSTRY BUILDING 100 Conservation Road Tonopah	1296	2004	6/7/2016	\$31,800	\$35,920	\$17,500	\$85,220	\$388,800	22%
1620	NDF ADMINISTRATION BUILDING 100 Conservation Road Tonopah	2452	1990	6/7/2016	\$47,250	\$98,604	\$27,020	\$172,874	\$980,800	18%
1619	MULTI-PURPOSE BUILDING 100 Conservation Road Tonopah	7000	1990	6/7/2016	\$88,500	\$133,380	\$140,000	\$361,880	\$2,100,000	17%
2723	WATER TANK 100 Conservation Road Tonopah	1133	1990	6/7/2016	\$17,000	\$11,330	\$0	\$28,330	\$524,000	5%
9975	TONOPAH CONSERVATION CAMP SITE 100 Conservation Road Tonopah		1990	6/7/2016	\$145,000	\$202,448	\$0	\$347,448		0%
Report Totals.....:		25,537			\$1,901,092	\$1,186,581	\$681,840	\$3,769,513	\$8,661,600	44%

Acronyms List

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

This is a generic acronym list of commonly used terms in the construction industry. Some or all of these acronyms are used throughout the report.

SPWD Facility Condition Analysis

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TONOPAH CONSERVATION CAMP SITE

SPWD Facility Condition Analysis - 9975

Survey Date: 6/7/2016

TONOPAH CONSERVATION CAMP SITE

BUILDING REPORT

The Tonopah Conservation Camp is located 13 miles Northeast of Tonopah off of NV-376 in Nye County. This is a minimum security male facility that is supervised by the warden of High Desert State Prison. The population of the camp is 152, which is the capacity of the facility. The inmates located here are assigned to the Nevada Division of Forestry and to camp operations support assignments.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$145,000****Currently Critical****Immediate to Two Years****Project Index #: 9975ADA2****ADA ACCESSIBLE PATH OF TRAVEL****Construction Cost \$100,000**

The existing sidewalks throughout the site have deteriorated and are failing. In some areas cracks wider than four inches have been identified and there is settling in a number of locations. This project addresses the removal and replacement of the existing sidewalks site-wide with sidewalks providing curbing and rails where needed to address accessibility concerns. This project includes providing an accessible path of travel from the parking lot to the visitor's area to meet ADA requirements. 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 thereof was previously recommended in the FCA report dated 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

Project Index #: 9975ADA1**ADA PARKING****Construction Cost \$30,000**

The ADA provides for accessibility to sites and services for people with physical limitations. This project would provide for (1) concrete van accessible ADA parking space/ loading space and the pouring of a concrete walkway to reach and meet up with the existing walkway/ sidewalk. This will require grading, placement of P.C. concrete, signage, striping and any other necessary upgrades. 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 references for this project. 1000 square feet of concrete was used for this estimate. It is recommended that this project coincide with the paving project.

This project or a portion thereof was previously recommended in the FCA report dated 09/11/2000 and 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

Project Index #: 9975SFT1**GAS LINE SERVICE****Construction Cost \$15,000**

The propane tank farm has a damaged braided steel flex line after the pressure regulator. During the time of the survey there was a strong odor of gas. This project would provide for a licensed plumber to test all gas lines within the propane tank farm and repair any needed items. When completed, the licensed plumber should perform a manometer test on the gas lines. This project will provide for the replacement of the damaged flex line, the repair of any leaks and will certify the propane lines and tanks.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$202,448****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9975SIT1****REMOVE OLD FOUNDATION****Construction Cost \$7,000**

The concrete stem wall foundation structure (used for the weight lifting) remains in the ground. Some of the hardware remains such as Simpson Strong Ties, which pose an injury hazard. This project provides for the demolition and disposal of the remaining foundation and hardware at the weight lifting area. This estimate is for contractor pricing. Using inmate labor will reduce the cost.

This project or a portion thereof was previously recommended in the FCA report dated 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

SITE BOLLARDS

Project Index #: 9975SIT0
Construction Cost \$10,000

There are two above ground fuel tanks on the site, one for diesel and one for unleaded gasoline that do not have adequate bollard coverage. Per IFC 2012 Section 312 Vehicle Impact Protection, this project recommends that steel posts be installed, not less than 4 inches in diameter and filled with concrete. The spacing shall not be more than 4 feet between posts on center and located not less than 3 feet from each gas tank. This project would provide funding for ten new bollards to be located in-between the other bollards around the tanks.

SITE DRAINAGE UPGRADES

Project Index #: 9975SIT6
Construction Cost \$75,000

The grade does not slope away from the buildings effectively. Water has pooled against the foundation. In the winter months, as the water freezes against the foundation, over time, this can cause damage to the foundation. It is recommended per IBC 1804.3, site grading the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048 mm) of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for the purpose shall be sloped a minimum of 2 percent where located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building. This project would create positive flow away from the buildings. Additional drainage swales shall be installed, as needed. It is recommended that the grading be completed within 2-3 years.

SITE POLE LIGHT INSTALLATION

Project Index #: 9975SEC1
Construction Cost \$110,448

The entrance road and parking area have insufficient lighting. Considering the environment of the site, this area needs to be well lit. This project would provide funding for the 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/11/2000 and 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$145,000
Priority Class 2:	\$202,448
Priority Class 3:	\$0
Grand Total:	\$347,448

DUMP STATION

SPWD Facility Condition Analysis - 2724

Survey Date: 6/7/2016

**DUMP STATION
BUILDING REPORT**

The Dump Station is a wood framed building covered by T1-11 siding and composition asphalt shingles. It is located on the north side of the Tonopah Conservation Camp between the leach field and the helicopter landing pad.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$792**
Currently Critical **Immediate to Two Years**

EXTERIOR FINISHES **Project Index #: 2724EXT1**
Construction Cost \$360

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 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 1-2 years and is recommended on a cyclical basis based on environmental conditions.

This project or a portion thereof was previously recommended in the FCA report dated 07/16/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

ROOF REPLACEMENT **Project Index #: 2724EXT3**
Construction Cost \$432

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 1-2 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$360**
Necessary - Not Yet Critical **Two to Four Years**

INTERIOR FINISHES **Project Index #: 2724INT1**
Construction Cost \$360

It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and every 5-7 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.

This project or a portion thereof was previously recommended in the FCA report dated 07/16/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$900**
Long-Term Needs **Four to Ten Years**

EXTERIOR SIDING REPLACEMENT **Project Index #: 2724EXT2**
Construction Cost \$900

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

BUILDING INFORMATION:

Gross Area (square feet): 36
Year Constructed: 1990
Exterior Finish 1: 100 # Painted Wood Siding
Exterior Finish 2: 0 #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # U
IBC Occupancy Type 2: 0 #
Construction Type: Wood Framing
IBC Construction Type: V-N
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$792	Project Construction Cost per Square Foot:	\$57.00
Priority Class 2:	\$360	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$900	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$2,052	FCNI:	103%

WATER TANK

SPWD Facility Condition Analysis - 2723

Survey Date: 6/7/2016

**WATER TANK
BUILDING REPORT**

The Water Tank is located on the south side of the Tonopah Conservation Camp site. The Water Tank has a 131,000 gallon capacity and is used for domestic, irrigation and fire protection for the site and buildings.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$17,000**
Currently Critical **Immediate to Two Years**

GUARDRAIL INSTALLATION **Project Index #: 2723EXT2**
Construction Cost \$12,000

The Water Tank is used to store water for fire protection. It is an AWWA D100 tank. 360° guardrails should be installed per NFPA 22 standards which designate the requirements for water tanks used for private fire protection. This project would provide for the purchase and installation of new guardrails to be located at the top of the water tank.

INTERIOR FINISHES **Project Index #: 2723INT1**
Construction Cost \$5,000

It is important to maintain water quality, quantity and the interior finish of the Water Tank. This project would include hiring certified divers or draining the tank to inspect and clean the interior walls, and to weld, sandblast and perform repairs and add protective coatings, if needed. It is important to follow all ANSI, NSF and AWWA approved ways to disinfect and repair water tanks. The standard recommendation is to conduct a comprehensive inspection inside the water tank every 5 years, except for newly constructed tanks. Newly constructed water tanks should be inspected within 10 years of service and every 5 years thereafter.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$11,330**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 2723EXT1**
Construction Cost \$11,330

It is important to maintain the finish, weather resistance and appearance of the tank. This project recommends work to protect the exterior of the tank to include; preparation for painting, caulk and paint. It is recommended for this project to be implemented in the next 2-3 years. It is also recommended to conduct inspections and testing on a cyclical basis per NAC 445.

This project or a portion thereof was previously recommended in the FCA report dated 07/16/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

BUILDING INFORMATION:

Gross Area (square feet): 1,133
Year Constructed: 1990
Exterior Finish 1: 100 # Painted Steel
Exterior Finish 2: 0 #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # U
IBC Occupancy Type 2: 0 #
Construction Type: Steel Tank
IBC Construction Type: I-FR
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$17,000	Project Construction Cost per Square Foot:	\$25.00
Priority Class 2:	\$11,330	Total Facility Replacement Construction Cost:	\$524,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$462
Grand Total:	\$28,330	FCNI:	5%

NDF INDUSTRY BUILDING

SPWD Facility Condition Analysis - 2493

Survey Date: 6/7/2016

**NDF INDUSTRY BUILDING
BUILDING REPORT**

The Nevada Division of Forestry's Industry Building is a metal building addition to the existing Multi-Purpose building that is occupied by the Department of Corrections. Located at the Tonopah Conservation Camp, the building has a structural steel frame, rests on a concrete slab-on-grade foundation and has insulated metal siding and roof. The site surrounding the building is gravel except for a concrete apron in front of the large overhead coiling door.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$31,800**
Currently Critical **Immediate to Two Years**

FLUE REPLACEMENT **Project Index #: 2493SFT8**
Construction Cost \$2,000

There is a heater flue in the building, which does not comply with UMC 2012 Chapter 8, Chimneys and Vents. The flue was installed with an improper flue and per Section 804 Direct-Vent Terminations, vent terminals for direct-vented appliances shall be installed in accordance with the manufacturer's installation instructions. The flue is disconnected, and some of the flue is aluminum flex duct and per 803.8 Vent Connector Construction, vent connectors shall be constructed of metal. The minimum thickness of the connector shall be (No. 28 gage) for galvanized steel. Per 801.18.2, flue passageways, the flue liner, chimney inner wall or vent inner wall shall be continuous and shall be free of cracks, gaps, perforations or other damage or deteriorations, which would allow the escape of combustion products, including gases, moisture and creosote. It is recommended that the flue be replaced. Replacements shall meet the manufacture's specifications and UMC 2012. The flue should be installed by a licensed contractor. This project would provide funds to replace and install 1 new flue to the existing heater.

PROVIDE HAZARDOUS MATERIALS CONTAINMENT **Project Index #: 2493ENV1**
Construction Cost \$25,000

This project will provide for the purchase of 4 OSHA approved drum spill pallets capable of storing 4 drums each, and the purchase of 1 OSHA approved storage cabinet for miscellaneous items, such as gas cans, etc. According to OSHA 1910.106 (d), a proper storage container shall be provided for 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.

This project or a portion thereof was previously recommended in the FCA report dated 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

WINDOW REPLACEMENT **Project Index #: 2493EXT1**
Construction Cost \$4,800

The building has two dual pane windows. Both windows are broken. This project would provide funding for the purchase and installation of two dual pane windows as well as disposal of the existing windows.

This project or a portion thereof was previously recommended in the FCA report dated 09/01/2005 and 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$35,920**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 2493EXT3**
Construction Cost \$12,960

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 2-3 years. It is recommended on a cyclical basis based on environmental conditions.

This project or a portion thereof was previously recommended in the FCA report dated 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

INTERIOR FINISHES

Project Index #: 2493INT1
Construction Cost \$12,960

It is recommended that the interior walls be painted at least once in the next 2-3 years and every 5-7 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.

This project or a portion thereof was previously recommended in the FCA report dated 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

REPLACE CONCRETE APRON

Project Index #: 2493SIT1
Construction Cost \$10,000

The NDF Industry Building has a 20' x 50' concrete apron leading up to the overhead doors. The concrete is damaged and should be scheduled for replacement in the next 2-3 years.

This project or a portion thereof was previously recommended in the FCA report dated 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$17,500

Long-Term Needs

Four to Ten Years

COMPRESSED AIR SYSTEM LEAKS

Project Index #: 24936
Construction Cost \$500

The air compressor is leaking. This is causing the compressor to cycle frequently and is inefficient. This project will provide for repairs, and/or removal of the lines to stop the leaks.

EXTERIOR DOOR REPLACEMENT

Project Index #: 2493EXT0
Construction Cost \$9,000

The existing exterior doors to the Industry Building are original. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the door, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 2 doors were used to generate this estimate.

OVERHEAD DOOR REPLACEMENT

Project Index #: 2493EXT4
Construction Cost \$8,000

There is an overhead coiling door which is damaged and does not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling door and the replacement with a motorized door.

BUILDING INFORMATION:

Gross Area (square feet): 1,296
Year Constructed: 2004
Exterior Finish 1: 100 # Metal Siding
Exterior Finish 2: 0 #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # F-2
IBC Occupancy Type 2: 0 #
Construction Type: Engineered Metal Building
IBC Construction Type: V-N
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$31,800	Project Construction Cost per Square Foot:	\$65.76
Priority Class 2:	\$35,920	Total Facility Replacement Construction Cost:	\$389,000
Priority Class 3:	\$17,500	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$85,220	FCNI:	22%

PUMP HOUSE

SPWD Facility Condition Analysis - 1621

Survey Date: 6/7/2016

**PUMP HOUSE
BUILDING REPORT**

The Pump House is located adjacent to the Water Tank in the south portion of the site. It is a wood framed building with a concrete slab-on-grade foundation covered by T1-11 siding and has an asphalt composition shingle roof. Located in this building are the switchgear and pumps for the water system and the emergency generator.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$750**
Currently Critical **Immediate to Two Years**

EGRESS LIGHTING UPGRADE

Project Index #: 1621SFT1
Construction Cost \$750

The existing emergency egress illumination is outdated and does not meet current standards as required by the 2012 ICC Chapter 10, Section 1006.1. This project would provide for the installation of new emergency egress lighting including connections to existing utilities.

This project or a portion thereof was previously recommended in the FCA report dated 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$15,376**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR LANDING INSTALLATION

Project Index #: 1621SFT7
Construction Cost \$10,000

There are two out-swinging exterior doors which swing out over dirt and do not have a landing. This does not comply with 2012 IBC Section 1008.1 which requires a proper landing and for the landing to not be more than 1/2" below the threshold. This project would provide for the installation of compliant landings.

LIGHTING UPGRADE

Project Index #: 1621ENR4
Construction Cost \$5,376

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

This project or a portion thereof was previously recommended in the FCA report dated 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$13,440**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 1621EXT3
Construction Cost \$6,720

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 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 1621INT1
Construction Cost \$6,720

It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and every 5-7 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.

This project or a portion thereof was previously recommended in the FCA report dated 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

BUILDING INFORMATION:

Gross Area (square feet): 672
Year Constructed: 1990
Exterior Finish 1: 100 # Painted Wood Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # U
IBC Occupancy Type 2: #
Construction Type: Wood Framing
IBC Construction Type: V-N
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$750	Project Construction Cost per Square Foot:	\$44.00
Priority Class 2:	\$15,376	Total Facility Replacement Construction Cost:	\$134,000
Priority Class 3:	\$13,440	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$29,566	FCNI:	22%

NDF ADMINISTRATION BUILDING

SPWD Facility Condition Analysis - 1620

Survey Date: 6/7/2016

NDF ADMINISTRATION BUILDING**BUILDING REPORT**

The NDF Administration Building is a wood framed building with a concrete slab-on-grade foundation covered by T1-11 siding and has an asphalt composition shingled roof. The building contains support offices, restrooms and a vehicle garage for NDF personnel.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$47,250****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE COUNTER****Project Index #: 1620ADA6****Construction Cost \$4,000**

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

ADA DOOR HARDWARE REPLACEMENT**Project Index #: 1620ADA3****Construction Cost \$10,000**

The 2010 ADA Standards for Accessible Design states that handles, pulls, latches, locks and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force to activate operable parts shall be 5 pounds maximum. It is recommended that proper lever hardware be installed on all of the interior and exterior doors in this building to meet these requirements. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and Sections 309.4 and 404.2.7 of the 2010 ADA Standards for Accessible Design were used as references for this project.

ADA PARKING SPACE**Project Index #: 1620ADA4****Construction Cost \$2,500**

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and walkway to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. 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.

ADA SHOWER UPGRADE**Project Index #: 1620ADA5****Construction Cost \$25,000**

This project would provide for an ADA compliant stainless steel shower cabinet to be installed to provide shower facilities for the disabled. Included in this estimate is the installation of a stainless steel ADA compliant shower cabinet unit complete with accessible plumbing fixtures, seat, etc. 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 references for this project.

ADA SIGNAGE**Project Index #: 1620ADA2****Construction Cost \$3,000**

ADA regulations pertaining to building access has established building signage criteria for permanent spaces for 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 for accessible signage which is required under ADA. All signage shall conform to ICC/ANSI A117.1-2009 Chapter 7 requirements.

This project or a portion thereof was previously recommended in the FCA report dated 09/11/2000 and 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

FIRE RATED CEILING REPAIRS**Project Index #: 1620SFT3
Construction Cost \$2,500**

The fire rated ceiling in the equipment closet is damaged and should be scheduled for immediate repair. A square hole has been cut in the one hour fire rated assembly which compromises the fire protection design of the building. This project would provide for repair of the gypsum board ceiling with a 5/8" type X fire rated gypsum board to include tape, mud, texture and paint.

PROVIDE CLEARANCE AT ELECTRICAL PANELS**Project Index #: 1620SIT1
Construction Cost \$250**

There are electrical panels in the building which do not have proper clear floor space around them. The 2012 IFC Section 605.3 states a working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space. This project would provide funds to relocate the chair, shelf and other items currently blocking the working space.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$98,604****Necessary - Not Yet Critical Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 1620EXT2
Construction Cost \$12,000**

The existing hollow metal doors and frames are original to the building and are showing signs of age and are damaged. This project would provide for the removal of the existing door assemblies and installation of new metal door assemblies including all required hardware and painting. ADA door hardware is included for the main entrance. This project or a portion thereof was previously recommended in the FCA report dated 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

FLOORING REPLACEMENT**Project Index #: 1620INT5
Construction Cost \$22,068**

The VCT flooring in the NDF Administration Building is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 1620HVA1
Construction Cost \$15,000**

The HVAC split system was installed in 1990. It is not energy efficient and has reached the end of its expected and useful life. This project would provide for the installation of a new HVAC split system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing equipment and all required connections to utilities.

INTERIOR FINISHES**Project Index #: 1620INT1
Construction Cost \$24,520**

It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and every 5-7 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. This project or a portion thereof was previously recommended in the FCA report dated 09/11/2000 and 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

JANITORS CLOSET REPAIRS**Project Index #: 1620INT3
Construction Cost \$1,400**

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced plastic (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

LIGHTING UPGRADE

**Project Index #: 1620ENR1
Construction Cost \$19,616**

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

This project or a portion thereof was previously recommended in the FCA report dated 09/11/2000 and 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

OVERHEAD DOOR REPLACEMENT

**Project Index #: 1620EXT3
Construction Cost \$4,000**

The existing 8' x 10' metal overhead coiling door does not function properly due to age and abuse and repair parts are difficult to find. This project would provide for the removal and disposal of the existing door and the purchase and installation of a new manually operated overhead coiling door.

This project or a portion thereof was previously recommended in the FCA report dated 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$27,020

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

**Project Index #: 1620EXT7
Construction Cost \$24,520**

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 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

WATER HEATER REPLACEMENT

**Project Index #: 1620PLM4
Construction Cost \$2,500**

There is a 30 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4-5 years. It is recommended that a new on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 2,452
Year Constructed: 1990
Exterior Finish 1: 100 # Painted Wood Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 40 # B
IBC Occupancy Type 2: 60 # S-1
Construction Type: Wood Framing
IBC Construction Type: V-N
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$47,250	Project Construction Cost per Square Foot:	\$70.50
Priority Class 2:	\$98,604	Total Facility Replacement Construction Cost:	\$981,000
Priority Class 3:	\$27,020	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$172,874	FCNI:	18%

MULTI-PURPOSE BUILDING

SPWD Facility Condition Analysis - 1619

Survey Date: 6/7/2016

**MULTI-PURPOSE BUILDING
BUILDING REPORT**

The Multi-Purpose Building is located at the Tonopah Conservation Camp and occupied by the Department of Corrections. The building has a structural steel frame, rests on a concrete slab-on-grade foundation with insulated metal siding and a metal roof. The Nevada Division of Forestry's Industry Building was added on to this building in 2004.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$88,500****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 1619ADA1****Construction Cost \$50,000**

The restroom does not meet current ADA regulations. A retrofit is necessary to comply with ICC/ANSI A117.1-2009 Sections 603 - 604 and 2012 ICC Chapter 11. Given the current configuration of the restroom, the work will include the installation of a new toilet, sink, grab bars, faucet, mirror, dispensers and door hardware. Some minor design work will be required and may impact the final cost estimate. This estimate is for one unisex restroom facility. The removal and disposal of the existing restroom fixtures is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/11/2000 and 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

ADA SIGNAGE**Project Index #: 1619ADA2****Construction Cost \$2,500**

ADA regulations pertaining to building access has established building signage criteria for permanent spaces for 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 for accessible signage which is required under the ADA. All signage shall conform to ICC/ANSI A117.1-2009 Chapter 7 requirements.

This project or a portion thereof was previously recommended in the FCA report dated 09/11/2000 and 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 1619ADA3****Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

HEATER REPLACEMENT**Project Index #: 1619HVA3****Construction Cost \$10,000**

The gymnasium part of the building is heated by four ceiling mounted propane-fired heating units. They are original to the building and two of the units were missing at the time of the survey. They have reached the end of their useful life. This project provides for the disposal of the existing units and replacement with four new propane-fired units including connections to utilities.

PLUMBING REPLACEMENT**Project Index #: 1619PLM4****Construction Cost \$3,000**

There is a water softener upstairs in the storage room that is draining into an open sewer line. It does not have a P-Trap. This creates an "off gas" of Hydrogen Sulfide into the air. Hydrogen Sulfide can cause irritation to the eyes and respiratory tract and can cause headaches, dizziness, drowsiness, nausea and nervousness. Exposure to high concentrations of Hydrogen Sulfide can be fatal at extremely high levels. This project will remove the sewer line serving the water softener. A new sewer line will be installed that will correct the deficiencies per IPC 2012. This estimate includes the removal and disposal of the existing system, as required.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 1619SFT3
Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

STAIRS AND HANDRAIL REPLACEMENT

Project Index #: 1619INT2
Construction Cost \$15,000

The existing interior stairs on the east side are constructed of wood and do not meet current building codes. Also, the hand rails do not meet the requirements in the 2012 IBC section 1012. This project would provide for the removal and disposal of the existing stairs and construction of a new wood framed set of stairs and handrails. The door swings outward, therefore, a three foot wide landing will be required at the top of the stairs and is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 09/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$133,380

Necessary - Not Yet Critical Two to Four Years

EXTERIOR DOOR REPLACEMENT

Project Index #: 1619EXT6
Construction Cost \$24,000

The existing exterior doors to the Multi-Purpose building are original. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the doors, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames and the replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 6 doors were used to generate this estimate.

EXTERIOR SIDING REPLACEMENT

Project Index #: 1619EXT2
Construction Cost \$5,780

The corrugated metal panels covering the building are original and the lower section of the walls should be scheduled for replacement. Many of the panels are damaged from general wear and tear. This project would provide for the removal and the disposal of the existing panels and the replacement with new pre-painted metal panels.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 1619HVA2
Construction Cost \$15,000

The HVAC split system was installed in 1990. It is not energy efficient and has reached the end of its expected and useful life. This project would provide for the installation of a new HVAC split system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing equipment and all required connections to utilities.

LIGHTING UPGRADE

Project Index #: 1619ENR1
Construction Cost \$56,000

The existing lighting fixtures are the older fluorescent and metal halide type, and are not energy efficient. This project will upgrade fixtures, ballasts and lighting to current standards, resulting in increased efficiency and reduced costs associated with illumination. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/11/2000 and 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

WATER HEATER REPLACEMENT

Project Index #: 1619PLM2
Construction Cost \$3,000

There is a 97 gallon propane-fired water heater in the building. The average life span of a water heater is 8-10 years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 1619PLM1

WATER TREATMENT SYSTEM REPLACEMENT

Construction Cost \$20,000

The existing water softening/ treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines and plumbing fixtures. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual costs are not included in the project cost. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. For budgeting purposes a \$12,000 annual maintenance fee is suggested.

Project Index #: 1619EXT4

WINDOW REPLACEMENT

Construction Cost \$9,600

The existing windows in this building are single pane wire mesh construction. Some are broken and all are not energy efficient. This project would provide for the removal and replacement of the 4 windows with new dual pane security rated window systems.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$140,000

Long-Term Needs

Four to Ten Years

Project Index #: 1619EXT1

EXTERIOR FINISHES

Construction Cost \$70,000

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. This project should be completed on a cyclical basis based on environmental conditions. This project or a portion thereof was previously recommended in the FCA report dated 09/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

Project Index #: 1619INT3

INTERIOR FINISHES

Construction Cost \$70,000

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

BUILDING INFORMATION:

Gross Area (square feet): 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: 80 # A-3
IBC Occupancy Type 2: 20 # B
Construction Type: Engineered Steel Building
IBC Construction Type: III-N
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$88,500	Project Construction Cost per Square Foot:	\$51.70
Priority Class 2:	\$133,380	Total Facility Replacement Construction Cost:	\$2,100,000
Priority Class 3:	\$140,000	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$361,880	FCNI:	17%

HOUSING/ CULINARY UNIT

SPWD Facility Condition Analysis - 1618

Survey Date: 6/7/2016

**HOUSING/ CULINARY UNIT
BUILDING REPORT**

The Housing/ Culinary Unit is a wood framed structure with a slab-on-grade foundation covered by painted T1-11 siding with asphalt composition roofing. There is a central control desk in the middle of four wings. The three residential wings each have restrooms and showers. The fourth wing houses the kitchen and dining hall.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$1,570,000****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 1618ADA1****Construction Cost \$50,000**

The staff and visitors restroom does not meet ADA regulations. A retrofit is necessary to comply with ICC/ANSI A117.1-2009 Sections 603- 604, 2012 IBC Chapter 11 and ADAAG. Given the current configuration of the restroom, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers, hardware and an accessible shower stall. Some minor design work will be required and may impact the final cost estimate. This estimate is for one men's restroom facility. The removal and disposal of the old restroom fixtures is included in this estimate. This project should be done concurrent with the restroom remodel project.

This project or a portion thereof was previously recommended in the FCA report dated 09/11/2000 and 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

ADA SIGNAGE**Project Index #: 1618ADA2****Construction Cost \$3,000**

ADA regulations pertaining to building access has established building signage criteria for permanent spaces for 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 for accessible signage which is required under the ADA. All signage shall conform to ICC/ANSI A117.1-2009 Chapter 7 requirements.

This project or a portion thereof was previously recommended in the FCA report dated 09/11/2000 and 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 1618ADA4****Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of one drinking fountain to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 09/11/2000 and 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

RESTROOM AND ADA REMODEL**Project Index #: 1618ADA3****Construction Cost \$1,500,000**

The bathroom and shower rooms are in overall poor condition. The countertops in each wing show signs of wear and deterioration. Extensive use, combined with repetitive water being spilled, has caused the laminate top to separate from the wooden underlayment and should be replaced. The tile on the floors and walls of the bathrooms are damaged and worn and should be replaced. This project provides for a complete remodel of the bathrooms and shower rooms. The restrooms do not meet ADA regulations. A retrofit is necessary to comply with ICC/ANSI A117.1-2009 Sections 603 - 604 and 2012 ICC Chapter 11. Given the current configuration of the restrooms, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers, hardware and an accessible shower stall. Some minor design work will be required and may impact the final cost estimate. This estimate is for three Men's restroom facilities, one in each residential wing. The removal and disposal of the old restroom fixtures is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/11/2000 and 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION**Project Index #: 1618SFT5
Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/ or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

WATER HEATER REPLACEMENT**Project Index #: 1618PLM3
Construction Cost \$9,000**

There are (3) ninety one gallon propane-fired water heaters in the building. The average life span of a water heater is 8-10 years. The units are showing signs of wear and should be scheduled for replacement within the next year. It is recommended that new propane-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$689,163****Necessary - Not Yet Critical Two to Four Years****AIR CONDITIONER INSTALLATION****Project Index #: 1618HVA5
Construction Cost \$5,000**

The server room is not sufficiently cooled by the existing HVAC system. If the room is too warm, the computer equipment will prematurely age and may fail due to overheating. It is recommended to install an air conditioning system in the room to ensure that the temperature is properly regulated. This project would provide for the purchase and installation of one air conditioner, to include all required connections to existing utilities.

DEDICATED CIRCUIT/ MICROWAVE**Project Index #: 1618INT9
Construction Cost \$19,200**

The housing unit does not have adequate power supply for the use of the microwaves that are located in the hallway. This project would provide for twelve (20 ampere) dedicated circuits to be run to the microwave location and for the purchase of twelve new microwaves. This project includes the hook-up to the electrical panel and breakers.

EVAPORATIVE COOLER REPLACEMENT**Project Index #: 1618HVA1
Construction Cost \$40,000**

Ten evaporative coolers are installed on the roof of the building. They are in poor condition and it is recommended that these units be replaced in the next 2-3 years. Utility connections are included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 09/11/2000 and 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

EXHAUST FAN REPLACEMENT**Project Index #: 1618HVA3
Construction Cost \$10,000**

Many of the exhaust fans in the restrooms and shower areas were inoperative and/or damaged at the time of the survey. Due to building code requirements and excessive humidity concerns, this project would provide funding for the purchase and installation of high volume commercial exhaust fans.

EXTERIOR DOOR REPLACEMENT**Project Index #: 1618EXT3
Construction Cost \$36,000**

There are nine existing exterior doors that are damaged from abuse and age. This project would provide for the removal of the existing doors and the purchase and installation of new metal doors. All hardware and painting is included in this estimate. Hardware to include security keys and fusible locks. This estimate is for 9 doors. This project or a portion thereof was previously recommended in the FCA report dated 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

EXTERIOR LANDING INSTALLATION**Project Index #: 1618SFT4
Construction Cost \$10,000**

Section 1008.1 of the 2012 IBC describes the requirements for doors, including floor elevations and landings. The floor or landing shall be at the same elevation on each side of the door, the exterior landing shall not exceed a 2-percent slope and shall have a length measured in the direction of travel of not less than 44 inches. The landings at two of the doors of the building do not comply with this code and pose a safety hazard. This project would provide for the installation of compliant landings.

FLOORING REPLACEMENT

Project Index #: 1618INT8
Construction Cost \$87,399

The VCT flooring in the Housing Unit is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

INTERIOR DOOR ASSEMBLY REPLACEMENT

Project Index #: 1618INT5
Construction Cost \$108,000

The existing interior door assemblies are damaged from abuse and age. This project would provide for the removal of the existing door assemblies and the purchase and installation of new metal door assemblies. All hardware, including lever action door handles and painting is included in this estimate. Hardware is to include security keys and fusible links (for one-hour door assemblies) or where applicable. A total of 27 doors were used for this estimate. This project or a portion thereof was previously recommended in the FCA report dated 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

INTERIOR FINISHES

Project Index #: 1618INT7
Construction Cost \$129,480

It is recommended to paint the interior walls and ceilings in the next 2-3 years. Prior to painting, all surfaces should be repaired and adequately prepared to receive the coating. An epoxy-based paint should be utilized in wet areas for durability.

LIGHTING UPGRADE

Project Index #: 1618ENR1
Construction Cost \$103,584

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures, ballasts and lighting to current standards, resulting in increased efficiency and reduced costs associated with illumination. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/11/2000 and 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

LOADING DOCK REPAIRS

Project Index #: 1618EXT4
Construction Cost \$25,000

The loading dock behind the culinary area and the driveway leading up to it are worn and damaged and in need of repair. This project provides for the repairing and resurfacing of the concrete, as well as installing new hardware, such as the truck guard.

This project or a portion thereof was previously recommended in the FCA report dated 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

RESURFACE CULINARY WING FLOOR

Project Index #: 1618INT6
Construction Cost \$10,500

The painted concrete floor in the culinary wing is worn and damaged and should be resurfaced. This project provides for cleaning and repairing the existing floor, applying a bonding agent, pouring a new polymer surface and applying an appropriate finish product.

This project or a portion thereof was previously recommended in the FCA report dated 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

WINDOW REPLACEMENT

Project Index #: 1618EXT5
Construction Cost \$105,000

The windows are original, double pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, wire mesh and higher efficiency units. This estimate is for the replacement of 70 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$482,980

Long-Term Needs

Four to Ten Years

Project Index #: 1618HVA4

Construction Cost \$353,500

BOILERS AND HEATING SYSTEM RENOVATION

There are two 500 MBH hot water boilers; one 100 MBH water heater; one 40 MBH water heater; circulation pumps, and baseboard heaters that are used for the heating system in this building. The life expectancy of the heating system is between 20 to 25 years with proper maintenance and with the use of a water treatment program. This heating system is original to the building and dates back to 1990. Replacement parts for routine and emergency maintenance are hard to find. This project would provide for the removal and disposal of the existing heating system and the installation of a new heating system, to include all required connections to the existing utilities. The existing chemical water treatment system will need to be tested and adjusted once the equipment is operational. \$2,000 is included in this estimate for testing the chemical water treatment system.

This project or a portion thereof was previously recommended in the FCA report dated 07/12/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2016.

Project Index #: 1618EXT6

Construction Cost \$129,480

EXTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 12,948
Year Constructed: 1990
Exterior Finish 1: 100 # Painted Wood Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # I-1
IBC Occupancy Type 2: #
Construction Type: Wood Framing
IBC Construction Type: V-1 HOUR
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,570,000	Project Construction Cost per Square Foot:	\$211.78
Priority Class 2:	\$689,163	Total Facility Replacement Construction Cost:	\$4,532,000
Priority Class 3:	\$482,980	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$2,742,143	FCNI:	61%

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



Tonopah Conservation Camp - Site #9975
Description: Entrance.



Tonopah Conservation Camp - Site #9975
Description: Gas line service needed.



Tonopah Conservation Camp - Site #9975
Description: Site bollards needed.



NDF Industry Building - Building #2493
Description: Flue replacement needed.



Pump House - Building #1621
Description: Exterior landing needed.



NDF Administration - Building #1620
Description: Fire rated ceiling repairs needed.



NDF Administration - Building #1620
Description: ADA accessible counter needed.



Multi-Purpose - Building #1619
Description: Heater replacement needed.



Multi-Purpose - Building #1619
Description: Plumbing replacement needed.



Housing Culinary Unit - Building #1618
Description: Boilers and heating system renovation needed.



Housing Culinary Unit - Building #1618
Description: ADA restroom remodel needed.



Housing Culinary Unit - Building #1618
Description: Dedicated circuits needed for microwaves.