State of Nevada
Department of Corrections
Silver Springs Conservation Camp
Facility Condition Analysis

# SILVER SPRINGS CONSERVATION CAMP

4950 Shirlee Avenue
Silver Springs, Nevada

**Site Number: 9986**
**STATE OF NEVADA PUBLIC WORKS BOARD**
**FACILITY CONDITION ANALYSIS**

Report Printed in December 2006

State of Nevada
Department of Corrections
Silver Springs Conservation Camp
Facility Condition Analysis

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, 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 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: 9986**

# 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2689 | TOOL SHED | | 120 | 0 | 8/17/2006 | $0 | $0 | $600 | $600 | $3,000 | 20% |
| | 4950 Shirlee Ave. | Silver Springs | | | | | | | | | |
| 0711 | HOUSING UNIT | | 11242 | 1991 | 8/17/2006 | $249,000 | $61,831 | $180,420 | $491,251 | $3,934,700 | 12% |
| | 4950 Shirlee Ave. | Silver Springs | | | | | | | | | |
| 1895 | CULINARY / DINING | | 4150 | 1991 | 8/17/2006 | $30,850 | $29,525 | $26,975 | $87,350 | $1,245,000 | 7% |
| | 4950 Shirlee Ave | Silver Springs | | | | | | | | | |
| 1352 | WELL HOUSE | | 168 | 1991 | 8/17/2006 | $0 | $0 | $2,520 | $2,520 | $42,000 | 6% |
| | Quince Ave. | Silver Springs | | | | | | | | | |
| 1896 | MULTI-PURPOSE BUILDING | | 8170 | 1991 | 8/17/2006 | $37,000 | $43,495 | $36,765 | $117,260 | $2,451,000 | 5% |
| | 4950 Shirlee Ave | Silver Springs | | | | | | | | | |
| 2029 | GENERATOR BUILDING | | 725 | 1991 | 8/17/2006 | $0 | $0 | $7,250 | $7,250 | $217,500 | 3% |
| | 4950 Shirlee Ave. | Silver Springs | | | | | | | | | |
| 2690 | WATER TOWER | | 1134 | 0 | 8/17/2006 | $0 | $0 | $10,000 | $10,000 | $390,000 | 3% |
| | 4950 Shirlee Ave. | Silver Springs | | | | | | | | | |
| 9986 | SILVER SPRINGS CONSERVATION CAMP SITE | | | 1991 | 8/17/2006 | $4,500 | $0 | $0 | $4,500 | | 0% |
| | 4950 Shirlee Ave. | Silver Springs | | | | | | | | | |
| 2032 | ADMINISTRATION BLDG. AT CON CAMP (NDF) | | 2400 | 1991 | 8/17/2006 | $0 | $0 | $0 | | $360,000 | |
| | 4950 Shirlee Ave | Silver Springs | | | | | | | | | |
| 2031 | HAZARDOUS MAT. SHED AT CON CAMP (NDF) | | 96 | 1991 | 8/17/2006 | $0 | $0 | $0 | | $7,200 | |
| | 4950 Shirlee Ave | Silver Springs | | | | | | | | | |
| 2030 | GARAGE AT CON CAMP (NDF) | | 1200 | | 8/17/2006 | $0 | $0 | $0 | | $180,000 | |
| | 4950 Shirlee Ave | Silver Springs | | | | | | | | | |
| | **Report Totals.....:** | | **29,405** | | | **$321,350** | **$134,851** | **$264,530** | **$720,731** | **$8,830,400** | **8%** |

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# SILVER SPRINGS CONSERVATION CAMP SITE

## BUILDING REPORT

The Silver Springs Conservation Camp is a correctional facility for women. The site contains a total of 10 structures including housing and administrative offices for the Department of Corrections as well as maintenance and administrative offices for the Nevada Division of Forestry. The Corrections portion of the site has been upgraded to provide ADA accessibility including a parking stall signage and accessible route of travel between the parking area and administrative / housing buildings. The facility is served by a well for water located about a quarter of mile north of the site and it has its own septic system for waste disposal. This report deals with the Correctional portion of the site. A separate report will address the NDF portion.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: $4,500**

**Currently Critical** **Immediate to Two Years**

**Project Index #: 9986SFT1**

**INSTALL SEISMIC GAS SHUT OFF VALVE** **Construction Cost $4,500**

Agreements reached between the Nevada Risk Management Office and the State of Nevada's Insurance Underwriter require Seismic Gas Shutoff Valves (SGSV's) on all gas services to all State buildings. This project would install a SGSV to the gas main line serving the buildings on site.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| | |
|---|---|
| **Priority Class 1:** | **$4,500** |
| **Priority Class 2:** | **$0** |
| **Priority Class 3:** | **$0** |
| **Grand Total:** | **$4,500** |

# WATER TOWER

## BUILDING REPORT

The Water Tower is an above ground bolted steel water storage tank that is used for fire protection at the conservation camp. It is approximately 135,665 gallons and is in excellent shape.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: $10,000**

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

**Project Index #: 2690EXT1**

**EXTERIOR FINISHES** **Construction Cost $10,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior of the water tank, other than the roof, including painting, staining, or other applied finishes, and caulking penetrations to maintain the building in good, weather tight condition. This structure should be painted every five to seven years to maintain it's integrity.

**BUILDING INFORMATION:**

| | |
|---|---|
| **Gross Area (square feet):** | **1,134** |
| **Year Constructed:** | **0** |
| **Exterior Finish 1:** | **100 # Painted Steel** |
| **Exterior Finish 2:** | **0 #** |
| **Number of Levels (Floors):** | **1 Basement? No** |
| **IBC Occupancy Type 1:** | **100 # U-2** |
| **IBC Occupancy Type 2:** | **0 #** |
| **Construction Type:** | **Steel Water Tank** |
| **IBC Construction Type:** | **I-FR** |
| **Percent Fire Supressed:** | **0 #** |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| | | | |
|---|---|---|---|
| **Priority Class 1:** | **$0** | **Project Construction Cost per Square Foot:** | **$8.82** |
| **Priority Class 2:** | **$0** | **Total Facility Replacement Construction Cost:** | **$390,000** |
| **Priority Class 3:** | **$10,000** | **Facility Replacement Cost per Square Foot:** | **$344** |
| **Grand Total:** | **$10,000** | **FCNI:** | **3%** |

# TOOL SHED

## BUILDING REPORT

The Tool Shed is a gambrel style prefabricated wood storage building located on the south side of the Housing Unit. It is used for the storage of tools used for maintenance of the camp. The building is in good shape

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: $600**

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

**Project Index #: 2689EXT1**

**EXTERIOR FINISHES** **Construction Cost $600**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. This structure should be painted every five to seven years to maintain it's integrity.

**BUILDING INFORMATION:**

| | |
|---|---|
| **Gross Area (square feet):** | **120** |
| **Year Constructed:** | **0** |
| **Exterior Finish 1:** | **100 # Painted T1-11 Siding** |
| **Exterior Finish 2:** | **0 #** |
| **Number of Levels (Floors):** | **1 Basement? No** |
| **IBC Occupancy Type 1:** | **100 # U-1** |
| **IBC Occupancy Type 2:** | **0 #** |
| **Construction Type:** | **Prefabricated wood storage building** |
| **IBC Construction Type:** | **V-N** |
| **Percent Fire Supressed:** | **0 #** |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| | | | |
|---|---|---|---|
| **Priority Class 1:** | **$0** | **Project Construction Cost per Square Foot:** | **$5.00** |
| **Priority Class 2:** | **$0** | **Total Facility Replacement Construction Cost:** | **$3,000** |
| **Priority Class 3:** | **$600** | **Facility Replacement Cost per Square Foot:** | **$25** |
| **Grand Total:** | **$600** | **FCNI:** | **20%** |

# GENERATOR BUILDING

## BUILDING REPORT

The Generator Building is a wood framed structure with T1-11 painted siding, finished and painted gypsum board interior, asphalt composition roofing and a concrete slab / foundation. The emergency generator and water pumping system is located inside the facility. The building is in good shape.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: $7,250**

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

**Project Index #: 2029EXT1**

### EXTERIOR FINISHES

**Construction Cost $3,625**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. This structure should be painted every five to seven years to maintain it's integrity.

**Project Index #: 2029INT1**

### INTERIOR FINISHES

**Construction Cost $3,625**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next four to six years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This structure should be painted every five to seven years to maintain it's integrity.

### BUILDING INFORMATION:

| | |
|---|---|
| **Gross Area (square feet):** | **725** |
| **Year Constructed:** | **1991** |
| **Exterior Finish 1:** | **100 # Painted T1-11 Siding** |
| **Exterior Finish 2:** | **#** |
| **Number of Levels (Floors):** | **1 Basement? No** |
| **IBC Occupancy Type 1:** | **100 # S-2** |
| **IBC Occupancy Type 2:** | **#** |
| **Construction Type:** | **Wood framing** |
| **IBC Construction Type:** | **V-1 HOUR** |
| **Percent Fire Supressed:** | **100 #** |

### 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:** | **$218,000** |
| **Priority Class 3:** | **$7,250** | **Facility Replacement Cost per Square Foot:** | **$300** |
| **Grand Total:** | **$7,250** | **FCNI:** | **3%** |

# MULTI-PURPOSE BUILDING

## BUILDING REPORT

The Multi-Purpose Building is an insulated pre-engineered steel building on a concrete slab / foundation. The interior walls are painted gypsum board. The facility contains a large gymnasium area, a library, small computer room, restrooms and a storage mezzanine. The building is in good shape and is shared with NDF. Their portion is separated by a demising wall.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: $37,000**

**Currently Critical** **Immediate to Two Years**

**Project Index #: 1896ADA1**

### ADA / RESTROOM REMODEL PROJECT

**Construction Cost $15,000**

The Americans With Disabilities Act (ADA) requires complying drinking fountains in the building. An estimate for an ADA compliant drinking fountain is included with this project.

ADA legislation pertaining to building access has established signage criteria for all permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with these criteria. This project provides funds for ADA signage.

The water closet and lavatories in the restroom adjacent to the gym are worn from years of use. It is recommended that the fixtures in all the bathrooms be replaced. This estimate includes the removal and replacement of the toilet and two sinks including faucets.

This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**Project Index #: 1896EXT1**

### REPAIR / REPLACE DOORS & GLAZING

**Construction Cost $17,000**

Per 2003 IBC 2406.3, safety glass is required when a fixed window is located within two feet of the door. This project recommends replacement of the two windows on the south side and one on the west side with safety glazing.
The doors in the building have damaged or missing hardware. This project would replace the door hardware on all of the doors.
The wall and overhead door in the gymnasium area have been damaged. The extent of the damage within the wall is not known. The door should be replaced and the wall framing members should be exposed to inspect and repair as necessary.
This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**Project Index #: 1896STR1**

### STRUCTURAL ASSESSMENT

**Construction Cost $5,000**

An upper level storage mezzanine has been constructed inside of the Building. The 2003 IBC has a minimum requirement of 125p.s.f. for light storage in non-residential spaces. There is no record of a CIP project or structural plans for this construction and it could be a potential safety issue due to collapse. This project recommends that a licensed engineer perform a structural investigation to assess the load carrying capacity of this area. Future projects would be based on this report.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: $43,495**

**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 1896INT1**

**LAUNDRY ROOM REMODEL** **Construction Cost $12,500**

The laundry room is not vented and an exhaust fan should be installed. Combustion-air ducts are needed for the laundry room from the exterior of the building.
There is some damage to the gypsum board from moisture and this project includes funds for repair of the gypsum board and installation of FRP on the walls adjacent to the washers and dryers. This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**Project Index #: 1896ELE1**

**LIGHTING UPGRADE** **Construction Cost $28,595**

Existing building lighting fixtures, T-12s, are older fluorescent type and are not energy efficient. This project will upgrade lighting fixtures to T-8s, with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination.
This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**Project Index #: 1896PLM1**

**REPLACE WATER HEATERS** **Construction Cost $2,400**

The existing water heaters are old and have reached the end of their expected life. This project would provide for the removal, disposal, and replacement of two 25 gallon gas fired water heaters including all required connections to utilities.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: $36,765**

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

**Project Index #: 1896EXT2**

**EXTERIOR FINISHES** **Construction Cost $12,255**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. This building is a metal sided building and required mostly caulking and sealing of doors windows, penetrations, etc. This project should be done on an as needed basis with at least a once a year inspection of the exterior with special attention paid to the south and west sides of the structure. This estimate is for a one time complete exterior inspection, caulk and seal which may be used for future operating budget requests by the using agency.
This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**Project Index #: 1896INT3**

**INTERIOR FINISHES** **Construction Cost $24,510**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next four to six years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This structure should be painted every five to seven years to maintain it's integrity.

**BUILDING INFORMATION:**

| | |
|---|---|
| **Gross Area (square feet):** | **8,170** |
| **Year Constructed:** | **1991** |
| **Exterior Finish 1:** | **100 # Metal Siding** |
| **Exterior Finish 2:** | **#** |
| **Number of Levels (Floors):** | **1 Basement? No** |
| **IBC Occupancy Type 1:** | **70 # A-3** |
| **IBC Occupancy Type 2:** | **30 # S-2** |
| **Construction Type:** | **Pre-engineered Steel Building** |
| **IBC Construction Type:** | **III-1 HOU** |
| **Percent Fire Supressed:** | **100 #** |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| | | | |
|---|---|---|---|
| **Priority Class 1:** | **$37,000** | **Project Construction Cost per Square Foot:** | **$14.35** |
| **Priority Class 2:** | **$43,495** | **Total Facility Replacement Construction Cost:** | **$2,451,000** |
| **Priority Class 3:** | **$36,765** | **Facility Replacement Cost per Square Foot:** | **$300** |
| **Grand Total:** | **$117,260** | **FCNI:** | **5%** |

# CULINARY / DINING

## BUILDING REPORT

The Culinary / Dining building is a pre-engineered steel building on a concrete slab / foundation. The facility contains all of the equipment and storage necessary for meal preparation and serving. The interior is a mix of painted gypsum wallboard and FRP wall protection at wet areas. The dining room floor is vinyl composition tile and the culinary area is floor tile set in a mortar bed. The building is in good shape and is ADA compliant except for signage.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: $30,850**

**Currently Critical** **Immediate to Two Years**

**Project Index #: 1895ADA1**

**ADA SIGNAGE** **Construction Cost $12,350**

The ADA has established signage criteria for all permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with these criteria and should be replaced.
This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**Project Index #: 1895HVA1**

**TYPE 2 HOOD INSTALLATION FOR DISHWASHER** **Construction Cost $18,500**

The Uniform Mechanical Code, Section 508.1, requires exhaust hoods be installed above commercial grade dishwashing machines. This dishwasher does not have an exhaust hood. This project would provide for the installation of a Type II exhaust hood to be mounted over the dishwasher including all required ducting to the roof, cutting the roof penetration and sealing of all roof penetrations. Connections to utility systems is also included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: $29,525**

**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 1895EXT1**

**DOOR AND WINDOW MODIFICATIONS** **Construction Cost $15,000**

The exterior door to the loading dock is too small for the use intended; it is a single three-foot-wide door. A set of double doors will provide easier access to transport freight into the storage area. This project would provide for a new 6'-0"x7'-0" set of doors including frame, painting and hardware. Modifications to the structure are included in this estimate. Two windows in the dining area have seals broken and moisture stains, which makes visibility difficult. The broken seal reduces the insulation factor of these windows. New replacements are recommended. These are located on the east side.
This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**Project Index #: 1895ELE1**

**LIGHTING UPGRADE** **Construction Cost $14,525**

Existing building lighting fixtures, T-12s, are older fluorescent type and are not energy efficient. This project will upgrade lighting fixtures to T-8s, with electronic ballasts resulting in increased efficiency and reduced costs associated with illumination.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: $26,975**

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

**Project Index #: 1895EXT2**

**EXTERIOR FINISHES** **Construction Cost $6,225**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. This building is a metal sided building and required mostly caulking and sealing of doors windows, penetrations, etc. This project should be done on an as needed basis with at least a once a year inspection of the exterior with special attention paid to the south and west sides of the structure. This estimate is for a one time complete exterior inspection, caulk and seal which may be used for future operating budget requests by the using agency.
This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**Project Index #: 1895INT2**

**INTERIOR FINISHES** **Construction Cost $20,750**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next four to six years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This structure should be painted every five to seven years to maintain it's integrity.
This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**BUILDING INFORMATION:**

| | |
|---|---|
| **Gross Area (square feet):** | **4,150** |
| **Year Constructed:** | **1991** |
| **Exterior Finish 1:** | **100 # Metal Siding** |
| **Exterior Finish 2:** | **#** |
| **Number of Levels (Floors):** | **1 Basement? No** |
| **IBC Occupancy Type 1:** | **100 # B** |
| **IBC Occupancy Type 2:** | **#** |
| **Construction Type:** | **Pre-engineered steel building** |
| **IBC Construction Type:** | **V-1 HOUR** |
| **Percent Fire Supressed:** | **100 #** |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| | | | |
|---|---|---|---|
| **Priority Class 1:** | **$30,850** | **Project Construction Cost per Square Foot:** | **$21.05** |
| **Priority Class 2:** | **$29,525** | **Total Facility Replacement Construction Cost:** | **$1,245,000** |
| **Priority Class 3:** | **$26,975** | **Facility Replacement Cost per Square Foot:** | **$300** |
| **Grand Total:** | **$87,350** | **FCNI:** | **7%** |

# WELL HOUSE

## BUILDING REPORT

The Well House is a wood framed structure with painted T1-11 siding, asphalt composition roofing on a concrete slab / foundation. The building contains the well head, water treatment system and backflow prevention device for the water service to the camp. An agreement exists where water from this well also serves some of the local residences. The facility is in good shape.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: $2,520**

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

**Project Index #: 1352EXT1**

### EXTERIOR FINISHES

**Construction Cost $1,680**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.
This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**Project Index #: 1352INT1**

### INTERIOR FINISHES

**Construction Cost $840**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next four to six years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

### BUILDING INFORMATION:

| | |
|---|---|
| **Gross Area (square feet):** | **168** |
| **Year Constructed:** | **1991** |
| **Exterior Finish 1:** | **100 # Painted T1-11 Siding** |
| **Exterior Finish 2:** | **#** |
| **Number of Levels (Floors):** | **1 Basement? No** |
| **IBC Occupancy Type 1:** | **100 # U-2** |
| **IBC Occupancy Type 2:** | **#** |
| **Construction Type:** | **Wood framing** |
| **IBC Construction Type:** | **V-N** |
| **Percent Fire Supressed:** | **0 #** |

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| | | | |
|---|---|---|---|
| **Priority Class 1:** | **$0** | **Project Construction Cost per Square Foot:** | **$15.00** |
| **Priority Class 2:** | **$0** | **Total Facility Replacement Construction Cost:** | **$42,000** |
| **Priority Class 3:** | **$2,520** | **Facility Replacement Cost per Square Foot:** | **$250** |
| **Grand Total:** | **$2,520** | **FCNI:** | **6%** |

# HOUSING UNIT

## BUILDING REPORT

The Housing Unit is a wood framed structure with a painted T1-11 wood exterior, painted gypsum board interior, asphalt composition roof on a concrete foundation. The facility contains an "A" and "B" wing with restrooms, showers, dormitory style sleeping quarters and small support offices for medical, caseworkers, etc. The central rotunda contains an open reception area for the officer on duty to provide security and other functions. The building is in fair to good shape.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: $249,000**

**Currently Critical** **Immediate to Two Years**

**Project Index #: 0711ADA1**

### ADA PROJECTS

**Construction Cost $60,000**

ADA legislation pertaining to building access has established signage criteria for all permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with these criteria and should be installed.
No accessible shower stall is present in the inmate housing area. ADA accessibility to at least one shower stall is recommended. Removing two existing showers and adding one accessible would be the most cost effective in one of the housing wings. Plumbing modifications are included in this estimate.
The same situation exists in the toilet rooms; an accessible toilet is required in each wing. It is recommended to remove two existing toilet stalls and add one accessible stall. Plumbing modifications are included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**Project Index #: 0711INT1**

### BATHROOM AND SHOWER ROOM RENOVATION

**Construction Cost $180,000**

The countertops in the restrooms and shower rooms in each wing show signs of wear, deterioration and are damaged. There are three wings with restrooms. Extensive use, combined with repetitive water being spilled, has caused the laminate top to separate from the wooden underlayment and should be replaced.
A problem exists with the drain system in the shower rooms. The drains clog frequently, possibly due to improper installation or debris. Because the floor is a concrete slab, the work to repair this problem is extensive. This portion of the project provides for an inspection of the waste lines with a video camera to determine the extent of the problem. Future projects may result from the findings and are not included in this estimate.
This project also includes remodeling of the existing showers, with includes at a minimum removal of all tile and plumbing fixtures, gypsum board repair and installation of new stainless steel shower units.
This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**Project Index #: 0711HVA1**

### REPLACE BATHROOM EXHAUST FANS

**Construction Cost $9,000**

The exhaust fans in the shower room and bathrooms do not operate properly or do not work at all. This project would provide for the removal and replacement of the exhaust fans including connections to existing utilities.
This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: $61,831**

**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 0711SFT2**

**EXIT SIGN & EGRESS LIGHTING UPGRADE** **Construction Cost $22,484**

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 there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**Project Index #: 0711ELE1**

**LIGHTING UPGRADE** **Construction Cost $39,347**

Existing building lighting fixtures, T-12s, are older fluorescent type and are not energy efficient. This project will upgrade lighting fixtures to T-8s, with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination.
This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: $180,420**

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

**Project Index #: 0711HVA2**

**BOILER REPLACEMENT** **Construction Cost $68,000**

There are 4 existing gas fired boilers which provide heat for the entire building. They were installed in 1991 and are original to the housing unit. The life expectancy of these units is 20 to 25 years with proper maintenance and water treatment programs. This project would provide for the removal and replacement of the 4 boilers with 4 new 765 MBH gas fired boilers. This project should be requested in a CIP in about 8 to 10 years. This project does not address any piping replacement, only connections to existing systems.

**Project Index #: 0711EXT1**

**EXTERIOR FINISHES** **Construction Cost $56,210**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. This structure should be painted every five to seven years to maintain it's integrity.
This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

**Project Index #: 0711INT2**

**INTERIOR FINISHES** **Construction Cost $56,210**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next four to six years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This structure should be painted every five to seven years to maintain it's integrity.
This project or a portion there of was previously recommended in the FCA report dated 5/4/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/17/2006.

## BUILDING INFORMATION:

| | |
|---|---|
| **Gross Area (square feet):** | **11,242** |
| **Year Constructed:** | **1991** |
| **Exterior Finish 1:** | **100 # Painted T1-11 Siding** |
| **Exterior Finish 2:** | **#** |
| **Number of Levels (Floors):** | **1 Basement? No** |
| **IBC Occupancy Type 1:** | **100 # I-3** |
| **IBC Occupancy Type 2:** | **#** |
| **Construction Type:** | **Wood framing and concrete foundation** |
| **IBC Construction Type:** | **V-1 HOUR** |
| **Percent Fire Supressed:** | **100 #** |

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| | | | |
|---|---|---|---|
| **Priority Class 1:** | **$249,000** | **Project Construction Cost per Square Foot:** | **$43.70** |
| **Priority Class 2:** | **$61,831** | **Total Facility Replacement Construction Cost:** | **$3,935,000** |
| **Priority Class 3:** | **$180,420** | **Facility Replacement Cost per Square Foot:** | **$350** |
| **Grand Total:** | **$491,251** | **FCNI:** | **12%** |

## 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
Facilities Condition Analysis

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

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

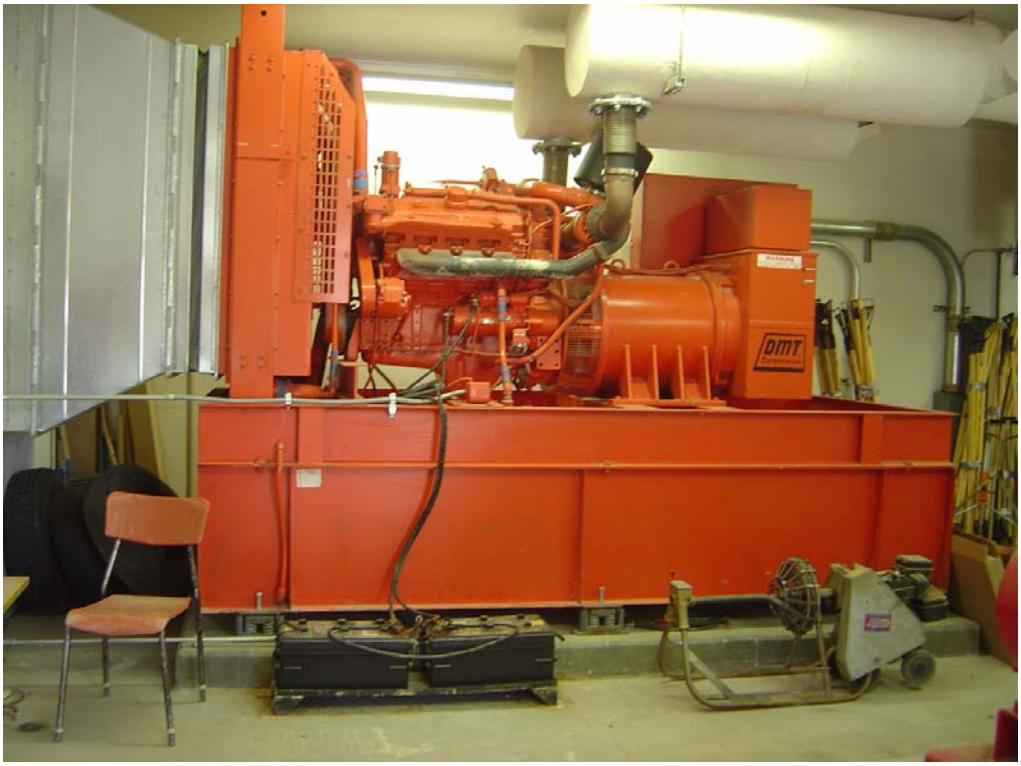

Silver Springs C.C. – Site #9986
Description: ADA accessible parking stall


Silver Springs C.C. – Site #9986
Description: Accessible route of travel to buildings

Silver Springs C.C. – Building #2690
Description: Water Tower

Silver Springs C.C. – Building #2689
Description: Tool Shed

Silver Springs C.C. – Building #2029
Description: Generator Building




Silver Springs C.C. – Building #2029
Description: Generator

Silver Springs C.C. – Building #1896
Description: The exterior of the Multi-Purpose building

Silver Springs C.C. – Building #1896
Description: Gypsum board damage by overhead door

Silver Springs C.C. – Building #1896
Description: The restrooms adjacent to the Gymnasium


Silver Springs C.C. – Building #1896
Description: Mezzanine storage area

Silver Springs C.C. – Building #1895
Description: The exterior of the Culinary / Dining building

Silver Springs C.C. – Building #1895
Description: Kitchen with dishwasher on right

Silver Springs C.C. – Building #1895
Description: The interior of the kitchen

Silver Springs C.C. – Building #1895
Description: Windows in need of replacement

Silver Springs C.C. – Building #1352
Description: The exterior of the Well House building

Silver Springs C.C. – Building #1352
Description: The interior of the Well House

Silver Springs C.C. – Building #0711
Description: The exterior of the Housing Unit

Silver Springs C.C. – Building #0711
Description: The Boiler Room

Silver Springs C.C. – Building #0711
Description: Damage to the showers, typical

Silver Springs C.C. – Building #0711
Description: Typical damage to countertops

Silver Springs C.C. – Building #0711
Description: One of several floor drains with clogging issues

Silver Springs C.C. – Building #0711
Description: Reception area

Silver Springs C.C. – Site #9986
Description: Gas main without seismic shut off valve

Silver Springs C.C. – Site #9986
Description: Site looking north