

State of Nevada
Department of Corrections & Department of Conservation & Natural Resources
Nevada Division of Forestry
Stewart Conservation Camp
Facility Condition Analysis

STEWART CONSERVATION CAMP

1721 East Snyder Street
Carson City, Nevada 89702

Site Number: 9984
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS



Report Printed in June 2008

State of Nevada
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The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board 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 SPWB 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 Board to assess the needs of the Building and/or Site and to help support future requests for 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 .60 or 60% 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: 9984

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
2015	HOUSING UNIT 05 1721 E. Snyder Ave Carson City	3920	1994	4/29/2008	\$0	\$334,300	\$51,200	\$385,500	\$1,176,000	33%
2014	HOUSING UNIT 04 1721 E. Snyder Ave. Carson City	3920	1994	4/29/2008	\$0	\$333,800	\$51,200	\$385,000	\$1,176,000	33%
2013	HOUSING UNIT 03 1721 E. Snyder Ave. Carson City	3920	1994	4/29/2008	\$0	\$333,800	\$51,200	\$385,000	\$1,176,000	33%
2012	HOUSING UNIT 02 1721 E. Snyder Ave. Carson City	3920	1994	4/29/2008	\$0	\$333,800	\$51,200	\$385,000	\$1,176,000	33%
2011	HOUSING UNIT 01 1721 E. Snyder Ave. Carson City	3920	1994	4/29/2008	\$0	\$333,800	\$51,200	\$385,000	\$1,176,000	33%
2010	CULINARY / DINING 1721 E. Snyder Ave. Carson City	3750	1994	4/29/2008	\$146,500	\$191,650	\$37,500	\$375,650	\$1,218,750	31%
2007	NDF ADMINISTRATION BUILDING 1721 E. Snyder Ave. Carson City	1875	1994	5/12/2008	\$0	\$28,125	\$26,750	\$54,875	\$562,500	10%
2009	CONTROL ROOM 1721 E. Snyder Ave. Carson City	1875	1994	4/29/2008	\$0	\$28,125	\$22,750	\$50,875	\$562,500	9%
2008	MULTI-USE BUILDING 1721 E. Snyder Ave. Carson City	7000	1994	4/29/2008	\$1,200	\$35,000	\$70,000	\$106,200	\$1,575,000	7%
9984	STEWART CONSERVATION CAMP 1721 E. Snyder Ave Carson City	0	1994	4/29/2008	\$242,000	\$98,000	\$0	\$340,000	\$0	0%
2834	PHONE RAMADA 1721 E. Snyder Ave Carson City	170	2000	4/29/2008	\$0	\$340	\$0	\$340		0%
2700	CONEX STORAGE BUILDING 1721 Snyder Ave Carson City	80	0	5/12/2008	\$0	\$0	\$0		\$1,000	
Report Totals.....:		34,350			\$389,700	\$2,050,740	\$413,000	\$2,853,440	\$9,799,750	29%

SPWB Facility Condition Analysis

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CONEX STORAGE BUILDING	2700	No Current Projects
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HOUSING UNIT 03	2013	
HOUSING UNIT 02	2012	
HOUSING UNIT 01	2011	
CULINARY / DINING	2010	
CONTROL ROOM	2009	
MULTI-USE BUILDING	2008	
NDF ADMINISTRATION BUILDING	2007	

STEWART CONSERVATION CAMP

SPWB Facility Condition Analysis - 9984

Survey Date: 4/29/2008

STEWART CONSERVATION CAMP**BUILDING REPORT**

This site houses the Stewart Conservation Camp. The property is located between the Northern Nevada Correctional Center and the Prison Farm.

There are 10 structures on the site including 5 housing units, a shared multi-purpose building, a culinary and dining facility, and 2 NDF buildings which support camp operations. There is ample parking and the site is in good shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$242,000****Currently Critical****Immediate to Two Years****FIRE ALARM INSPECTION****Project Index #: 9984SFT3****Construction Cost \$2,000**

The fire alarm system was not operating at the time of the survey. The reason for the malfunction was not known at the time of the survey and the maintenance staff explained that there is no funding to repair the system. This project would provide funding for an inspection of the system by a certified fire alarm equipment inspector to determine the cause of the problem. Any future projects would come from report recommendations.

FIRE SPRINKLER SUPPLY LINE REPLACEMENT**Project Index #: 9984SFT1****Construction Cost \$225,000**

The main fire sprinkler supply line servicing the campus has rusted and is due for replacement. Staff reported that they recently replaced a portion of the buried piping and visual inspection revealed that the entire line is beginning to fail. This project would provide funds to remove the existing piping and replace it with a new line. The estimate includes disposal of the existing materials, excavation, backfill, etc.. Backflow prevention replacement is included in this estimate.

UPDATE WATER TREATMENT SYSTEM**Project Index #: 9984HVA1****Construction Cost \$15,000**

The chemical water treatment and water softener systems throughout the camp are in good condition, but some were not operating and others did not receive regular maintenance. This project would 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 \$15,000 fee is suggested.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$98,000****Necessary - Not Yet Critical****Two to Four Years****LANDSCAPE IMPROVEMENTS****Project Index #: 9984SIT2****Construction Cost \$50,000**

A large portion of the site is not covered by vegetation or rock and is a constant maintenance problem. The wind and water causes the dirt to erode which then must be replaced once a year in order to maintain the grade and protect the buildings. This project recommends covering the dirt areas with grass including an irrigation system. Another alternative could include planting of shrubs as a wind break. Xeriscaping may be another method but due to security concerns, having cobblestone or other objects in the landscaping may pose a risk to inmates and staff.

SLURRY SEAL ASPHALT PAVING

Project Index #: 9984SIT1
Construction Cost \$48,000

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including 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. 80,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 8/22/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2008.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$242,000
Priority Class 2:	\$98,000
Priority Class 3:	\$0
Grand Total:	\$340,000

PHONE RAMADA

SPWB Facility Condition Analysis - 2834

Survey Date: 4/29/2008

PHONE RAMADA BUILDING REPORT

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$340**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2834EXT1

Construction Cost **\$340****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around 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 is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 170

Year Constructed: 2000

Exterior Finish 1: 100 % Wood

Exterior Finish 2: 0 %

Number of Levels (Floors): 0 Basement? No

IBC Occupancy Type 1: 0 %

IBC Occupancy Type 2: 0 %

Construction Type:

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$340	Total Facility Replacement Construction Cost:	#Error
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	
Grand Total:	\$340	FCNI:	#Error

HOUSING UNIT 05

SPWB Facility Condition Analysis - 2015

Survey Date: 4/29/2008

HOUSING UNIT 05**BUILDING REPORT**

Housing Unit 5 is a 48 bed dormitory style housing unit. It is a concrete masonry unit and wood framed structure with a composition roof and concrete foundation. There are restrooms, showers, janitor's closet and a mechanical room which contains an 85 gallon water heater, 2 natural gas fired boilers, a water softener and ancillary equipment. Cooling is provide by 3 roof mounted evaporative coolers. The building is in fair shape. The building is not ADA complaint and will be addressed in the report.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$334,300****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 2015INT4****Construction Cost \$19,600**

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

REMOVE WATER FOUNTAIN**Project Index #: 2015ADA1****Construction Cost \$500**

This building has a water fountain which is not ADA accessible, damaged and is very rarely used. This project recommends permanently removing the water fountain.

REPLACE ROOF**Project Index #: 2015EXT1****Construction Cost \$39,200**

The asphalt composition shingle roof on this building was in fair condition at the time of the survey. The extreme temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next two to four years with a 50 year asphalt composition roofing shingle and new underlayments. This project or a portion thereof was previously recommended in the FCA report dated 8/22/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2008.

RESTROOM REMODEL**Project Index #: 2015ADA2****Construction Cost \$275,000**

The restroom and shower room are in overall poor condition. The countertops in each room 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 restroom and shower room which should include an ADA compliant toilet stall, shower and sink with all ADA complaint fixtures. The existing exhaust fans are undersized and should be replaced with commercial grade exhaust fans. The removal and disposal of the old fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 8/22/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2008.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$51,200****Long-Term Needs****Four to Ten Years****EVAPORATIVE COOLER REPLACEMENT****Project Index #: 2015HVA1****Construction Cost \$12,000**

This building is cooled by three roof mounted evaporative coolers. This equipment will reach the end of its expected life in the next 5 to 6 years and should be scheduled for replacement in that time frame. The estimate includes removal and disposal of the existing equipment.

EXTERIOR FINISHES**Project Index #: 2015EXT2****Construction Cost \$39,200**

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

BUILDING INFORMATION:**Gross Area (square feet): 3,920****Year Constructed: 1994****Exterior Finish 1: 90 % Concrete Masonry U****Exterior Finish 2: 10 % Painted Wood Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Concrete masonry units and wood framing****IBC Construction Type: V-A****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$98.34
Priority Class 2:	\$334,300	Total Facility Replacement Construction Cost:	\$1,176,000
Priority Class 3:	\$51,200	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$385,500	FCNI:	33%

HOUSING UNIT 04

SPWB Facility Condition Analysis - 2014

Survey Date: 4/29/2008

HOUSING UNIT 04**BUILDING REPORT**

Housing Unit 4 is a 48 bed dormitory style housing unit. It is a concrete masonry unit and wood framed structure with a composition roof and concrete foundation. There are restrooms, showers, janitor's closet and a mechanical room which contains an 85 gallon water heater, 2 natural gas fired boilers, a water softener and ancillary equipment. Cooling is provide by 3 roof mounted evaporative coolers. The building is in fair shape. The building is not ADA complaint and will be addressed in the report.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$333,800****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2014INT3****Construction Cost \$19,600****INTERIOR FINISHES**

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

Project Index #: 2014EXT1**Construction Cost \$39,200****REPLACE ROOF**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. The extreme temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next two to four years with a 50 year asphalt composition roofing shingle and new underlayments.

This project or a portion thereof was previously recommended in the FCA report dated 8/22/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2008.

Project Index #: 2014ADA1**Construction Cost \$275,000****RESTROOM REMODEL**

The restroom and shower room are in overall poor condition. The countertops in each room 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 restroom and shower room which should include an ADA compliant toilet stall, shower and sink with all ADA complaint fixtures. The existing exhaust fans are undersized and should be replaced with commercial grade exhaust fans. The removal and disposal of the old fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 8/22/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2008.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$51,200****Long-Term Needs****Four to Ten Years****Project Index #: 2014HVA1****Construction Cost \$12,000****EVAPORATIVE COOLER REPLACEMENT**

This building is cooled by three roof mounted evaporative coolers. This equipment will reach the end of its expected life in the next 5 to 6 years and should be scheduled for replacement in that time frame. The estimate includes removal and disposal of the existing equipment.

Project Index #: 2014EXT2

Construction Cost \$39,200

EXTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 3,920

Year Constructed: 1994

Exterior Finish 1: 90 % Concrete Masonry U

Exterior Finish 2: 10 % Painted Wood Siding

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % I-3

IBC Occupancy Type 2: %

Construction Type: Concrete masonry units and wood framing

IBC Construction Type: V-A

Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$98.21
Priority Class 2:	\$333,800	Total Facility Replacement Construction Cost:	\$1,176,000
Priority Class 3:	\$51,200	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$385,000	FCNI:	33%

HOUSING UNIT 03

SPWB Facility Condition Analysis - 2013

Survey Date: 4/29/2008

HOUSING UNIT 03**BUILDING REPORT**

Housing Unit 3 is a 48 bed dormitory style housing unit. It is a concrete masonry unit and wood framed structure with a composition roof and concrete foundation. There are restrooms, showers, janitor's closet and a mechanical room which contains an 85 gallon water heater, 2 natural gas fired boilers, a water softener and ancillary equipment. Cooling is provide by 3 roof mounted evaporative coolers.

According to staff, this unit is an ADA compliant unit but during the survey of 2008, there were some ADA compliant components missing which will be addressed in the report.

The building is in fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$333,800****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2013INT3****Construction Cost \$19,600****INTERIOR FINISHES**

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

Project Index #: 2013EXT1**Construction Cost \$39,200****REPLACE ROOF**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. The extreme temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next two to four years with a 50 year asphalt composition roofing shingle and new underlayments.

This project or a portion thereof was previously recommended in the FCA report dated 8/22/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2008.

Project Index #: 2013ADA1**Construction Cost \$275,000****RESTROOM REMODEL**

The restroom and shower room are in overall poor condition. The countertops in each room 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 restroom and shower room which should include an ADA compliant toilet stall, shower and sink with all ADA complaint fixtures. The existing exhaust fans are undersized and should be replaced with commercial grade exhaust fans. The removal and disposal of the old fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 8/22/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2008.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$51,200****Long-Term Needs****Four to Ten Years****Project Index #: 2013HVA1****Construction Cost \$12,000****EVAPORATIVE COOLER REPLACEMENT**

This building is cooled by three roof mounted evaporative coolers. This equipment will reach the end of its expected life in the next 5 to 6 years and should be scheduled for replacement in that time frame. The estimate includes removal and disposal of the existing equipment.

Project Index #: 2013EXT2

Construction Cost \$39,200

EXTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 3,920

Year Constructed: 1994

Exterior Finish 1: 90 % Concrete Masonry U

Exterior Finish 2: 10 % Painted Wood Siding

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % I-3

IBC Occupancy Type 2: %

Construction Type: Concrete masonry units and wood framing

IBC Construction Type: V-A

Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$98.21
Priority Class 2:	\$333,800	Total Facility Replacement Construction Cost:	\$1,176,000
Priority Class 3:	\$51,200	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$385,000	FCNI:	33%

HOUSING UNIT 02

SPWB Facility Condition Analysis - 2012

Survey Date: 4/29/2008

HOUSING UNIT 02**BUILDING REPORT**

Housing Unit 2 is a 48 bed dormitory style housing unit. It is a concrete masonry unit and wood framed structure with a composition roof and concrete foundation. There are restrooms, showers, janitor's closet and a mechanical room which contains an 85 gallon water heater, 2 natural gas fired boilers, a water softener and ancillary equipment. Cooling is provide by 3 roof mounted evaporative coolers. The building is in fair shape. The building is not ADA complaint and will be addressed in the report.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$333,800****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2012INT3****Construction Cost \$19,600****INTERIOR FINISHES**

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

Project Index #: 2012EXT1**Construction Cost \$39,200****REPLACE ROOF**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. The extreme temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next two to four years with a 50 year asphalt composition roofing shingle and new underlayments.

This project or a portion thereof was previously recommended in the FCA report dated 8/22/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2008.

Project Index #: 2012ADA1**Construction Cost \$275,000****RESTROOM REMODEL**

The restroom and shower room are in overall poor condition. The countertops in each room 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 restroom and shower room which should include an ADA compliant toilet stall, shower and sink with all ADA complaint fixtures. The existing exhaust fans are undersized and should be replaced with commercial grade exhaust fans. The removal and disposal of the old fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 8/22/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2008.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$51,200****Long-Term Needs****Four to Ten Years****Project Index #: 2012HVA1****Construction Cost \$12,000****EVAPORATIVE COOLER REPLACEMENT**

This building is cooled by three roof mounted evaporative coolers. This equipment will reach the end of its expected life in the next 5 to 6 years and should be scheduled for replacement in that time frame. The estimate includes removal and disposal of the existing equipment.

Project Index #: 2012EXT2

Construction Cost \$39,200

EXTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 3,920

Year Constructed: 1994

Exterior Finish 1: 90 % Concrete Masonry U

Exterior Finish 2: 10 % Painted Wood Siding

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % I-3

IBC Occupancy Type 2: %

Construction Type: Concrete masonry units and wood framing

IBC Construction Type: V-A

Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$98.21
Priority Class 2:	\$333,800	Total Facility Replacement Construction Cost:	\$1,176,000
Priority Class 3:	\$51,200	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$385,000	FCNI:	33%

HOUSING UNIT 01

SPWB Facility Condition Analysis - 2011

Survey Date: 4/29/2008

HOUSING UNIT 01**BUILDING REPORT**

Housing Unit 1 is a 48 bed dormitory style housing unit. It is a concrete masonry unit and wood framed structure with a composition roof and concrete foundation. There are restrooms, showers, janitor's closet and a mechanical room which contains an 85 gallon water heater, 2 natural gas fired boilers, a water softener and ancillary equipment. Cooling is provide by 3 roof mounted evaporative coolers. The building is in fair shape. The building is not ADA complaint and will be addressed in the report.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$333,800****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2011INT2****Construction Cost \$19,600****INTERIOR FINISHES**

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

Project Index #: 2011EXT1**Construction Cost \$39,200****REPLACE ROOF**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. The extreme temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next two to four years with a 50 year asphalt composition roofing shingle and new underlayments.

This project or a portion thereof was previously recommended in the FCA report dated 8/22/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2008.

Project Index #: 2011ADA1**Construction Cost \$275,000****RESTROOM REMODEL**

The restroom and shower room are in overall poor condition. The countertops in each room 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 restroom and shower room which should include an ADA compliant toilet stall, shower and sink with all ADA complaint fixtures. The existing exhaust fans are undersized and should be replaced with commercial grade exhaust fans. The removal and disposal of the old fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 8/22/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2008.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$51,200****Long-Term Needs****Four to Ten Years****Project Index #: 2011HVA1****Construction Cost \$12,000****EVAPORATIVE COOLER REPLACEMENT**

This building is cooled by three roof mounted evaporative coolers. This equipment will reach the end of its expected life in the next 5 to 6 years and should be scheduled for replacement in that time frame. The estimate includes removal and disposal of the existing equipment.

Project Index #: 2011EXT2

Construction Cost \$39,200

EXTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 3,920

Year Constructed: 1994

Exterior Finish 1: 90 % Concrete Masonry Ui

Exterior Finish 2: 10 % Painted Wood Siding

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % I-3

IBC Occupancy Type 2: %

Construction Type: Concrete masonry units and wood framing

IBC Construction Type: V-A

Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$98.21
Priority Class 2:	\$333,800	Total Facility Replacement Construction Cost:	\$1,176,000
Priority Class 3:	\$51,200	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$385,000	FCNI:	33%

CULINARY / DINING

SPWB Facility Condition Analysis - 2010

Survey Date: 4/29/2008

**CULINARY / DINING
BUILDING REPORT**

The Culinary / Dining facility is a concrete masonry unit and wood framed structure with a composition roof and concrete foundation. It has a commercial style kitchen, food preparation and storage areas and a large dining room for inmates housed at the camp. There are 2 roof mounted heating units and make-up air and exhaust fans for the cooking equipment. Cooling is provided by a condensing unit mounted along the south side exterior of the building. The building is not ADA complaint and will be addressed in the report.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$146,500****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 2010ADA1****Construction Cost \$25,000**

The restroom does not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with 2006 IBC Chapter 11, ICC/ANSI A117.1-1998 Sections 603 - 604 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.

HVAC SYSTEM REPLACEMENT**Project Index #: 2010HVA2****Construction Cost \$120,000**

The building is heated by two roof-top furnaces and cooled by one air conditioner on grade. One of the heating units has been decommissioned in order to provide parts for the other unit. In turn, the ducting has been re-routed to accommodate for the loss of one unit. This equipment is original to the building and has reached the end of its expected life. This project recommends replacing the roof-top heaters, the air conditioning condenser unit and routing the ductwork back to the original design. The estimate includes removal and disposal of the existing equipment.

MISCELLANEOUS ELECTRICAL REPAIRS**Project Index #: 2010ELE2****Construction Cost \$500**

The electrical subpanel has some broken circuit breaker safety caps and is not properly labeled. There is an electrical cord from the walk-in coolers ran through the wall into a damaged duplex outlet located in the dry storage room. This project would provide the repairs necessary to bring these items into compliance with codes and adopted standards.

REPLACE WALL MOUNTED ELECTRICAL HEATER**Project Index #: 2010ELE1****Construction Cost \$1,000**

The existing wall mounted electric baseboard heater is damaged and inoperable. This project would provide for the removal and replacement of the heater.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$191,650****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 2010INT1****Construction Cost \$18,750**

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

KITCHEN EQUIPMENT UPGRADE

Project Index #: 2010INT4
Construction Cost \$100,000

The kitchen cooking equipment is original to the building and is reaching the end of its lifetime. It is recommended that the equipment be scheduled for replacement in the next two to three years, including the Baxter oven, refrigerator and freezer equipment and the Mars Air Door unit on the back door. This project provides for the removal and disposal of the existing equipment and replacement with new equipment. This estimate is a lump sum for budgeting purposes.

REPLACE ROOF

Project Index #: 2010EXT1
Construction Cost \$37,500

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. The extreme temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next two to four years with a 50 year asphalt composition roofing shingle and new underlayments. This project or a portion thereof was previously recommended in the FCA report dated 8/22/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2008.

REPLACE VINYL COMPOSITION TILE

Project Index #: 2010INT5
Construction Cost \$15,400

The existing vinyl composition tile (VCT) in the dining, corridors and storage areas is extremely worn, damaged and should be replaced. This project would provide for the removal and replacement of the VCT.

SUSPENDED ACOUSTICAL CEILING TILE REPLACEMENT

Project Index #: 2010INT3
Construction Cost \$20,000

The Dining space in this building has a suspended acoustical ceiling tile system. The system is original to the building and has reached the end of its expected life. The metal frame is bent and rusted in many areas and a number of the ceiling tiles are damaged and stained. This project recommends replacing the suspended acoustical ceiling tile system including the tiles. Removal and disposal of the existing ceiling system is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$37,500

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 2010EXT2
Construction Cost \$37,500

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

BUILDING INFORMATION:

Gross Area (square feet): 3,750
Year Constructed: 1994
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: %
Number of Levels (Floors): 1 **Basement?** No
IBC Occupancy Type 1: 50 % A-3
IBC Occupancy Type 2: 50 % B
Construction Type: Concrete masonry units and wood framing
IBC Construction Type: V-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$146,500	Project Construction Cost per Square Foot:	\$100.17
Priority Class 2:	\$191,650	Total Facility Replacement Construction Cost:	\$1,219,000
Priority Class 3:	\$37,500	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$375,650	FCNI:	31%

CONTROL ROOM

SPWB Facility Condition Analysis - 2009

Survey Date: 4/29/2008

**CONTROL ROOM
BUILDING REPORT**

The Control Room facility is a concrete masonry unit and wood framed structure with a composition roof and concrete foundation. It contains administrative offices, a unisex restroom and reception / security control area. This building serves as the "center" for security operations for the camp.

The building is not ADA complaint and the fire alarm master control box was not operational at the time of the 2008 survey. Projects will address these items in the report.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$28,125****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 2009INT3****Construction Cost \$9,375**

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

REPLACE ROOF**Project Index #: 2009EXT1****Construction Cost \$18,750**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. The extreme temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next two to four years with a 50 year asphalt composition roofing shingle and new underlayments.

This project or a portion thereof was previously recommended in the FCA report dated 8/22/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2008.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$22,750****Long-Term Needs****Four to Ten Years****EVAPORATIVE COOLER REPLACEMENT****Project Index #: 2009HVA1****Construction Cost \$4,000**

This building is cooled by an evaporative cooler located on grade on the south side of the building. This unit will reach the end of its expected life in the next 8 to 10 years and should be scheduled for replacement in that time frame. The estimate includes removal and disposal of the existing equipment.

EXTERIOR FINISHES**Project Index #: 2009EXT2****Construction Cost \$18,750**

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

BUILDING INFORMATION:

Gross Area (square feet): 1,875
Year Constructed: 1994
Exterior Finish 1: 90 % Concrete Masonry U
Exterior Finish 2: 10 % Painted Wood Siding
Number of Levels (Floors): 1 **Basement?** No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete masonry units and wood siding
IBC Construction Type: V-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$27.13
Priority Class 2:	\$28,125	Total Facility Replacement Construction Cost:	\$562,000
Priority Class 3:	\$22,750	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$50,875	FCNI:	9%

MULTI-USE BUILDING

SPWB Facility Condition Analysis - 2008

Survey Date: 4/29/2008

MULTI-USE BUILDING**BUILDING REPORT**

The Multi-Use building is a concrete masonry unit and steel framed structure with a metal roof and concrete foundation. It contains a large gymnasium, restrooms, laundry room inmate store and a storage area on the second floor. This building is shared with the Nevada Division of Forestry and is separated by a demising wall. The building is in good shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$1,200****Currently Critical****Immediate to Two Years****REPLACE STAIR HANDRAILS****Project Index #: 2008SFT1****Construction Cost \$1,200**

There is a set of stairs which lead to an upper level storage area in the NDF portion of the building. The existing wood framed handrails at the stairs do not meet the requirements of the 2006 IBC. This project would provide for the installation of handrails in accordance with the 2006 IBC Chapter 10, Section 1012.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$35,000****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 2008INT3****Construction Cost \$35,000**

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

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$70,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2008EXT2****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. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 7,000
Year Constructed: 1994
Exterior Finish 1: 80 % Concrete Masonry U
Exterior Finish 2: 20 % Metal Siding
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 70 % A-3
IBC Occupancy Type 2: 30 % S-2
Construction Type: Concrete Masonry Units and Steel
IBC Construction Type: V-B
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,200	Project Construction Cost per Square Foot:	\$15.17
Priority Class 2:	\$35,000	Total Facility Replacement Construction Cost:	\$1,575,000
Priority Class 3:	\$70,000	Facility Replacement Cost per Square Foot:	\$225
Grand Total:	\$106,200	FCNI:	7%

NDF ADMINISTRATION BUILDING

SPWB Facility Condition Analysis - 2007

Survey Date: 5/12/2008

NDF ADMINISTRATION BUILDING**BUILDING REPORT**

This building serves as the office for Forestry operations at the Stewart Conservation Camp. It houses offices, a muster room and equipment storage. It is a concrete masonry unit and wood framed structure with a composition shingle roof. At the time of the 2008 survey, staff indicated that the fire alarm system was completely inoperable due to a lightning strike. This affects all of the buildings at Stewart Conservation Camp.

The maintenance of this building is under the jurisdiction of the Department of Corrections.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$28,125****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 2007INT3****Construction Cost \$9,375**

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

REPLACE ROOF**Project Index #: 2007EXT1****Construction Cost \$18,750**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. The extreme temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next two to four years with a 50 year asphalt composition roofing shingle and new underlayments.

This project or a portion thereof was previously recommended in the FCA report dated 8/22/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/12/2008.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$26,750****Long-Term Needs****Four to Ten Years****EVAPORATIVE COOLER REPLACEMENT****Project Index #: 2007HVA1****Construction Cost \$8,000**

This building is cooled by two evaporative coolers, one on grade on the north side and one on the roof. This equipment will reach the end of its expected life in the next 5 to 6 years and should be scheduled for replacement in that time frame. The estimate includes removal and disposal of the existing equipment.

EXTERIOR FINISHES**Project Index #: 2007EXT2****Construction Cost \$18,750**

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

BUILDING INFORMATION:

Gross Area (square feet): 1,875
Year Constructed: 1994
Exterior Finish 1: 90 % Concrete Masonry U
Exterior Finish 2: 10 % Painted Wood Siding
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & Wood Framing
IBC Construction Type: V-N
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$29.27
Priority Class 2:	\$28,125	Total Facility Replacement Construction Cost:	\$562,000
Priority Class 3:	\$26,750	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$54,875	FCNI:	10%

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

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 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

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



Stewart Conservation Camp - Site #9984
Description: View of the housing units.



Stewart Conservation Camp - Site #9984
Description: Parking area for the conservation camp.



Stewart Conservation Camp - Site #9984
Description: Typical landscaping around the housing units.



Housing Unit 5 - Building #2015
Description: Entrance into the housing unit.



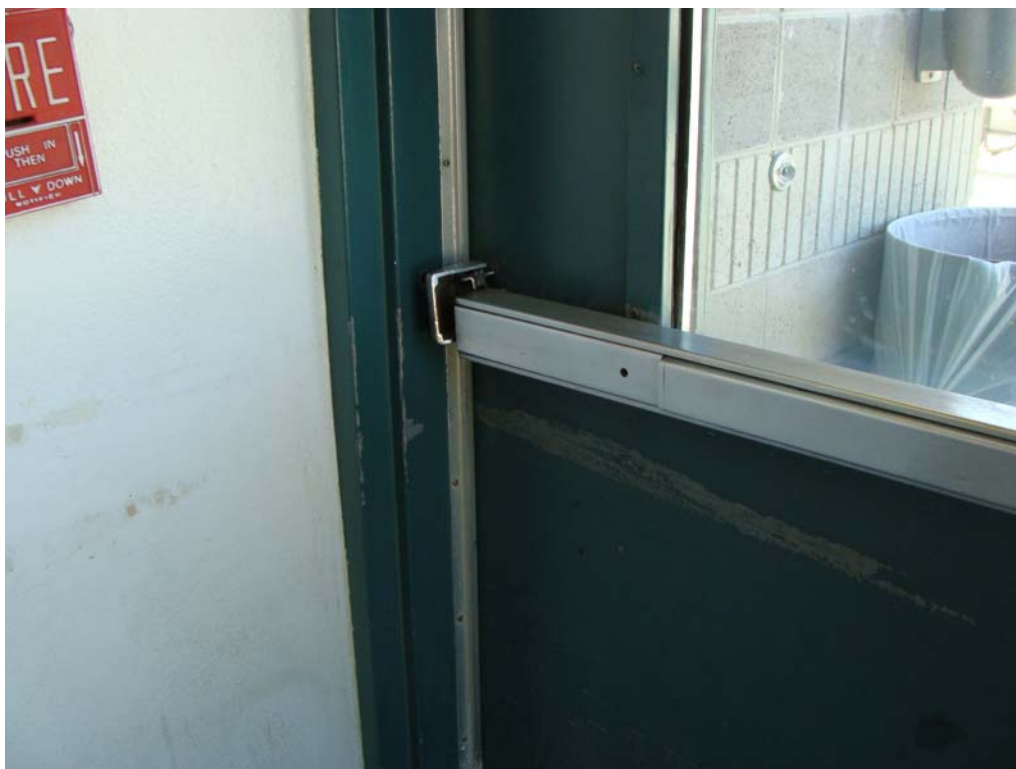
Housing Unit 5 - Building #2015
Description: Typical damaged countertops.



Housing Unit 5 - Building #2015
Description: Interior of the housing unit.



Housing Unit 4 - Building #2014
Description: Entrance into the housing unit.



Housing Unit 4 - Building #2014
Description: Damaged door hardware.



Housing Unit 3 - Building #2013
Description: Entrance into the housing unit.



Housing Unit 3 - Building #2013
Description: Typical shower pan failures causing leaks.



Housing Unit 3 - Building #2013
Description: Damaged hydronic wall heater and wall.



Housing Unit 2 - Building #2012
Description: Exterior of the housing unit.



Housing Unit 2 - Building #2012
Description: Ceiling damaged by moisture.



Housing Unit 2 - Building #2012
Description: Damaged countertop.



Housing Unit 1 - Building #2011
Description: Exterior of the housing unit.



Housing Unit 1 - Building #2011
Description: Damaged hydronic wall heater.



Housing Unit 1 - Building #2011
Description: Typical damaged showers.



Housing Unit 1 - Building #2011
Description: Interior of the housing unit.



Culinary / Dining - Building #2010
Description: Exterior of the Culinary / Dining building.



Culinary / Dining - Building #2010
Description: Interior of the dining room.



Culinary / Dining - Building #2010
Description: Inoperable roof mounted heating unit.



Culinary / Dining - Building #2010
Description: Damaged shingles.



Culinary / Dining - Building #2010
Description: Moisture damage to wall.



Culinary / Dining - Building #2010
Description: Damaged electric heater.



Culinary / Dining - Building #2010
Description: Dining room damaged ceiling tiles.



Control Room - Building #2009
Description: Exterior of the building.



Control Room - Building #2009
Description: Non –ADA compliant Unisex restroom.



Multi-Use Building - Building #2008
Description: Exterior of the building.



Multi-Use Building - Building #2008
Description: Door and wall damage.



Multi-Use Building - Building #2008
Description: Inmate store.



Multi-Use Building - Building #2008
Description: NDF maintenance shop area.



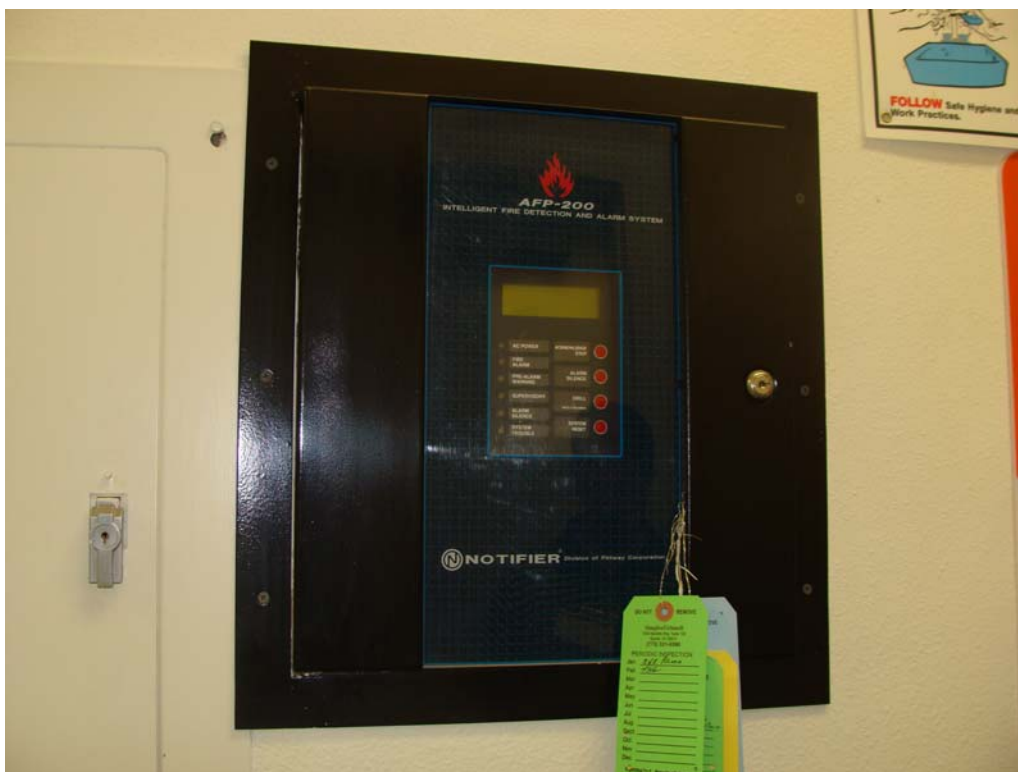
Multi-Use Building - Building #2008
Description: Stairs to storage mezzanine.



NDF Administration - Building #2007
Description: Exterior of the building.



NDF Administration - Building #2007
Description: Uni-sex restroom.



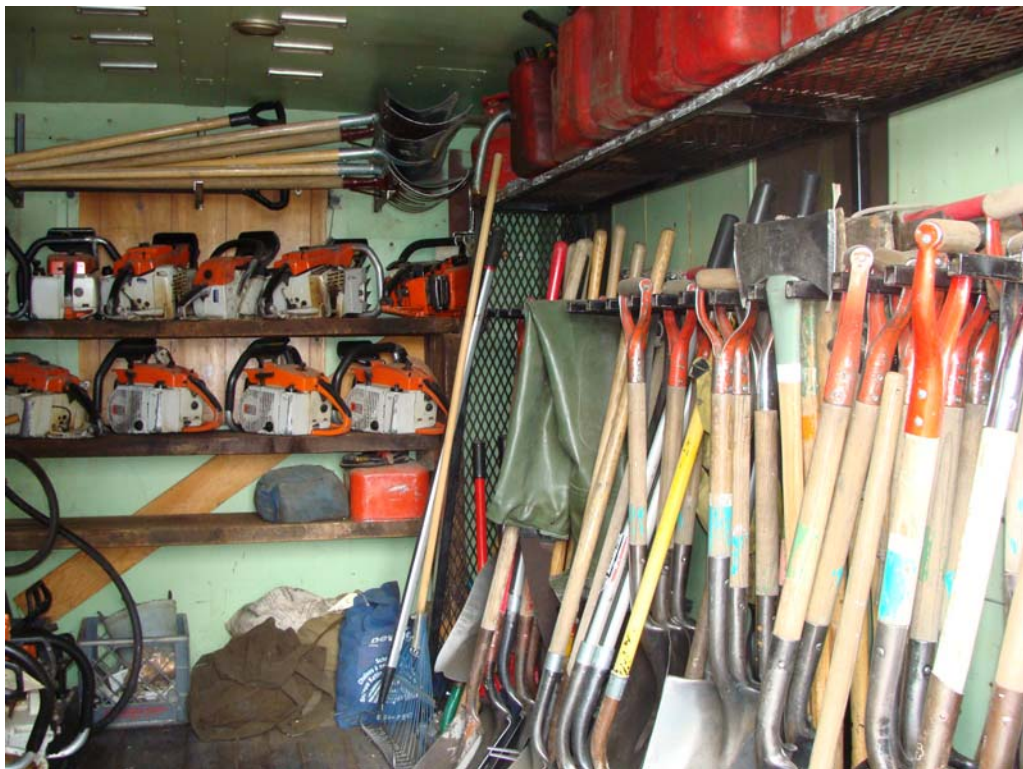
NDF Administration - Building #2007
Description: Inoperable fire alarm panel.



NDF Administration - Building #2007
Description: Entrance ramp into the building.



CONEX Storage - Building #2700
Description: Exterior of the building.



CONEX Storage - Building #2700
Description: Interior of the building.