State of Nevada
Department of Corrections
Northern Nevada Restitution Center
Facility Condition Analysis

NORTHERN NEVADA RESTITUTION CENTER

2595 East 2nd Street
Reno, Nevada

Site Number: 9987
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS

Report Printed in September 2006

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Department of Corrections
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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, 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: 9987

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
1485	WEST LAUNDRY / GENERATOR BUILDING	320	1988	7/26/2006	$4,600	$48,660	$4,800	$58,060	$88,000	66%
	2595 East Second St. Reno									
1487	CULINARY / DINING BUILDING	1064	1988	7/26/2006	$37,700	$9,192	$15,960	$62,852	$319,200	20%
	2595 East Second St. Reno									
1484	ADMINISTRATION / HOUSING UNIT	14430	1988	7/26/2006	$304,100	$226,950	$317,490	$848,540	$4,329,000	20%
	2595 East Second St. Reno									
1433	GUARD TOWER	200	1988	7/26/2006	$0	$15,000	$0	$15,000	$140,000	11%
	2595 East Second St. Reno									
2679	GARDEN SHED	80	2004	7/26/2007	$0	$0	$400	$400	$4,000	10%
	2595 East Second St. Reno									
2039	ARCHIVES SHED	96	1997	7/26/2006	$0	$0	$480	$480	$4,800	10%
	2595 East Second St. Reno									
2038	MAINTENANCE BUILDING	144	1988	7/26/2006	$0	$0	$1,440	$1,440	$14,400	10%
	2595 East Second St. Reno									
1486	DISHWASHING / LAUNDRY BUILDING-EAST	720	1988	7/26/2006	$4,100	$4,660	$10,800	$19,560	$198,000	10%
	2595 East Second St. Reno									
9987	NORTHERN NEVADA RESTITUTION CENTER SITE		1960	7/26/2006	$34,498	$22,500	$196,251	$253,249		0%
	2595 East Second St. Reno									
	Report Totals.....:	**17,054**			**$384,998**	**$326,962**	**$547,621**	**$1,259,581**	**$5,097,400**	**25%**

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NORTHERN NEVADA RESTITUTION CENTER SITE
BUILDING REPORT

The Northern Nevada Restitution Center site consists of 8 buildings, a parking area and recreation yard. This facility provides a program for inmate re-entry into everyday society. All support services are located on campus including housing, laundry and culinary services as well as administration offices for caseworkers and support staff. The site is in fair to good shape but is in need of some ADA accessibility upgrades and also is prone to flooding from the Truckee River overflowing its banks during heavy precipitation events.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 $244,236**
Currently Critical **Immediate to Two Years**

Project Index #: 9987PLM1
6" BACKFLOW ASSEMBLY, VAULT, AND POWER **Construction $28,498**
State Health Law (NAC 445A.67185) and the International Plumbing Code (IPC Section 608) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution can be discharged or drawn into the public water system as a result of back siphonage or backpressure. There is no backflow prevention on domestic water lines and fire sprinkler or standpipe lines. This project would provide funding for installation of a 4" reduced pressure backflow prevention assembly, required fittings, an above ground vault, and allowance for 200 feet of 1" conduit to provide power for the required heat source inside the vault.
This project or a portion there of was previously recommended in the FCA report dated 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/26/2006.

Project Index #: 9987ENR1
INSTALL YARD HYDRANTS **Construction $208,238**
The current yard landscaping is watered from connections made to the site fire hydrant system. This project will install yard hydrants, and flow test and replace damaged or malfunctioning fire hydrants. For economy of scale, this project should be accomplished during replacement of the domestic water system for the site. This project or a portion there of was previously recommended in the FCA report dated 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/26/2006.

Project Index #: 9987SFT1
SEISMIC GAS SHUT OFF VALVE **Construction $2,500**
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 line serving the building.

Project Index #: 9987ADA1
SIGNAGE FOR ADA COMPLIANCE **Construction $5,000**
Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in throughout this site and buildings do not comply with these criteria. It is recommended that applicable signage be replaced and/or relocated to comply with ADA requirements.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 $211,251**

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

Project Index #: 9987SIT5

DIRECT DIGITAL CONTROL SYSTEM FOR HVAC SYSTEM **Construction $196,251**

Presently this site has no DDC supervisory control or automated energy management control programs. Future HVAC considerations should include installation of appropriate hardware to connect this building to the campus energy management network while maintain local control logic. The new system should allow starting of equipment, monitoring of status, monitoring of space temperatures, monitoring and control of hot and chilled water temperatures, and similar typical centrally controlled elements. For the sake of retention of the relatively new pneumatic equipment, the application of a DDC/pneumatic hybrid system is strongly recommended. Detailed control of the individual elements of the system in this building can yield tremendous benefits based upon the reported operating hours coupled with varying occupancy loads. The system should include a microprocessor control center which monitors and manages all components of the building HVAC system. The system should also have the capability of controlling other building systems (such as lighting, alarms, etc.) and of communicating with the central management system for the campus.

Project Index #: 9987SIT1

REPAVE PARKING LOT **Construction $15,000**

The existing paved area around the building is in fair condition. This project recommends filling in the minor cracks, applying a slurry seal and re-striping the onsite parking area. This project or a portion there of was previously recommended in the FCA report dated 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/26/2006.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$244,236**
Priority Class 2:	**$0**
Priority Class 3:	**$211,251**
Grand Total:	**$455,487**

GARDEN SHED
BUILDING REPORT

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3** **$800**
Long-Term Needs **Four to Ten Years**

Project Index #: 2679LGT1
LONG TERM NEED **Construction** **$800**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance and is based on a 10 year planning cycle.
The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.
This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

BUILDING INFORMATION:

Gross Area (square feet):	**80**
Year Constructed:	**2004**
Exterior Finish 1:	**0 % Wood**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**0 Basements? No**
IBC Occupancy Type 1:	**0 %**
IBC Occupancy Type 2:	**0 %**
Construction Type:	
IBC Construction Type:	

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:**	
Priority Class 3:	**$800**	**Facility Replacement Cost per Square Foot:**	
Grand Total:	**$800**	**FCNI:**	

ARCHIVES SHED
BUILDING REPORT

The Archives Shed is a portable gambrel style wood framed structure with an asphalt composition roof on a wood floor. It is used for the storage of archive files and is located on the east side of the Administration / Housing Unit Building. The structure is in good shape and was painted in 2003.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 $960**
Long-Term Needs **Four to Ten Years**

Project Index #: 2039LGT1
LONG TERM NEEDS **Construction $960**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance and is based on a 10 year planning cycle.
The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.
This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

BUILDING INFORMATION:

Gross Area (square feet):	**96**
Year Constructed:	**1997**
Exterior Finish 1:	**100 % Painted Wood 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-N**

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:**	**$5,000**
Priority Class 3:	**$960**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$960**	**FCNI:**	**19%**

MAINTENANCE BUILDING
BUILDING REPORT

The Maintenance Building is a non-insulated wood framed structure with a pitched asphalt composition roof on a concrete slab-on-grade. It is used for the storage and repairs of facility maintenance tools and equipment. The building is in fair to good shape and was painted in 2003.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 $4,320**
Long-Term Needs **Four to Ten Years**

Project Index #: 2038LGT1
LONG TERM NEEDS **Construction $2,160**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance and is based on a 10 year planning cycle.
The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.
This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

Project Index #: 2038EXT1
REROOF BUILDING **Construction $2,160**

The roof is original to the building, 1988. The roof is showing signs of wear and damage from weather conditions. Some shingles are missing. This project would provide funding for the removal and installation of a new SBS modified Asphalt composition roofing shingles. This project or a portion there of was previously recommended in the FCA report dated 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/26/2006.

BUILDING INFORMATION:

Gross Area (square feet):	**144**
Year Constructed:	**1988**
Exterior Finish 1:	**100 % Painted Wood 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-N**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$30.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$14,000**
Priority Class 3:	**$4,320**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$4,320**	**FCNI:**	**31%**

CULINARY / DINING BUILDING
BUILDING REPORT

The Culinary / Dining Building is a metal structure inside and out with a metal roof, wood floor and is resting on a concrete foundation. The building was originally built for the Alaska pipeline project and was purchase by the State of Nevada after the completion of the pipeline project. There are not any fire sprinklers and the building is not ADA compliant. It contains cooking, dining and dry storage areas. The facility is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 $10,000**
Currently Critical **Immediate to Two Years**

Project Index #: 1487ADA2
ADA RESTROOM REMODEL **Construction $0**
The existing restrooms are in poor condition and are not ADA compliant. This project would provide funding for construction of men's and women's accessible restrooms. Reference ICC/ANSI A117.1-1998 Chapter 6 and 2003 IBC Chapter 11. These items may include new sinks, toilets, urinals, partitions, hardware, mirrors, and fixtures, accessible showers, flooring and paint. This project should coincide with the other interior recommended projects. This project or a portion there of was previously recommended in the FCA report dated 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/26/2006.

Project Index #: 1487HVA1
REPLACE EVAPORATIVE COOLER **Construction $5,000**
There are currently two evaporative coolers mounted on the roof of the Housing Unit, one for each wing. They are severely scaled and have reached the end of their serviceable life. This project would provide for two new evaporative coolers to be installed. Project includes removal and disposal of the old coolers and utility connections to the new units. This project or a portion there of was previously recommended in the FCA report dated 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/26/2006.

Project Index #: 1487SFT2
SEISMIC ANCHORING OF WATER HEATER **Construction $500**
The hot water heater is not seismically anchored to the structure. This project would provide funding for seismically anchoring of the hot water heater to the structure.

Project Index #: 1487SIT1
TREE REMOVAL **Construction $4,500**
There are three deciduous trees growing next to the building. The trees in time will cause damage to the foundation and flooring. These trees should be removed before damage occurs to the foundation and flooring. The project would provide funding to remove the tree and its roots.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 $8,689**
Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1487SFT1
EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction $5,497**
The exit signs in this building are the older incandescent style. This project would provide funding for the replacement with newer, self-illuminating signs or LED signs with internal battery backup. This project or a portion there of was previously recommended in the FCA report dated 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/26/2006.

Project Index #: 1487ELE1

LIGHTING UPGRADE **Construction $3,192**

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8 lamps 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 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/26/2006.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 $21,280**

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

Project Index #: 1487LGT1

LONG TERM NEEDS **Construction $21,280**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance and is based on a 10 year planning cycle.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that is exposed to moisture.

BUILDING INFORMATION:

Gross Area (square feet):	**1,064**
Year Constructed:	**1988**
Exterior Finish 1:	**100 % Painted Metal Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Metal building with wood floor and concrete foundation**
IBC Construction Type:	**V-N**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$10,000**	**Project Construction Cost per Square Foot:**	**$37.56**
Priority Class 2:	**$8,689**	**Total Facility Replacement Construction Cost:**	**$319,000**
Priority Class 3:	**$21,280**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$39,969**	**FCNI:**	**13%**

DISHWASHING / LAUNDRY BUILDING-EAST

BUILDING REPORT

The Dishwashing / Laundry Building - East is a wood framed structure with T1-11 siding, asphalt composition roofing on a concrete slab/foundation. The dishwashing and some of the laundry tasks are performed in this building. The facility does not have any fire sprinklers and is not ADA compliant. The building is in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 $4,100**
Currently Critical **Immediate to Two Years**

Project Index #: 1486ADA2
LEVER DOOR HANDLE INSTALLATION **Construction $500**

The existing faucets in the restrooms have a round type knob to turn on/off the water that does not meet the requirements for ADA accessibility. ICC/ANSI A117.1-1998 section 309.4 requires operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. This project would provide for the purchase and installation of new faucet that meet the standards of ADA accessibility.

Project Index #: 1486INT2
REPLACE FLOOR **Construction $3,600**

The floor coverings in this building are in generally poor condition and have reached the end of their serviceable life. At the present time, most of the floor surfaces are 12"x12" vinyl floor tile with only a minimal area of concrete. The majority of the tiles are separating, cracked and loose. This project would provide for the removal, disposal and installation of new 12"x12" vinyl tile. This project or a portion there of was previously recommended in the FCA report dated 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/26/2006.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 $10,517**
Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1486HVA0
DRYER EXHAUST **Construction $2,500**

The Laundry area has no exhaust system. 2003 IBC, section 504 requires an independent exhaust system for the dryers. This project would provide funding for the installation of an exhaust and supply system for the dryers.

Project Index #: 1486SFT1
EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction $2,412**

The exit signs in this building are the older incandescent style. This project would provide funding for the replacement with newer, self-illuminating signs or LED signs with internal battery backup. This project or a portion there of was previously recommended in the FCA report dated 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/26/2006.

Project Index #: 1486INT1
INTERIOR FINISHES **Construction $3,600**

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 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/26/2006.

Project Index #: 1486ELE1

LIGHTING UPGRADE **Construction $2,005**

Existing building lighting fixtures, T-12s, are older fluorescent types and 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. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. This project or a portion there of was previously recommended in the FCA report dated 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/26/2006.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 $14,400**

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

Project Index #: 1486LGT1

LONG TERM NEEDS **Construction $14,400**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance and is based on a 10 year planning cycle.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that is exposed to moisture.

BUILDING INFORMATION:

Gross Area (square feet):	**720**
Year Constructed:	**1988**
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Wood framing and concrete foundation**
IBC Construction Type:	**V-N**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$4,100**	**Project Construction Cost per Square Foot:**	**$40.30**
Priority Class 2:	**$10,517**	**Total Facility Replacement Construction Cost:**	**$198,000**
Priority Class 3:	**$14,400**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$29,017**	**FCNI:**	**15%**

WEST LAUNDRY / GENERATOR BUILDING

BUILDING REPORT

The West Laundry / Generator building is a wood framed structure with T1-11 siding, asphalt composition roofing on a concrete slab/foundation. The building has a stairway that access the building but is lacking handrails and an accessible entrance. It is classified as B occupancy and is required to have a fire sprinkler system per NAC 477.915. The facility is in fair to good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 $3,750**
Currently Critical **Immediate to Two Years**

Project Index #: 1485SFT2
EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction $2,250**
The exit signs in this building are older types. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways.

Project Index #: 1485SFT1
INSTALL HAND RAIL **Construction $1,500**
The exterior stairway that leads into the building does not have a hand rail. The 2003 IBC section 1009.11 requires handrails on each side of the stairs. This project would provide for the construction and installation of a handrail following the specification from IBC 1009.11.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 $38,762**
Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1485ELE2
GENERATOR **Construction $35,000**
The generator is located in the back of the building adjacent to an office and the laundry area. There is no warning devices present to warn the personal that the generator is going to come on. The noise from the generator exceeds the permissible noise levels, OSHA 1910.95. The generator no longer operates and needs to be replaced. This project would provide for the purchase of a new generator in an exterior weather proof cabinet. The new generator will be located outside, adjacent to the current location. Additional costs is included for the necessary conduit and wiring needed for the relocation.

Project Index #: 1485ELE1
LIGHTING UPGRADE **Construction $1,120**
Existing building lighting fixtures, T-12s, are older fluorescent types and 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 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/26/2006

Project Index #: 1485PLM1
REPLACE WATER HEATER **Construction $2,642**
The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear. It is recommended that a new gas appliance be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. This project or a portion there of was previously recommended in the FCA report dated 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/26/2006.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 $6,400**

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

Project Index #: 1485LGT1

LONG TERM NEEDS **Construction $6,400**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance and is based on a 10 year planning cycle.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that is exposed to moisture.

BUILDING INFORMATION:

Gross Area (square feet):	**320**
Year Constructed:	**1988**
Exterior Finish 1:	**95 % Painted Wood Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Wood framing and concrete foundation**
IBC Construction Type:	**V-N**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$3,750**	**Project Construction Cost per Square Foot:**	**$152.85**
Priority Class 2:	**$38,762**	**Total Facility Replacement Construction Cost:**	**$88,000**
Priority Class 3:	**$6,400**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$48,912**	**FCNI:**	**56%**

ADMINISTRATION / HOUSING UNIT BUILDING

BUILDING REPORT

The Administration / Housing Unit is a metal walled structure with T1-11 siding, single-ply membrane roof on a concrete foundation. This structure was one of the many buildings purchased by the State from the Alaska pipeline project. The administrative offices, visitor's areas, restrooms and housing areas are located in this facility. The building is not ADA compliant but does have a fire sprinkler system and a new alarm system. There are several areas where the floor is spongy from water damage. This facility is in poor to fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 $10,000**
Currently Critical **Immediate to Two Years**

Project Index #: 1484SFT3
INSTALL HANDRAILS AT EXISTING STEPS **Construction $7,500**
The 2003 IBC, section 1009.11 requires specification for hand rails. The current hand rail does not comply within these specifications. The hand rail does not extend one tread beyond the bottom riser. This project would provide funding to make the repairs necessary to modify the hand rail to comply with the specification. This project or a portion there of was previously recommended in the FCA report dated 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/26/2006.

Project Index #: 1484SFT4
SEISMIC GAS SHUT OFF VALVE **Construction $2,500**
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 line serving the building.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 $486,690**
Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1484INT2
FLOORING REPLACEMENT **Construction $144,300**
The interior floor covering is carpet and VCT. The flooring is showing signs of extreme wear. Several areas of the carpet are worn and tears are evident throughout and the VCT is loose and separating from the substrate creating a potential tripping hazard. There is water damage on the sub-base flooring in hallway. This project would provide funding for the replacement of the sub-base and the existing broad loom carpet with carpet tile and VCT.

Project Index #: 1484ELE3
ELECTRICAL SYSTEM **Construction $288,600**
The building was originally constructed as a minimum security prison. As time progressed, the building usage changed to restitution center which caused the electrical demand to change. There are extension cords being used in the dorms (formally cells) to supply electrical for radios, TV, lights, etc. This project would provide funding for the entire electrical system to be upgraded to meet the evolving needs of the building.

Project Index #: 1484SFT2
EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction $10,500**
The exit signs in this building are older types. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways. This project or a portion there of was previously recommended in the FCA report dated 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/26/2006.

Project Index #: 1484ELE1

LIGHTING UPGRADE **Construction $43,290**

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8 lamps 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 06/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date 07/26/2006

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 $498,630**

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

Project Index #: 1484HVA1

HVAC SYSTEM REPLACEMENT **Construction $210,000**

The eight HVAC roof top units are over 20+ years old. They are not energy efficient, starting to need repairs and have reached the end of their expected and useful life. This project would provide for installation of eight new HVAC packaged units and cleaning of the existing duct work. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

Project Index #: 1484LGT1

LONG TERM NEEDS **Construction $144,330**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance and is based on a 10 year planning cycle.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that is exposed to moisture.

Project Index #: 1484EXT2

REPLACE EXISTING ROOF **Construction $144,300**

The existing roof on this building was installed in 1996 and was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 15 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane 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 six to ten year to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

Gross Area (square feet):	**14,430**
Year Constructed:	**1988**
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**30 % B**
IBC Occupancy Type 2:	**70 % I-1.2**
Construction Type:	**Metal building with wood floor and siding**
IBC Construction Type:	**V-1 HOUR**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$10,000**	**Project Construction Cost per Square Foot:**	**$68.98**
Priority Class 2:	**$486,690**	**Total Facility Replacement Construction Cost:**	**$4,329,000**
Priority Class 3:	**$498,630**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$995,320**	**FCNI:**	**23%**

GUARD TOWER
BUILDING REPORT

The Guard Tower is a steel framed structure covered in T1-11 siding, asphalt composition roofing on a concrete foundation. This tower has been abandoned, utilities disconnected and secured by staff. It is located on the north side of the site next to the Truckee River. Due to the change in use of this campus, a guard tower is no longer required.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 $2,000**
Necessary - Not Yet Critical Two to Four Years

Project Index #: 1433EXT2

DEMOLISHED BUILDING **Construction $2,000**

The Guard Tower is an abandoned outbuilding. This structure is in poor condition and is not proposed to be used by the staff. This project would provide for the demolition of this building.

BUILDING INFORMATION:

Gross Area (square feet):	**200**
Year Constructed:	**1988**
Exterior Finish 1:	**100 % Painted Wood 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, steel and concrete construction
IBC Construction Type:	**V-N**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$10.00**
Priority Class 2:	**$2,000**	**Total Facility Replacement Construction Cost:**	**$140,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$700**
Grand Total:	**$2,000**	**FCNI:**	**1%**

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.
Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Board
Facilities Condition Analysis
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Northern Nevada Restitution Center – Building #2679
Description: Exterior view of the Garden Shed

Northern Nevada Restitution Center – Building #2039
Description: Exterior view of the Archives Shed

Northern Nevada Restitution Center – Building #2038
Description: Exterior view of the Maintenance Shed

Northern Nevada Restitution Center – Building #1487
Description: Exterior view of the Culinary/Dinning Building

Northern Nevada Restitution Center – Building #1486
Description: Exterior view of the Dishwashing/Laundry - East

Northern Nevada Restitution Center – Building #1485
Description: Exterior view of the West Laundry/Generator building

Northern Nevada Restitution Center – Building #1484
Description: Exterior view of the Administration/Housing Unit

Northern Nevada Restitution Center – Building #1433
Description: Exterior view of the Guard Tower

Northern Nevada Restitution Center – Building #1484
Description: Need to install a Seismic Gas Shut Off

Northern Nevada Restitution Center – Site #9987
Description: Need to install a Seismic Gas Shut Off Valve

Northern Nevada Restitution Center – Building #1484
Description: Interior view of damaged and worn carpet

Northern Nevada Restitution Center – Building #1484
Description: Interior view of damaged VCT

Northern Nevada Restitution Center – Building #1484
Description: Damaged sub flooring

Northern Nevada Restitution Center – Building #1895
Description: Evaporative cooler is extremely scaled

Northern Nevada Restitution Center – Building #1487
Description: Sidewalk heaving at entrance to Culinary building

Northern Nevada Restitution Center – Site #9987
Description: Parking area