

State of Nevada  
Department of Corrections

# **WARM SPRINGS CORRECTIONAL CENTER**

3301 East 5<sup>th</sup> Street  
Carson City, Nevada 89702

**Site Number: 9988**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report distributed in January 2022

State of Nevada  
Department of Corrections

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

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

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

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

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

**Class Definitions**

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

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

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

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

**PRIORITY CLASS 3 - (Four to Ten Years)**

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

Site number: 9988

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0116	HOUSING UNIT 2	11555	1977	6/16/2021	\$257,500	\$2,210,700	\$127,075	\$2,595,275	\$7,164,100	36%
	3301 E. Fifth Street Carson City									
0118	MULTI-PURPOSE/CULINARY/INFIRMARY	21600	1980	6/16/2021	\$168,500	\$1,735,100	\$665,100	\$2,568,700	\$10,800,000	24%
	3301 E. Fifth Street Carson City									
0117	HOUSING UNIT 4	44600	1998	6/16/2021	\$50,000	\$4,868,000	\$322,000	\$5,240,000	\$27,652,000	19%
	3301 E. Fifth Street Carson City									
0115	ADMINISTRATION/GATEHOUSE/UNIT 1	19442	1962	6/16/2021	\$430,200	\$247,500	\$1,292,420	\$1,970,120	\$12,054,040	16%
	3301 E. Fifth Street Carson City									
2034	GUARD TOWER 2	402	1998	6/16/2021	\$600	\$23,500	\$17,250	\$41,350	\$382,500	11%
	3301 E. Fifth Street Carson City									
2003	GUARD TOWER 1	402	1998	6/16/2021	\$300	\$18,500	\$17,250	\$36,050	\$382,500	9%
	3301 E. Fifth Street Carson City									
4177	RE-ENTRY EDUCATION BUILDING	1350	2008	6/16/2021	\$3,600	\$0	\$13,600	\$17,200	\$270,000	6%
	3301 E. Fifth Street Carson City									
0122	COTTAGE #5	480	1957	6/16/2021	\$0	\$7,200	\$0	\$7,200	\$120,000	6%
	3301 E. Fifth Street Carson City									
0119	COTTAGE #2	576	1957	6/16/2021	\$0	\$8,640	\$0	\$8,640	\$144,000	6%
	3301 E. Fifth Street Carson City									
0097	COTTAGE #6	576	1957	6/16/2021	\$0	\$0	\$8,640	\$8,640	\$144,000	6%
	3301 E. Fifth Street Carson City									
0121	COTTAGE #4	576	1957	6/16/2021	\$0	\$8,600	\$0	\$8,600	\$144,000	6%
	3301 E. Fifth Street Carson City									
2545	MODULAR EDUCATION BUILDING (VACANT)	1680	2002	6/16/2021	\$4,400	\$8,400	\$16,800	\$29,600	\$608,160	5%
	3301 E. Fifth Street Carson City									
4176	MAINTENANCE FACILITY	800	2007	6/16/2021	\$0	\$0	\$2,400	\$2,400	\$60,000	4%
	3301 E. Fifth Street Carson City									
2171	MAINTENANCE SHOP	4000	2004	6/16/2021	\$3,500	\$2,800	\$24,000	\$30,300	\$1,448,000	2%
	3301 E. Fifth Street Carson City									
9988	WARM SPRINGS CORRECTIONAL CENTER SITE		1962	6/16/2021	\$60,100	\$1,803,400	\$0	\$1,863,500		0%
	3301 E. Fifth Street Carson City									
Report Totals.....:		108,039			\$978,700	\$10,942,340	\$2,506,535	\$14,427,575	\$61,373,300	24%

### Acronyms List

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

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.



**Table of Contents**

<b>Building Name</b>	<b>Index #</b>
<b>WARM SPRINGS CORRECTIONAL CENTER SITE</b>	<b>9988</b>
<b>RE-ENTRY EDUCATION BUILDING</b>	<b>4177</b>
<b>MAINTENANCE FACILITY</b>	<b>4176</b>
<b>MODULAR EDUCATION BUILDING (VACANT)</b>	<b>2545</b>
<b>MAINTENANCE SHOP</b>	<b>2171</b>
<b>GUARD TOWER 2</b>	<b>2034</b>
<b>GUARD TOWER 1</b>	<b>2003</b>
<b>COTTAGE #5</b>	<b>0122</b>
<b>COTTAGE #4</b>	<b>0121</b>
<b>COTTAGE #2</b>	<b>0119</b>
<b>MULTI-PURPOSE/CULINARY/INFIRMARY</b>	<b>0118</b>
<b>HOUSING UNIT 4</b>	<b>0117</b>
<b>HOUSING UNIT 2</b>	<b>0116</b>
<b>ADMINISTRATION/GATEHOUSE/UNIT 1</b>	<b>0115</b>
<b>COTTAGE #6</b>	<b>0097</b>

**WARM SPRINGS CORRECTIONAL CENTER SITE**

SPWD Facility Condition Analysis - 9988

Survey Date: 6/16/2021

**WARM SPRINGS CORRECTIONAL CENTER SITE****BUILDING REPORT**

The Warm Springs Corrections Center (WSSC) is located in Carson City, Nevada. It was authorized by and constructed through appropriation from the 1961 Legislative session and was a women's prison until September 1997 when it was converted to a medium security men's prison. The institution has been remodeled and expanded four times over the past 39 years. A second housing unit was added in 1979 and a third in 1987. The core services building, which houses food services, health care services, education facilities, and the gymnasium was added in 1981. The 1995 and 1997 Legislative sessions authorized a fourth housing unit, two towers, a new security fence, additional classrooms, and a complete remodel of the kitchen, dining room, and entrance building. There are currently 10 structures associated with WSSC. The site has parking for public as well as employees on the northwest side of the main entrance. There is designated ADA accessible parking but it is not 100% compliant.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$60,100****Currently Critical****Immediate to Two Years****ADA PARKING UPGRADES****Project Index #: 9988ADA1****Construction Cost \$54,900**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The existing ADA parking spaces and path of travel to the entrance of the building do not meet the requirements of the code. The slopes are out of compliance, the configuration of the spaces, loading zones and path of travel to the entrance are not compliant. This project provides funding to bring the existing ADA parking space up to code including removal of the asphalt and replacement with P.C. concrete, installing a concrete path of travel to the entrance, updated signage, re-striping, re-grading and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION****Project Index #: 9988SFT1****Construction Cost \$5,200**

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

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$1,803,400****Necessary - Not Yet Critical****Two to Four Years****ASPHALT PAVING INSTALLATION****Project Index #: 9988SIT7****Construction Cost \$60,000**

There is no asphalt paving connecting Building #1 to the access road between Housing Unit #2 and the Multi-Purpose building. This project would provide asphalt cement paving for a 20' wide access road from the existing paving to the back side of Unit #1. The estimate includes grading, 6" base, compaction and installation of 4" thick asphalt concrete paving.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

### **HIGH MAST LIGHTING REPLACEMENT**

**Project Index #: 9988ENR1**

**Construction Cost \$659,900**

The high mast lighting is original to the site and has reached the end of its useful life. This project will replace the high mast lighting fixtures with LED lighting fixtures and will also replace the cables and operators for the existing poles.

### **PATCH, CRACK FILL & SEAL ASPHALT PAVING**

**Project Index #: 9988SIT6**

**Construction Cost \$297,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for major crack patching, minor crack filling and sealing of the paving site wide including access roads, parking areas and exercise yards. 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. 180,000 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 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

### **VIDEO SURVEILLANCE SYSTEM INSTALLATION**

**Project Index #: 9988SEC1**

**Construction Cost \$786,500**

There are no security cameras or recording systems for the prison site except for a few isolated areas and in Housing Unit 4. This is a safety issue as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide funding for the installation of a site wide surveillance camera and recording system and all required connections to utility systems. This project is a lump sum estimate for budgeting purposes. Final design of the system and number of cameras would be determined by an in depth site survey and programming and may affect the final proposed cost estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/18/2006 and 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$60,100</b>
<b>Priority Class 2:</b>	<b>\$1,803,400</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$1,863,500</b>

**RE-ENTRY EDUCATION BUILDING**

SPWD Facility Condition Analysis - 4177

Survey Date: 6/16/2021

## RE-ENTRY EDUCATION BUILDING BUILDING REPORT

The modular Re-entry Education Building is a manufactured or modular style structure with painted Masonite siding, asphalt composition roof on a multi-point foundation. The facility contains two classroom areas, four cooking stations for training and restrooms. The building has an ADA accessible ramp to access the classrooms. The current occupancy or use is for educational purposes and is classified as a B occupancy per the 2018 IBC. The building is monitored by a fire alarm system and is in good condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$3,600****Currently Critical****Immediate to Two Years****EXIT SIGN & EGRESS LIGHTING UPGRADE****Project Index #: 4177SFT1****Construction Cost \$3,600**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. Illuminated exit signs shall be marked per 2018 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups as well as emergency egress lighting to provide illumination along the egress route.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$13,600****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 4177EXT1****Construction Cost \$6,800**

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

**INTERIOR FINISHES****Project Index #: 4177INT1****Construction Cost \$6,800**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 1,350</b>	<b>IBC Occupancy Type 1: 100 % B</b>
<b>Year Constructed: 2008</b>	<b>IBC Occupancy Type 2: 0 %</b>
<b>Exterior Finish 1: 100 % Painted Masonite</b>	<b>Construction Type:</b>
<b>Exterior Finish 2: 0 %</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Suppressed: 0 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$3,600</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$12.74</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$270,000</b>
<b>Priority Class 3:</b>	<b>\$13,600</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$200</b>
<b>Grand Total:</b>	<b>\$17,200</b>	<b>FCNI:</b>	<b>6%</b>

## MAINTENANCE FACILITY

SPWD Facility Condition Analysis - 4176

Survey Date: 6/16/2021

## MAINTENANCE FACILITY BUILDING REPORT

The Maintenance Storage is a pre-engineered metal structure with pre-finished steel panel roofing and exterior walls. The building is set on a concrete slab-on-grade foundation.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$2,400****Long-Term Needs****Four to Ten Years****Project Index #: 4176EXT1****Construction Cost \$2,400****EXTERIOR FINISHES**

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 800</b>	<b>IBC Occupancy Type 1: 100 % U</b>
<b>Year Constructed: 2007</b>	<b>IBC Occupancy Type 2: 0 %</b>
<b>Exterior Finish 1: 100 % Sheet Metal</b>	<b>Construction Type:</b>
<b>Exterior Finish 2: 0 %</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 0 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$3.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$60,000</b>
<b>Priority Class 3:</b>	<b>\$2,400</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$75</b>
<b>Grand Total:</b>	<b>\$2,400</b>	<b>FCNI:</b>	<b>4%</b>

**MODULAR EDUCATION BUILDING (VACANT)**

SPWD Facility Condition Analysis - 2545

Survey Date: 6/16/2021

**MODULAR EDUCATION BUILDING (VACANT)****BUILDING REPORT**

The Modular Education Building is a manufactured or modular style structure with painted Masonite siding, asphalt composition roof on an 8 point foundation. The facility contains two large classroom areas, four cooking stations for training and restrooms. The building has an ADA accessible ramp to access the classrooms. The current occupancy or use is for educational purposes and is classified as a B occupancy per the 2003 IBC. The building is monitored by a fire alarm system and is in good condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$4,400****Currently Critical****Immediate to Two Years****EXIT SIGN & EGRESS LIGHTING UPGRADE****Project Index #: 2545SFT3****Construction Cost \$4,400**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. Illuminated exit signs shall be marked per 2018 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups as well as emergency egress lighting to provide illumination along the egress route. This project or a portion thereof was previously recommended in the FCA report dated 08/18/2005 and 07/06/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$8,400****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 2545INT1****Construction Cost \$8,400**

The interior finishes are in good condition. It is recommended that the interior walls be painted at least once in the next 6 - 8 years. 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: \$16,800****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2545EXT1****Construction Cost \$16,800**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the painting of the exterior of the building. Included in the cost is sanding, priming, filling in the cracks, caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



**BUILDING INFORMATION:**

Gross Area (square feet):	1,680	IBC Occupancy Type 1:	100 % B
Year Constructed:	2002	IBC Occupancy Type 2:	0 %
Exterior Finish 1:	100 % Painted Masonite	Construction Type:	Modular Building
Exterior Finish 2:	0 %	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Supressed:	0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$4,400	Project Construction Cost per Square Foot:	\$17.62
Priority Class 2:	\$8,400	Total Facility Replacement Construction Cost:	\$608,000
Priority Class 3:	\$16,800	Facility Replacement Cost per Square Foot:	\$362
Grand Total:	\$29,600	FCNI:	5%

**MAINTENANCE SHOP**

SPWD Facility Condition Analysis - 2171

Survey Date: 6/16/2021

## **MAINTENANCE SHOP BUILDING REPORT**

The Maintenance Shop is a pre-engineered steel building with metal siding and roof on a concrete slab-on-grade foundation. It is divided up into three bays, a Carpenter Shop, Plumbing / HVAC Shop and Auto shop. The Plumbing / HVAC Shop bay contains a mezzanine level with offices for maintenance staff. The building is fully sprinklered and has a restroom for staff that is mostly ADA compliant except for grab bars. This structure is in good shape. It is located on the Nevada State Prison property, however, it is used almost exclusively for WSCC and therefore the building number and information has been moved to the Warm Springs Correctional Center Site #9988.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$3,500**  
**Currently Critical** **Immediate to Two Years**

**HANDRAIL INSTALLATION**

**Project Index #: 2171SFT3**  
**Construction Cost \$3,500**

The 2018 International Building Code 1009.11 requires handrails on each side of stairways. The building has a set of stairs to access the offices on the mezzanine above the cafeteria and restrooms. The stairway has only one handrail. This project would provide for the installation of another handrail on the stairway to match the existing handrail. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and 02/10/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$2,800**  
**Necessary - Not Yet Critical** **Two to Four Years**

**JANITOR CLOSET WALL PROTECTION**

**Project Index #: 2171SFT2**  
**Construction Cost \$2,800**

The mop sinks in the Janitor's Closets are mounted adjacent to gypsum board that is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54 inches above the floor finish. This project includes FRP on both Janitor's Closets that currently do not have wall protection. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and 02/10/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$24,000**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES**

**Project Index #: 2171EXT2**  
**Construction Cost \$4,000**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the maintenance of the exterior of the building. Including in the cost is the sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

**Project Index #: 2171INT1**  
**Construction Cost \$20,000**

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

**BUILDING INFORMATION:**

Gross Area (square feet): 4,000	IBC Occupancy Type 1: 80 % S-1
Year Constructed: 2004	IBC Occupancy Type 2: 20 % B
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Building
Exterior Finish 2: %	IBC Construction Type: III-A
Number of Levels (Floors): 2	Percent Fire Supressed: 100 %
Basement? No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$3,500	Project Construction Cost per Square Foot:	\$7.58
Priority Class 2:	\$2,800	Total Facility Replacement Construction Cost:	\$1,448,000
Priority Class 3:	\$24,000	Facility Replacement Cost per Square Foot:	\$362
Grand Total:	\$30,300	FCNI:	2%

**GUARD TOWER 2**

SPWD Facility Condition Analysis - 2034

Survey Date: 6/16/2021

## **GUARD TOWER 2**

### **BUILDING REPORT**

Guard Tower 2 is located in the southeast corner of the Warm Springs Correctional Center Site. It is a structural steel building with metal siding and roof and painted gypsum board in the interior observation areas. There are two levels in this tower, the lower level is for maintaining security and vehicle inspections at the sally port while the upper level provides support as well as visual monitoring of the prison site. The lower area is heated and cooled by a wall mounted HVAC unit and the upper level has an HVAC split unit in the attic space above.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$600**  
**Currently Critical** **Immediate to Two Years**

**GFCI DUPLEX OUTLET REPLACEMENT**

**Project Index #: 2034ELE1**  
**Construction Cost \$600**

There is an electrical duplex outlet under the sink in each restroom which is not GFCI protected. These outlets should be changed to GFCI type outlets per the NEC. This project would provide for the purchase and installation of two GFCI duplex outlets for the safety of the occupants.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$23,500**  
**Necessary - Not Yet Critical** **Two to Four Years**

**HVAC EQUIPMENT REPLACEMENT**

**Project Index #: 2034HVA1**  
**Construction Cost \$15,000**

The packaged HVAC unit is more than 15 years old and should be scheduled for replacement. It is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC packaged unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**SLIDING GLASS DOOR REPLACEMENT**

**Project Index #: 2034EXT2**  
**Construction Cost \$3,500**

The sliding glass door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the sliding glass door assembly with a new door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**WATER HEATER REPLACEMENT**

**Project Index #: 2034PLM1**  
**Construction Cost \$5,000**

There are two 5 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new on-demand electric water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$17,250****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2034EXT1****Construction Cost \$15,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the metal panels, windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 2034INT1****Construction Cost \$2,250**

It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 402</b>	<b>IBC Occupancy Type 1: 100 % B</b>
<b>Year Constructed: 1998</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Metal Siding</b>	<b>Construction Type: Structural Steel</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: III-A</b>
<b>Number of Levels (Floors): 2</b>	<b>Percent Fire Suppressed: 100 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$600</b>	<b>Project Construction Cost per Square Foot: \$102.86</b>
<b>Priority Class 2: \$23,500</b>	<b>Total Facility Replacement Construction Cost: \$382,000</b>
<b>Priority Class 3: \$17,250</b>	<b>Facility Replacement Cost per Square Foot: \$951</b>
<b>Grand Total: \$41,350</b>	<b>FCNI: 11%</b>

**GUARD TOWER 1**

SPWD Facility Condition Analysis - 2003

Survey Date: 6/16/2021

## **GUARD TOWER 1 BUILDING REPORT**

Guard Tower 1 is located in the southwest corner of the Warm Springs Correctional Center Site. It is a structural steel building with metal siding and roof and painted gypsum board in the observation area. The HVAC system is located in the attic space of tower.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$300**  
**Currently Critical** **Immediate to Two Years**

**GFCI DUPLEX OUTLET REPLACEMENT**

**Project Index #: 2003ELE1**  
**Construction Cost \$300**

There is an electrical duplex outlet under the sink which is not GFCI protected. This outlet should be changed to a GFCI type outlet per the NEC. This project would provide for the purchase and installation of a GFCI duplex outlet for the safety of the occupants.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$18,500**  
**Necessary - Not Yet Critical** **Two to Four Years**

**HVAC EQUIPMENT REPLACEMENT**

**Project Index #: 2003HVA1**  
**Construction Cost \$15,000**

The packaged HVAC unit is more than 15 years old and should be scheduled for replacement. It is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC packaged unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**SLIDING GLASS DOOR REPLACEMENT**

**Project Index #: 2003EXT2**  
**Construction Cost \$3,500**

The sliding glass door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the sliding glass door assembly with a new door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$17,250**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES**

**Project Index #: 2003EXT1**  
**Construction Cost \$15,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the metal panels, windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.



**Project Index #: 2003INT1**  
**Construction Cost \$2,250**

## **INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

## **BUILDING INFORMATION:**

<b>Gross Area (square feet): 402</b>	<b>IBC Occupancy Type 1: 100 % B</b>
<b>Year Constructed: 1998</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Metal Siding</b>	<b>Construction Type: Structural Steel</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: II-A</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Suppressed: 100 %</b>
<b>Basement? No</b>	

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$300</b>	<b>Project Construction Cost per Square Foot: \$89.68</b>
<b>Priority Class 2: \$18,500</b>	<b>Total Facility Replacement Construction Cost: \$382,000</b>
<b>Priority Class 3: \$17,250</b>	<b>Facility Replacement Cost per Square Foot: \$951</b>
<b>Grand Total: \$36,050</b>	<b>FCNI: 9%</b>

**COTTAGE #5**

SPWD Facility Condition Analysis - 0122

Survey Date: 6/16/2021

## **COTTAGE #5**

### **BUILDING REPORT**

Cottage #5 is an unreinforced stone masonry building with a wood framed roof, asphalt composition roofing on a concrete slab-on-grade. Originally built as housing for staff, it is now used for general storage. All of the plumbing fixtures in the kitchen and bathroom have been removed or are damaged and non-operational. The carports have been removed. The structure is in fair shape.

**PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: **\$7,200**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: **0122EXT3**Construction Cost **\$7,200****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building which is over 50 years old. There are numerous areas where the mortar is failing, missing and not sealed properly. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and re-pointed in the next 2 - 3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate.

**BUILDING INFORMATION:**

Gross Area (square feet): <b>480</b>	IBC Occupancy Type 1: <b>100 % R-3</b>
Year Constructed: <b>1957</b>	IBC Occupancy Type 2: <b>%</b>
Exterior Finish 1: <b>100 % Stone Masonry</b>	Construction Type: <b>Stone Masonry and Wood</b>
Exterior Finish 2: <b>%</b>	IBC Construction Type: <b>V-B</b>
Number of Levels (Floors): <b>1</b>	Percent Fire Suppressed: <b>0 %</b>
Basement? <b>No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	<b>\$0</b>	Project Construction Cost per Square Foot:	<b>\$15.00</b>
Priority Class 2:	<b>\$7,200</b>	Total Facility Replacement Construction Cost:	<b>\$120,000</b>
Priority Class 3:	<b>\$0</b>	Facility Replacement Cost per Square Foot:	<b>\$250</b>
Grand Total:	<b>\$7,200</b>	FCNI:	<b>6%</b>

**COTTAGE #4**

SPWD Facility Condition Analysis - 0121

Survey Date: 6/16/2021

## **COTTAGE #4**

### **BUILDING REPORT**

Cottage #4 is an unreinforced stone masonry building with a wood framed roof, asphalt composition roofing on a concrete slab-on-grade. Originally built as housing for staff, it is now used for general storage. All of the plumbing fixtures in the kitchen and bathroom have been removed or are damaged and non-operational. The carports have been removed. The structure is in fair shape.

**PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: **\$8,600**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: **0121EXT3**Construction Cost **\$8,600****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building which is over 50 years old. There are numerous areas where the mortar is failing, missing and not sealed properly. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and re-pointed in the next 2 - 3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate.

**BUILDING INFORMATION:**

Gross Area (square feet): 576	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1957	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$14.93
Priority Class 2:	\$8,600	Total Facility Replacement Construction Cost:	\$144,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$8,600	FCNI:	6%

**COTTAGE #2**

SPWD Facility Condition Analysis - 0119

Survey Date: 6/16/2021

## COTTAGE #2

### BUILDING REPORT

Cottage #2 is an unreinforced stone masonry building with a wood framed roof, asphalt composition roofing on a concrete slab-on-grade. Originally built as housing for staff, it is now used for general storage. All of the plumbing fixtures in the kitchen and bathroom have been removed or are damaged and non-operational. The carports have been removed. The structure is in fair shape.

**PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: **\$8,640**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: **0119EXT3****EXTERIOR FINISHES**Construction Cost **\$8,640**

It is important to maintain the finish, weather resistance and appearance of the building which is over 50 years old. There are numerous areas where the mortar is failing, missing and not sealed properly. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and re-pointed in the next 2 - 3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate.

**BUILDING INFORMATION:**

Gross Area (square feet): 576	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1957	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$15.00
Priority Class 2:	\$8,640	Total Facility Replacement Construction Cost:	\$144,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$8,640	FCNI:	6%

**MULTI-PURPOSE/CULINARY/INFIRMARY**

SPWD Facility Condition Analysis - 0118

Survey Date: 6/16/2021

## **MULTI-PURPOSE/CULINARY/INFIRMARY BUILDING REPORT**

The Multi-Purpose building is located on the south side of the Warm Springs Correctional Center site. It is constructed of precast concrete, steel and wood roof framing, single-ply roofing membrane and a concrete slab/foundation. The single-ply roofing was replaced in 1998 and included a 15 year warranty. The facility contains areas for recreation, educational classrooms, a culinary and dining area and medical offices and exam rooms. The building also has a mechanical room with the boilers and ancillary equipment for HVAC and water distribution. It has a fire sprinkler and alarm system and is in need of some ADA accessible improvements.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$168,500****Currently Critical****Immediate to Two Years****ADA BREAK ROOM REMODEL****Project Index #: 0118ADA3****Construction Cost \$60,000**

There are two small Employee Lounges in the building and a Lab Room with cabinets and a sink. The kitchenettes and associated cabinets are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**ADA RESTROOM UPGRADE****Project Index #: 0118ADA1****Construction Cost \$35,000**

The staff restroom and inmate shower in the Medical area are not ADA compliant. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom and remodeling the shower. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/07/1999, 05/18/2006 and 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**ADA SIGNAGE****Project Index #: 0118ADA2****Construction Cost \$22,500**

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 this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/18/2006 and 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

## **ARC FLASH and ELECTRICAL COORDINATION STUDY**

**Project Index #: 0118ELE2**

**Construction Cost \$50,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

## **CLEAN ROOF DEBRIS**

**Project Index #: 0118EXT2**

**Construction Cost \$1,000**

The roof on this building was in fair condition at the time of the survey but debris was observed in certain areas. The roof has grease from the culinary exhaust fan leaking on the roof and dead birds and other items in the roof drains. This project would provide for the cleaning of the roof membrane using cleaning materials approved by the roofing manufacturer. Using the proper cleaning agents per the roofing manufacturer should not void the warranty. The roof should be cleaned as soon as possible.

This project or a portion thereof was previously recommended in the FCA report dated 05/18/2006 and 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$1,735,100**

**Necessary - Not Yet Critical**

**Two to Four Years**

## **AIR-COOLED CHILLER REPLACEMENT**

**Project Index #: 0118HVA4**

**Construction Cost \$359,900**

The chilled water source for the building is a ground level, air-cooled chiller. The chiller is a temporary chiller as the original unit had failed. The new chiller should be sized to provide cooling for the entire building. This project provides for disposal of the existing unit and replacement with a new air cooled chiller including all required connections to utilities.

This project is in design under CIP 21-M35 and the estimate is based off that project.

## **HVAC EQUIPMENT REPLACEMENT**

**Project Index #: 0118HVA5**

**Construction Cost \$1,375,200**

Much of the HVAC system appears to be original to the building. It consists of two natural gas-fired boilers, rooftop air-conditioners and rooftop air handlers. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2018 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$665,100**

**Long-Term Needs**

**Four to Ten Years**

## **EXTERIOR FINISHES**

**Project Index #: 0118EXT3**

**Construction Cost \$129,600**

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

## **INTERIOR FINISHES**

**Project Index #: 0118INT5**

**Construction Cost \$108,000**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.



**Project Index #: 0118EXT4**

**Construction Cost \$427,500**

## **ROOF REPLACEMENT**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 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. The current roofing system was installed in 1998. It is recommended that this building be re-roofed in the next 4 - 5 years to be consistent with the roofing program and the end of the warranty period.

## **BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 21,600	<b>IBC Occupancy Type 1:</b> 70 % B
<b>Year Constructed:</b> 1980	<b>IBC Occupancy Type 2:</b> 30 % A-3
<b>Exterior Finish 1:</b> 100 % Precast Concrete	<b>Construction Type:</b> Precast Concrete and Steel
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> II-A
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Supressed:</b> 100 %

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$168,500	<b>Project Construction Cost per Square Foot:</b> \$118.92
<b>Priority Class 2:</b> \$1,735,100	<b>Total Facility Replacement Construction Cost:</b> \$10,800,000
<b>Priority Class 3:</b> \$665,100	<b>Facility Replacement Cost per Square Foot:</b> \$500
<b>Grand Total:</b> \$2,568,700	<b>FCNI:</b> 24%

**HOUSING UNIT 4**

SPWD Facility Condition Analysis - 0117

Survey Date: 6/16/2021

**HOUSING UNIT 4****BUILDING REPORT**

Housing Unit 4 is the newest housing unit at Warm Springs Correctional Center. The building is a precast concrete structure containing cells, showers, control room and mechanical rooms on two levels. The roof is framed with steel trusses, metal decking and covered with a single-ply membrane roof. The roofing was replaced in 2019 and includes a 20 year warranty. All air handlers are located on the roof as well as a gun rail and two gun posts. The facility is in good condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$50,000****Currently Critical****Immediate to Two Years****ARC FLASH and ELECTRICAL COORDINATION STUDY****Project Index #: 0117ELE1****Construction Cost \$50,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$4,868,000****Necessary - Not Yet Critical****Two to Four Years****CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT****Project Index #: 0117SEC1****Construction Cost \$2,772,000**

Housing Unit 4 was constructed in 1995 & 1997. The cell door locks and mechanisms were replaced in 2005 & 2007 under CIP 05-M24 & 07-M25 and should be planned for replacement in the next 3 - 4 years. This project would provide for installing new cell doors, locks and mechanisms. A total of 176 doors were used for this estimate. Removal and disposal of the existing equipment is included in this estimate.

**HVAC EQUIPMENT REPLACEMENT****Project Index #: 0117ENR1****Construction Cost \$2,096,000**

The HVAC system was installed in 1998 and is original to the building. It consists of two natural gas-fired boilers, rooftop air-conditioners and rooftop air handlers. The system is not energy efficient and will reach the end of its expected and useful life in the next 2 - 4 years. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2018 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

This project is in design under CIP 21-M35 and the estimate is based off that project.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$322,000****Long-Term Needs****Four to Ten Years****Project Index #: 0117EXT2****EXTERIOR FINISHES****Construction Cost \$92,000**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete walls, painting the doors and trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0117INT1****INTERIOR FINISHES****Construction Cost \$230,000**

The interior finishes are in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 44,600	<b>IBC Occupancy Type 1:</b> 100 % I-3
<b>Year Constructed:</b> 1998	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Precast Concrete	<b>Construction Type:</b> Precast Concrete and Steel
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> II-A
<b>Number of Levels (Floors):</b> 2	<b>Percent Fire Suppressed:</b> 100 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$50,000	<b>Project Construction Cost per Square Foot:</b> \$117.49
<b>Priority Class 2:</b> \$4,868,000	<b>Total Facility Replacement Construction Cost:</b> \$27,652,000
<b>Priority Class 3:</b> \$322,000	<b>Facility Replacement Cost per Square Foot:</b> \$620
<b>Grand Total:</b> \$5,240,000	<b>FCNI:</b> 19%

**HOUSING UNIT 2**

SPWD Facility Condition Analysis - 0116

Survey Date: 6/16/2021

**HOUSING UNIT 2****BUILDING REPORT**

Housing Unit 2 is a concrete masonry unit building with steel roof framing, single-ply membrane roof and a concrete slab/foundation. The single-ply roofing was replaced in 1992 and included a 15 year warranty. There are three wings, A, B and C each with restrooms and showers. Originally designed to house female inmates, male inmates now occupy this housing unit. The HVAC equipment is located in a circular penthouse above the control room. The facility is not ADA compliant but does have a fire alarm and sprinkler system.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$257,500****Currently Critical****Immediate to Two Years****ARC FLASH and ELECTRICAL COORDINATION STUDY****Project Index #: 0116ELE2****Construction Cost \$25,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

**WATER CLOSET AND LAVATORY REPLACEMENT****Project Index #: 0116PLM1****Construction Cost \$232,500**

The existing water closets and lavatories in 45 of the inmate cells are made of vitreous china. These types of fixtures are damaged and broken frequently and weapons can be made from the broken pieces which creates a security risk. Stainless steel units are more durable and are recommended to be installed. This project would provide for replacing the existing water closets and lavatories with a stainless steel combination water closet with lavatory unit that is suicide resistant. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/07/1999, 05/18/2006 and 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$2,210,700****Necessary - Not Yet Critical****Two to Four Years****ADA SHOWER REMODEL****Project Index #: 0116ADA3****Construction Cost \$90,000**

The building has a shower/ bathing room in each of the three wings. The ceramic tiles, fixtures, and drains are broken and failing. None of the shower stalls are ADA accessible or compliant. This project would provide for a complete remodel of all three shower rooms. One of the showers should be an ADA compliant stainless steel shower cabinet complete with accessible plumbing fixtures, seat, etc. Included in this estimate is removal and replacement of the fixtures and finishes in all three shower rooms. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project is in design under CIP 17-S02 (4) and the estimate is based off that project.

This project or a portion thereof was previously recommended in the FCA report dated 05/18/2006 and 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

## **CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT**

**Project Index #: 0116SEC1**  
**Construction Cost \$1,000,000**

The existing control panel appeared to be operating properly but technology has changed, replacement parts are hard to find for performing routine and emergency maintenance and it is reaching the end of its expected life. The current electronic controls do not cover all of the cell doors which are currently on a key system. This project would provide a new electronic touch screen door control system for 54 cell doors in this unit. All doors and frames on inmate cells would require replacement to accommodate the electric locks; conduit and conductors would have to be run to all cells. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

## **EXTERIOR DOOR REPLACEMENT**

**Project Index #: 0116EXT2**  
**Construction Cost \$50,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the purchase and installation of 10 new security grade metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/18/2006 and 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

## **HVAC REPLACEMENT**

**Project Index #: 0116ENR1**  
**Construction Cost \$577,800**

The HVAC system was installed in 1977 and is original to the building except for the boilers and chiller which were replaced under CIP 13-M18. It consists of a natural gas-fired boiler, a chiller and several fan coil units. Except for the chiller and boilers which are recommended to remain, the system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2018 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

## **ROOF REPLACEMENT**

**Project Index #: 0116EXT5**  
**Construction Cost \$288,900**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 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. The current roofing system was installed in 1992. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

## **WATER HEATER REPLACEMENT**

**Project Index #: 0116PLM2**  
**Construction Cost \$6,000**

There are two 100 gallon natural gas-fired water heaters in the building. One of them is currently not operational. It is recommended that a new natural gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**Project Index #: 0116EXT4**  
**Construction Cost \$198,000**

#### **WINDOW REPLACEMENT**

The louvered windows are original, single pane construction in metal frames. These older windows are drafty, not energy efficient and the louver mechanisms are problematic. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 66 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

#### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$127,075**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0116EXT3**  
**Construction Cost \$69,300**

#### **EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the stucco and concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 6 - 8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0116INT3**  
**Construction Cost \$57,775**

#### **INTERIOR FINISHES**

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

#### **BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 11,555	<b>IBC Occupancy Type 1:</b> 100 % I-3
<b>Year Constructed:</b> 1977	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted CMU	<b>Construction Type:</b> Concrete Masonry and Steel
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> II-A
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Suppressed:</b> 100 %
<b>Basement?</b> No	

#### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$257,500	<b>Project Construction Cost per Square Foot:</b> \$224.60
<b>Priority Class 2:</b> \$2,210,700	<b>Total Facility Replacement Construction Cost:</b> \$7,164,000
<b>Priority Class 3:</b> \$127,075	<b>Facility Replacement Cost per Square Foot:</b> \$620
<b>Grand Total:</b> \$2,595,275	<b>FCNI:</b> 36%



## ADMINISTRATION/GATEHOUSE/UNIT 1

SPWD Facility Condition Analysis - 0115

Survey Date: 6/16/2021

**ADMINISTRATION/GATEHOUSE/UNIT 1****BUILDING REPORT**

The Administration / Gatehouse / Housing building, also known as Unit 1 is a painted concrete masonry unit structure with a steel framed roof, standing seam metal roofing and a concrete slab/foundation. It is a multi-purpose facility containing the gatehouse and visitor check in, visitation, administrative and inmate support services, and housing. It has a fire alarm and sprinkler system. The facility is not ADA accessible.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$430,200****Currently Critical****Immediate to Two Years****ACCESSIBLE ENTRANCE RAMP****Project Index #: 0115ADA6****Construction Cost \$40,000**

This facility has an ADA accessible ramp located on the north side of the building at the main entrance. This ramp is on the accessible path of travel from the accessible parking space to the entrance of the building. The ramp does not have proper slopes, landings or handrails. This project would provide for an upgrade to the ramp to make it fully ADA compliant. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project is in design under CIP 17-S02 and the estimate is based off that project.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**ADA ACCESSIBLE COUNTER****Project Index #: 0115ADA5****Construction Cost \$5,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The security counter at the entrance of the building does not meet current ADA requirements. Section 904.4 of the ADA Standards For Accessible Design states that a portion of the counter surface that is 36" long minimum and 36" high maximum above the finish floor shall be provided. This project will provide an accessible counter space in accordance with this requirement. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project is in design under CIP 17-S02 and the estimate is based off that project.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

**ADA RESTROOM REMODEL****Project Index #: 0115ADA3****Construction Cost \$60,000**

There are several staff and inmate restroom throughout the building. Some of them have accessible elements, but none are fully compliant. They do not meet the current Americans with Disabilities Act (ADA) requirements. A complete retrofit of two restrooms is necessary. This project would provide funding for construction of two unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project is in design under CIP 17-S02 and the estimate is based off that project.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

## **ADA SHOWER REMODELS**

**Project Index #: 0115ADA4**

**Construction Cost \$213,200**

The inmate housing portion of this building has showers in each wing. None of the shower stalls are ADA accessible or compliant. The shower stalls are all showing signs of age, deterioration and inmate abuse. This project would provide for remodeling all of the showers including one ADA compliant stainless steel shower cabinet to be installed to provide shower facilities for the disabled. Included in this estimate is removal and replacement of the existing shower stalls and installation of stainless steel shower units. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project is in design under CIP 17-S02 and the estimate is based off that project.

This project or a portion thereof was previously recommended in the FCA report dated 05/18/2006 and 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

## **ADA SIGNAGE**

**Project Index #: 0115ADA2**

**Construction Cost \$2,000**

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 this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project is in design under CIP 17-S02 and the estimate is based off that project.

This project or a portion thereof was previously recommended in the FCA report dated 05/18/2006 and 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

## **ARC FLASH and ELECTRICAL COORDINATION STUDY**

**Project Index #: 0115ELE2**

**Construction Cost \$50,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

## **DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

**Project Index #: 0115ADA1**

**Construction Cost \$15,000**

This building contains 3 water fountains that are not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of six drinking fountains to meet the ADA requirements, a high and low fountain in each of the three separate secured areas.

This project or a portion thereof was previously recommended in the FCA report dated 05/18/2006 and 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

## **EXTERIOR STAIR REPLACEMENT**

**Project Index #: 0115SFT2**

**Construction Cost \$40,000**

There are two sets of stairs coming out of the building that are not code compliant and are due for replacement. The exterior concrete stairway that leads out from the Administration area is deteriorating and missing proper handrails. Spalling and cracking have occurred to the point of exposing rebar and causing a tripping hazard. It has only one handrail and does not have a proper landing at the bottom of the stairway. It appears these stairs are original to the building. The exterior steel stairway that leads out of "C" Wing does not have a compliant landing from the exit door and is missing a handrail. This project recommends the removal and replacement of the stairways and handrails in accordance with IBC Sections 1009 and 1012.

This project or a portion thereof was previously recommended in the FCA report dated 05/18/2006 and 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

## **WATER SOFTENER REPLACEMENT**

**Project Index #: 0115PLM2**

**Construction Cost \$5,000**

The current water softening system failed due to tank failure. Failure to treat the water causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the purchase and installation of water softener / treatment system to serve all of the mechanical and plumbing equipment.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$247,500**

**Necessary - Not Yet Critical**

**Two to Four Years**

## **CARPET REPLACEMENT**

**Project Index #: 0115INT6**

**Construction Cost \$5,500**

The carpet in the building Chapel is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2 - 3 years.

## **EXTERIOR DOOR REPLACEMENT**

**Project Index #: 0115EXT4**

**Construction Cost \$56,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 14 new security grade metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.

## **WINDOW REPLACEMENT**

**Project Index #: 0115EXT3**

**Construction Cost \$186,000**

The exterior windows are original, dual pane construction in metal frames. These older windows are not insulated and not energy efficient. This project recommends replacing the windows with dual pane security rated window systems. This estimate is for the replacement of 124 units. Removal and disposal of the existing windows is included in this estimate.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$1,292,420**

**Long-Term Needs**

**Four to Ten Years**

## **CELL DOORS, LOCKS AND MECHANISMS REPLACEMENT**

**Project Index #: 0115SEC2**

**Construction Cost \$1,098,000**

Housing Unit 1 was constructed in 1962. The cell door locks and mechanisms were replaced in 2012 under CIP 11-M14 and should be planned for replacement in the next 6 - 7 years. This project would provide for installing new cell doors, locks and mechanisms. A total of 60 doors was used for this estimate. Removal and disposal of the existing equipment is included in this estimate.

## **EXTERIOR FINISHES**

**Project Index #: 0115EXT2**

**Construction Cost \$97,210**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 6 - 8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

## **INTERIOR FINISHES**

**Project Index #: 0115INT4**

**Construction Cost \$97,210**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

Gross Area (square feet): 19,442	IBC Occupancy Type 1: 75 % B
Year Constructed: 1962	IBC Occupancy Type 2: 25 % I-3
Exterior Finish 1: 100 % Painted CMU	Construction Type: Concrete Masonry and Steel
Exterior Finish 2: %	IBC Construction Type: II-A
Number of Levels (Floors): 1	Percent Fire Supressed: 100 %
Basement? No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$430,200	Project Construction Cost per Square Foot:	\$101.33
Priority Class 2:	\$247,500	Total Facility Replacement Construction Cost:	\$12,054,000
Priority Class 3:	\$1,292,420	Facility Replacement Cost per Square Foot:	\$620
Grand Total:	\$1,970,120	FCNI:	16%

**COTTAGE #6**

SPWD Facility Condition Analysis - 0097

Survey Date: 6/16/2021

## COTTAGE #6

### BUILDING REPORT

Cottage #6 is an unreinforced stone masonry building with a wood framed roof, asphalt composition roofing on a concrete slab-on-grade. Originally built as housing for staff, it is now used for general storage. All of the plumbing fixtures in the kitchen and bathroom have been removed or are damaged and non-operational. The carports have been removed. The structure is in fair shape.

**PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: **\$8,640****Long-Term Needs****Four to Ten Years**Project Index #: **0097EXT3**Construction Cost **\$8,640****EXTERIOR FINISHES**

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building which is over 50 years old. There are numerous areas where the mortar is failing, missing and not sealed properly. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and re-pointed in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate.

**BUILDING INFORMATION:**

Gross Area (square feet): 576	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1957	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

**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: \$144,000
Priority Class 3: \$8,640	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$8,640	FCNI: 6%

**NOTES:**

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

**REPORT DEVELOPMENT:**

State Public Works Division  
Facilities Condition Analysis

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

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





Warm Springs Correctional Center Site – FCA Site #9988  
Description: ADA Accessible Parking Upgrades Needed.



Warm Springs Correctional Center Site – FCA Site #9988  
Description: Seismic Gas Shut-Off Valve Needed.





Warm Springs Correctional Center Site – FCA Site #9988  
Description: Patch, Crack & Slurry Seal Asphalt Paving.



Re-Entry Education Building – FCA Building #4177  
Description: Exterior of the Building.





Maintenance Facility – FCA Building #4176  
Description: Exterior of the Building.



Modular Education Building (Vacant) – FCA Building #2545  
Description: Exterior of the Building.





Maintenance Shop (at NSP) – FCA Building #2171  
Description: Exterior of the Building.



Guard Tower 2 – FCA Building #2034  
Description: Exterior of the Tower.





Guard Tower 1 – FCA Building #2003  
Description: Exterior of the Tower.



Cottage #5 – FCA Building #0122  
Description: Exterior of the Building.





Cottage #4 – FCA Building #0121  
Description: Exterior of the Building.



Cottage #2 – FCA Building #0119  
Description: Exterior of the Building.



Multi-Purpose / Culinary / Infirmary – FCA Building #0118  
Description: Exterior of the Building.



Multi-Purpose / Culinary / Infirmary – FCA Building #0118  
Description: HVAC Replacement Needed.





Housing Unit 4 – FCA Building #0117  
Description: Exterior of the Housing Unit.



Housing Unit 4 – FCA Building #0117  
Description: Roof mounted HVAC Replacement Needed.



Housing Unit 2 – FCA Building #0116  
Description: Exterior of the Housing Unit.



Housing Unit 2 – FCA Building #0116  
Description: Shower Remodel Needed.





Administration / Gatehouse / Unit 1 – FCA Building #0115  
Description: Exterior of the Building.



Administration / Gatehouse / Unit 1 – FCA Building #0115  
Description: ADA Accessible Entrance Ramp Replacement Needed.





Administration / Gatehouse / Unit 1 – FCA Building #0115  
Description: Shower Replacements Needed.



Cottage #6 – FCA Building #0097  
Description: Exterior of the Building.