

State of Nevada
Department of Corrections

ELY CONSERVATION CAMP SITE

H.C. 10 Box 10813
Ely, Nevada 89301

Site Number: 9976

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



Report distributed in May 2021

State of Nevada
Department of Corrections

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects, and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9976

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1388	ADMINISTRATION/HOUSING/CULINARY	13968	1984	5/24/2017	\$332,300	\$2,427,000	\$209,520	\$2,968,820	\$4,190,400	71%
	HC 10 Box 10813		Ely							
0881	NDF OFFICE	1220	1987	5/24/2017	\$78,100	\$63,360	\$59,400	\$200,860	\$305,000	66%
	HC 10 Box 10813		Ely							
2728	MAINTENANCE SHOP	352	0	5/24/2017	\$0	\$0	\$4,410	\$4,410	\$8,800	50%
	HC 10 Box 10813		Ely							
1389	MULTI-PURPOSE/GYMNASIUM	6743	1987	5/24/2017	\$76,900	\$98,700	\$33,715	\$209,315	\$1,685,750	12%
	HC 10 Box 10813		Ely							
0880	NDF FIRE HOUSE STORAGE	660	1987	5/24/2017	\$0	\$4,980	\$9,900	\$14,880	\$132,000	11%
	HC 10 Box 10813		Ely							
2130	TOOL SHED	102		5/24/2017	\$0	\$0	\$1,020	\$1,020	\$10,200	10%
	HC 10 Box 10813		Ely							
2129	STORAGE SHED	80		5/24/2017	\$0	\$0	\$800	\$800	\$8,000	10%
	HC 10 Box 10813		Ely							
2727	PHONE RAMADA	352	0	5/24/2017	\$0	\$0	\$704	\$704	\$8,800	8%
	HC 10 Box 10813		Ely							
0882	NDF GARAGE/STORAGE	1495	1987	5/24/2017	\$0	\$10,500	\$14,950	\$25,450	\$373,750	7%
	HC 10 Box 10813		Ely							
2131	WEIGHT ROOM BUILDING	590		5/24/2017	\$0	\$2,950	\$0	\$2,950	\$44,250	7%
	HC 10 Box 10813		Ely							
9976	ELY CONSERVATION CAMP SITE		1984	5/24/2017	\$172,400	\$194,700	\$0	\$367,100		0%
	HC 10 Box 10813		Ely							
3647	MODULAR CLASSROOM	1848	0	5/24/2017	\$0	\$0	\$0		\$0	0%
	HC 10 Box 10813		Ely							
4031	ECC WATER TANK 2		2019						\$783,313	
	HC 10 Box 10813		Ely							
3228	ECC WATER TANK 1		1984	5/24/2017	\$0	\$0	\$0		\$130,000	
	HC 10 Box 10813		Ely							
Report Totals.....:		27,410			\$659,700	\$2,802,190	\$334,419	\$3,796,309	\$7,680,263	49%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
<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 throughout the Facility Condition Analysis report.

SPWD Facility Condition Analysis

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Building Name	Index #	
ELY CONSERVATION CAMP SITE	9976	
ECC WATER TANK 2	4031	No Current Projects
MODULAR CLASSROOM	3647	No Current Projects
ECC WATER TANK 1	3228	No Current Projects
MAINTENANCE SHOP	2728	
PHONE RAMADA	2727	
WEIGHT ROOM BUILDING	2131	
TOOL SHED	2130	
STORAGE SHED	2129	
MULTI-PURPOSE/GYMNASIUM	1389	
ADMINISTRATION/HOUSING/CULINARY	1388	
NDF GARAGE/STORAGE	0882	
NDF OFFICE	0881	
NDF FIRE HOUSE STORAGE	0880	

ELY CONSERVATION CAMP SITE

SPWD Facility Condition Analysis - 9976

Survey Date: 5/24/2017

ELY CONSERVATION CAMP SITE**BUILDING REPORT**

The Ely Conservation Camp is a minimum security prison located about 35 miles south of Ely. This camp contains 10 support buildings and is shared with the Nevada Division of Forestry's conservation camp program. The site utilities include a well and storage tank, electricity, propane and a septic system with leach field. This camp is administered through the warden of Ely State Prison. There is a paved parking area for staff and visitors that contains an ADA accessible parking area.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$172,400****Currently Critical****Immediate to Two Years****ADA PARKING SPACE****Project Index #: 9976ADA1****Construction Cost \$31,400**

The Americans with Disabilities Act (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. 1,000 square feet of concrete was used for this estimate. Signage and striping are included. IBC - 2018, ICC/ANSI A117.1 - 2009 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2009 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

INSTALL NEW SEPTIC SYSTEM**Project Index #: 9976PLM1****Construction Cost \$141,000**

The existing septic system backs-up frequently and requires frequent pumping. Visual inspection of the septic tanks and leach field piping at the time of the survey showed that the system was virtually inoperable. This project provides funding for abandonment of the existing system and installation of new septic tanks and leach fields for the facility. The system must comply with local, State and Federal environmental laws.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$194,700****Necessary - Not Yet Critical****Two to Four Years****INSTALL POLE LIGHTING AROUND PARKING LOT****Project Index #: 9976SEC1****Construction Cost \$137,300**

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 purchase and installation of twelve 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 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

PATCH / SLURRY SEAL ASPHALT PAVING**Project Index #: 9976SIT2****Construction Cost \$50,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for patching, minor crack filling and slurry sealing of the paving site wide including loading zones, access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. This project should coincide with the ADA parking project.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

Project Index #: 9976SIT3
Construction Cost \$7,400

SITE BOLLARDS

There are four above ground propane tanks on the site that do not have adequate bollard coverage. Per International Fire Code 2018 Section 312 Vehicle Impact Protection, there needs to be steel posts 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 six new bollards to be located in-between the other bollards around the tanks.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$172,400
Priority Class 2:	\$194,700
Priority Class 3:	\$0
Grand Total:	\$367,100

MAINTENANCE SHOP

SPWD Facility Condition Analysis - 2728

Survey Date: 5/24/2017

MAINTENANCE SHOP

BUILDING REPORT

The Maintenance Shop is a wood framed structure with T1-11 painted siding and an asphalt shingle roof. The building is located on the north side of the Multi-Purpose building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,410****Long-Term Needs****Four to Ten Years****Project Index #: 2728EXT1****Construction Cost \$4,410****EXTERIOR FINISHES**

The exterior finishes are in good condition. 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 8 to 9 years and for it to be scheduled on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:**Gross Area (square feet): 352****IBC Occupancy Type 1: 100 % U****Year Constructed: 0****IBC Occupancy Type 2: 0 %****Exterior Finish 1: 100 % Painted Wood Siding****Construction Type: Post and beam construction,****Exterior Finish 2: 0 %****IBC Construction Type: V-B fiberglass roof and open on 4 sides with a concrete slab-on-grade.****Number of Levels (Floors): 1 Basement? No****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:****Priority Class 1: \$0****Project Construction Cost per Square Foot: \$12.53****Priority Class 2: \$0****Total Facility Replacement Construction Cost: \$9,000****Priority Class 3: \$4,410****Facility Replacement Cost per Square Foot: \$25****Grand Total: \$4,410****FCNI: 49%**

PHONE RAMADA

SPWD Facility Condition Analysis - 2727

Survey Date: 5/24/2017

PHONE RAMADA**BUILDING REPORT**

The Phone Ramada is an open wood framed post and beam structure with a fiberglass corrugated roof located along the south side of the housing unit. It provides protection for the bank of pay phones and is in excellent condition.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$704****Long-Term Needs****Four to Ten Years****Project Index #: 2727EXT1****Construction Cost \$704****EXTERIOR FINISHES**

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

BUILDING INFORMATION:**Gross Area (square feet): 352****IBC Occupancy Type 1: 100 % U****Year Constructed: 0****IBC Occupancy Type 2: 0 %****Exterior Finish 1: 100 % Post & Beam / Open****Construction Type: Post and beam construction,****Exterior Finish 2: 0 %****IBC Construction Type: V-B fiberglass roof and open on 4 sides with a concrete slab-on-grade.****Number of Levels (Floors): 1 Basement? No****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:****Priority Class 1: \$0****Project Construction Cost per Square Foot: \$2.00****Priority Class 2: \$0****Total Facility Replacement Construction Cost: \$9,000****Priority Class 3: \$704****Facility Replacement Cost per Square Foot: \$25****Grand Total: \$704****FCNI: 8%**

WEIGHT ROOM BUILDING

SPWD Facility Condition Analysis - 2131

Survey Date: 5/24/2017

WEIGHT ROOM BUILDING BUILDING REPORT

The Weight Room is a wood framed structure located inside of the fenced area. It contains weight lifting equipment for the inmates. It is in poor to fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,950****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2131EXT1****Construction Cost \$2,950****EXTERIOR FINISHES**

The painted / stained exterior finishes are in poor condition. 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 to 3 years and for it to be scheduled on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 590	IBC Occupancy Type 1: 100 % I-3
Year Constructed:	IBC Occupancy Type 2: %
Exterior Finish 1: 80 % Metal Siding	Construction Type: Wood Framing
Exterior Finish 2: 20 % Open	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$2,950	Total Facility Replacement Construction Cost:	\$44,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$75
Grand Total:	\$2,950	FCNI:	7%

TOOL SHED

SPWD Facility Condition Analysis - 2130

Survey Date: 5/24/2017

TOOL SHED BUILDING REPORT

The Tool Shed is a wood framed structure which provides storage for tools that are assigned to the inmates for working in the yard. It is in good shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,020****Long-Term Needs****Four to Ten Years****Project Index #: 2130EXT1****Construction Cost \$1,020****EXTERIOR FINISHES**

The exterior finishes are in good condition. 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 8 to 9 years and for it to be scheduled on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 102	IBC Occupancy Type 1: 100 % S-2
Year Constructed:	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$10.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$10,000
Priority Class 3: \$1,020	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$1,020	FCNI: 10%

STORAGE SHED

SPWD Facility Condition Analysis - 2129

Survey Date: 5/24/2017

STORAGE SHED BUILDING REPORT

The Storage Shed is a wood framed structure which provides for general storage of items used by inmates and maintenance staff. It is in good shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$800****Long-Term Needs****Four to Ten Years****Project Index #: 2129EXT1****Construction Cost \$800****EXTERIOR FINISHES**

The exterior finishes are in good condition. 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 8 to 9 years and for it to be scheduled on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 80	IBC Occupancy Type 1: 100 % S-1
Year Constructed:	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$8,000
Priority Class 3:	\$800	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$800	FCNI:	10%

MULTI-PURPOSE/GYMNASIUM

SPWD Facility Condition Analysis - 1389

Survey Date: 5/24/2017

MULTI-PURPOSE/GYMNASIUM BUILDING REPORT

The Multi-Purpose/Gymnasium is an insulated engineered steel building which contains a large gym area, offices and restrooms on the lower level and offices and storage rooms upstairs. The facility is in fair condition.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$76,900****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 1389ADA1****Construction Cost \$70,500**

The restroom does not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with ICC/ANSI A117.1-1998 Sections 603 - 604 and 2018 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 Men's restroom facility. 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 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

EXIT SIGN & EGRESS LIGHTING UPGRADE**Project Index #: 1389SFT1****Construction Cost \$2,100**

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. Emergency exit lighting should be installed and/or replaced to provide illumination along the egress route.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

LAUNDRY ROOM REPAIRS**Project Index #: 1389SFT2****Construction Cost \$1,500**

The Laundry Room has a base board heater installed in the wall due to the inadequate heating of the building. When the ceiling mounted heating units are replaced, this base board heater should be removed and the gypsum board repaired. The base board heater poses a fire risk as it is currently installed and is not an acceptable solution to the heating inefficiencies.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

SIGNAGE FOR ADA COMPLIANCE**Project Index #: 1389ADA2****Construction Cost \$2,800**

The building is lacking ADA signage. Americans with Disabilities Act (ADA) regulations pertaining to parking, building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms. IBC - 2018, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$98,700****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 1389INT1****Construction Cost \$47,200**

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2 to 3 years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

LIGHTING UPGRADE**Project Index #: 1389ENR2****Construction Cost \$20,200**

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.

REBUILD HANDRAILS / GUARDRAILS**Project Index #: 1389SFT3****Construction Cost \$4,900**

The handrails and guardrails at the stairway and storage mezzanine do not meet the building code requirements in their current configuration. This project would provide for the removal of the existing wood framed railing and replacement with new wood framed handrails and guardrail that will meet the 2018 IBC code Chapter 10, Section 1012 and 1013. This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

REPLACE CEILING MOUNTED HEATERS**Project Index #: 1389HVA1****Construction Cost \$12,700**

The building is heated by three ceiling mounted gas unit heaters. They are original to the building and are reaching the end of their useful life. This project provides for disposal of the existing units and replacement of the existing units and associated utility connections.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

REPLACE OVERHEAD COILING DOOR**Project Index #: 1389EXT2****Construction Cost \$10,000**

There is a 12'x12' 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 replacement of the manually operated overhead coiling door.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

REPLACE WATER HEATER**Project Index #: 1389HVA2****Construction Cost \$3,700**

The average life span of a water heater is eight to ten years. The existing 100 gallon propane water heater will be reaching the end of its expected life and should be scheduled for replacement. This project would provide for the removal of the existing water heater and the replacement with a new water heater including required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$33,715****Long-Term Needs****Four to Ten Years****Project Index #: 1389EXT1****EXTERIOR FINISHES****Construction Cost \$33,715**

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

BUILDING INFORMATION:

Gross Area (square feet): 6,743	IBC Occupancy Type 1: 70 % A-3
Year Constructed: 1987	IBC Occupancy Type 2: 30 % B
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Building
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 2	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$76,900	Project Construction Cost per Square Foot:	\$31.04
Priority Class 2:	\$98,700	Total Facility Replacement Construction Cost:	\$1,686,000
Priority Class 3:	\$33,715	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$209,315	FCNI:	12%

ADMINISTRATION/HOUSING/CULINARY

SPWD Facility Condition Analysis - 1388

Survey Date: 5/24/2017

**ADMINISTRATION/HOUSING/CULINARY
BUILDING REPORT**

The Administration/Housing/Culinary is a wood framed structure on a concrete foundation. It contains housing areas, culinary and dining facilities, restrooms and administration offices. This building does not have a fire sprinkler system and is non-ADA compliant. The building is in good shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$332,300****Currently Critical****Immediate to Two Years****EXTERIOR LANDING INSTALLATION****Project Index #: 1388SFT6****Construction Cost \$12,400**

Section 1008.1 of the 2018 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 landing at the door on the building does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door.

FIRE ALARM SYSTEM UPGRADE**Project Index #: 1388SFT5****Construction Cost \$70,300**

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. Also, according to 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 2018 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

GFCI DUPLEX OUTLET REPLACEMENT**Project Index #: 1388SFT4****Construction Cost \$1,500**

There are 6 outlets in the restrooms which are not GFCI protected outlets. These outlets are near sinks requiring the outlets to be protected. This project would provide for the purchase and installation of 6 new GFCI duplex outlets. This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

INSTALL FIRE SUPPRESSION SYSTEM**Project Index #: 1388SFT3****Construction Cost \$245,300**

This building does not have an automatic fire suppression system. Nevada State Fire Marshal NRS 477.915 (c) requires buildings having a floor area exceeding 12,000 s.f. on any floor or 24,000 s.f. on all floors, or which contain a B or R-1 occupancy, be scheduled for installation of an automatic fire suppression system during the next remodeling of, or addition to the building. Backflow prevention is included in this estimate. This building exceeds 12,000 s.f. and is partially classified as a B occupancy.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

Project Index #: 1388ADA2

Construction Cost \$2,800

SIGNAGE FOR ADA COMPLIANCE

The building is lacking ADA signage. Americans with Disabilities Act (ADA) regulations pertaining to parking, building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restroom. IBC - 2018, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$2,427,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 1388SEC1

Construction Cost \$56,400

EXTERIOR DOOR REPLACEMENT

The existing exterior commercial grade metal door assemblies appear to be original to the building. They are showing signs of wear and deterioration from constant use and abuse. Due to security concerns and the condition of the doors, this project recommends the installation of new metal doors, frames and hardware and includes the disposal of the existing door assemblies.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

Project Index #: 1388HVA3

Construction Cost \$20,000

HEATING CONTROLS REPLACEMENT AND UPGRADE

The existing heating system controls are malfunctioning or inoperative. This project will provide a new master panel with remote monitoring, pulling new wire, associated controls and thermostats.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

Project Index #: 1388ENR2

Construction Cost \$42,000

LIGHTING UPGRADE

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

Project Index #: 1388INT5

Construction Cost \$10,000

NONABSORBANT FINISHES

2018 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet and bathing rooms that extend upward onto the walls at least 6 inches, within 2 feet of the sides of urinals and water closets to a height of 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. This project recommends the installation of Fiberglass Reinforced Panel (FRP) or an equal material to comply with this code section.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

Project Index #: 1388INT2

Construction Cost \$1,700

REPAIR JANITORS CLOSET

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

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

REPLACE DOMESTIC WATER PIPING

Project Index #: 1388PLM2

Construction Cost \$105,800

The domestic water piping under the building is original to the building and are beginning to fail. At the time of the survey, staff reported that the lines are continuously developing leaks. The maintenance time and loss of water is enough to warrant an entire replacement of the piping. This project would provide funding for the removal and disposal of the existing domestic water lines and installation of new domestic water supply piping.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

REPLACE EXPANSION TANK BLADDERS

Project Index #: 1388HVA4

Construction Cost \$7,000

At the time of the 2007 survey, the maintenance staff reported that the bladders in the two expansion tanks had failed. It is assumed that the age of the equipment is the cause of the failure. This project provides funding for removal of the existing bladders and installation of two new bladders in the existing expansion tanks.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

REPLACE WATER HEATERS

Project Index #: 1388PLM1

Construction Cost \$12,700

The average life span of a water heater is eight to ten years. The three existing 100 gallon propane water heaters in the building have reached the end of their expected life and are not energy efficient. This project would provide for the removal and disposal of the old water heaters and installation of three new 100 gallon propane water heaters.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

REPLACE WATER TREATMENT SYSTEMS

Project Index #: 1388HVA5

Construction Cost \$56,400

The existing water softening/ treatment systems in the building are currently operational, but are original to the building and approaching the end of their lifecycles. Failure of the equipment would cause wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. 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 maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a \$12,000 fee is suggested.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

RESTROOM REMODEL

Project Index #: 1388INT6

Construction Cost \$2,115,000

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. 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 should be coordinated with the ADA restroom project and water line replacement project. This will also address the issue with the floor not properly sloping to the drains.

This project or a portion thereof was previously recommended in the FCA report dated 12/01/2001 and 04/05/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$209,520****Long-Term Needs****Four to Ten Years****Project Index #: 1388EXT1****EXTERIOR FINISHES****Construction Cost \$139,680**

The exterior finishes are in good condition. 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 8 to 9 years and for it to be scheduled on a cyclical basis based on environmental conditions.

Project Index #: 1388INT1**INTERIOR FINISHES****Construction Cost \$69,840**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 to 5 years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 13,968	IBC Occupancy Type 1: 80 % I-1
Year Constructed: 1984	IBC Occupancy Type 2: 20 % B
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$332,300	Project Construction Cost per Square Foot: \$212.54
Priority Class 2: \$2,427,000	Total Facility Replacement Construction Cost: \$4,190,000
Priority Class 3: \$209,520	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$2,968,820	FCNI: 71%

NDF GARAGE/STORAGE

SPWD Facility Condition Analysis - 0882

Survey Date: 5/24/2017

**NDF GARAGE/STORAGE
BUILDING REPORT**

The NDF Garage/Storage is an engineered steel building that is shared with corrections, separated by a demising wall. The insulated structure provides for storage of tools and equipment used by the NDF conservation camp crews. It is in fair condition.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$10,500****Necessary - Not Yet Critical****Two to Four Years****REBUILD HANDRAILS / GUARDRAILS****Project Index #: 0882SFT1****Construction Cost \$6,300**

The handrails and guardrails at the stairway and storage mezzanine do not meet the building code requirements in their current configuration. This project would provide for the removal of the existing wood framed railing and replacement with new wood framed handrails and guardrail that will meet the 2018 IBC code Chapter 10, Section 1012 and 1013. This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

REPLACE CEILING MOUNTED HEATER**Project Index #: 0882HVA1****Construction Cost \$4,200**

The building is heated by one ceiling mounted gas heater. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement of the unit and associated connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$14,950****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0882EXT1****Construction Cost \$7,475**

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

INTERIOR FINISHES**Project Index #: 0882INT1****Construction Cost \$7,475**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 to 5 years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 1,495	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1987	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Building
Exterior Finish 2: %	IBC Construction Type: V-N
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$17.02
Priority Class 2:	\$10,500	Total Facility Replacement Construction Cost:	\$374,000
Priority Class 3:	\$14,950	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$25,450	FCNI:	7%

NDF OFFICE

SPWD Facility Condition Analysis - 0881

Survey Date: 5/24/2017

NDF OFFICE BUILDING REPORT

The NDF Office is an insulated engineered steel building which contains administrative offices for conservation camp operations. It also has a public reception area and a restroom.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$78,100****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 0881ADA1****Construction Cost \$63,500**

The restroom does not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with ICC/ANSI A117.1-1998 Sections 603 - 604, 2018 IBC Chapter 11 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restroom, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers and 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 old restroom fixtures is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

EXIT SIGN & EGRESS LIGHTING UPGRADE**Project Index #: 0881SFT2****Construction Cost \$7,000**

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. Emergency exit lighting should be installed and/or replaced to provide illumination along the egress route.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

FIRE ALARM SYSTEM UPGRADE**Project Index #: 0881SFT1****Construction Cost \$6,100**

This building is equipped with an automatic fire detection and alarm system, but the system is antiquated. It is recommended that the fire detection and alarm system be upgraded. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2018 IBC Chapter 9, Section 907.2.1 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

SIGNAGE FOR ADA COMPLIANCE**Project Index #: 0881ADA2****Construction Cost \$1,500**

The building is lacking ADA signage. Americans with Disabilities Act (ADA) regulations pertaining to parking, building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms. IBC - 2018, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$63,360****Necessary - Not Yet Critical****Two to Four Years****LIGHTING UPGRADE****Project Index #: 0881ENR1****Construction Cost \$3,660**

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. Electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

REMODEL INTERIOR**Project Index #: 0881INT2****Construction Cost \$43,000**

The interior fixtures and finishes are in general disrepair and the building is due for a complete remodel. This project would provide for removal and replacement of the flooring, doors and frames, cabinetry, trim and baseboards and any other interior finishes and fixtures in need of replacement at the time. This project should be concurrent with all other projects having to do with the interior of the building including the fire safety, lighting upgrade and ADA projects. This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

REPLACE HVAC EQUIPMENT**Project Index #: 0881HVA1****Construction Cost \$15,000**

Several heating and cooling units throughout the building are original and have reached the end of their expected life. This project would provide for replacement of the window mounted evaporative cooler and two electric baseboard heaters and includes removal and disposal of the existing units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

REPLACE WATER HEATER**Project Index #: 0881PLM2****Construction Cost \$1,700**

The average life span of a water heater is eight to ten years. The existing 30 gallon propane water heater in the building has reached the end of its expected life and is not energy efficient. This project would provide for the removal and disposal of the old water heater and installation of a new 30 gallon propane water heater.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$59,400****Long-Term Needs****Four to Ten Years****4" BACKFLOW, SHUTOFF, VAULT, AND POWER****Project Index #: 0881PLM1****Construction Cost \$35,000**

State Health law now mandates backflow prevention devices be installed on all domestic, fire protection and irrigation systems to prevent contamination. This project makes allowance for installing a 4" reduced pressure backflow prevention assembly, required fittings, an above ground vault, and allowance for 200 feet of 1" conduit to provide power for the required heat source inside the vault.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000 and 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

Project Index #: 0881EXT1
Construction Cost \$6,100

EXTERIOR FINISHES

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

Project Index #: 0881INT3
Construction Cost \$12,200

FLOORING REPLACEMENT

The VCT (vinyl composite tile) in the building is damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base in the next 4 - 5 years.

Project Index #: 0881INT1
Construction Cost \$6,100

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 to 5 years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 1,220	IBC Occupancy Type 1: 100 % B
Year Constructed: 1987	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Metal Building
Exterior Finish 2: %	IBC Construction Type: V-N
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$78,100	Project Construction Cost per Square Foot: \$164.64
Priority Class 2: \$63,360	Total Facility Replacement Construction Cost: \$305,000
Priority Class 3: \$59,400	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$200,860	FCNI: 66%

NDF FIRE HOUSE STORAGE

SPWD Facility Condition Analysis - 0880

Survey Date: 5/24/2017

**NDF FIRE HOUSE STORAGE
BUILDING REPORT**

The NDF Fire House is a wood framed structure on a concrete foundation. It provides for the storage of tools and equipment for NDF conservation camp activities.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$4,980****Necessary - Not Yet Critical****Two to Four Years****LIGHTING UPGRADE****Project Index #: 0880ENR1****Construction Cost \$1,980**

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. Electrical wiring upgrades are not included in this estimate..

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

REPLACE CEILING MOUNTED HEATER**Project Index #: 0880HVA1****Construction Cost \$3,000**

The building is heated by one ceiling mounted gas heater. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement of the unit and associated utility connections. This project or a portion thereof was previously recommended in the FCA report dated 09/20/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2017.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$9,900****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0880EXT1****Construction Cost \$6,600**

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

INTERIOR FINISHES**Project Index #: 0880INT1****Construction Cost \$3,300**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 to 5 years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 660	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1987	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-N
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$22.55
Priority Class 2:	\$4,980	Total Facility Replacement Construction Cost:	\$132,000
Priority Class 3:	\$9,900	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$14,880	FCNI:	11%

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



Ely Conservation Camp - Site #9976
Description: ADA Parking Space.



Ely Conservation Camp - Site #9976
Description: Install Pole Lighting in Parking Lot.



Ely Conservation Camp - Site #9976
Description: Patch / Slurry Seal Asphalt Paving.



Maintenance Shop - Building #2728
Description: Exterior of the Building



Phone Ramada - Building #2727
Description: Exterior of the Building.



Weight Room - Building #2131
Description: Exterior Condition of the Building.



Tool Shed - Building #2130
Description: Exterior of the Building.



Storage Shed - Building #2129
Description: Exterior of the Building.



Multi-Purpose / Gymnasium - Building #1389
Description: Interior of the Building.



Multi-Purpose / Gymnasium - Building #1389
Description: Rebuild Handrails / Guardrails.



Multi-Purpose / Gymnasium - Building #1389
Description: Replace Overhead Coiling Door.



Administration / Housing / Culinary - Building #1388
Description: ADA Restroom Remodel.



Administration / Housing / Culinary - Building #1388
Description: Install Fire Suppression System.



Administration / Housing / Culinary - Building #1388
Description: Replace Water Heaters.



Administration / Housing / Culinary - Building #1388
Description: Replace Kitchen Equipment.



NDF Garage / Storage - Building #0882
Description: Interior of the Building.



NDF Office - Building #0881
Description: Exterior of the Building.



NDF Office - Building #0881
Description: ADA Restroom Remodel.



NDF Fire House Storage - Building #0880
Description: Exterior of the Building.