State of Nevada
Department of Corrections
Nevada State Prison
Facility Condition Analysis

NEVADA STATE PRISON

3301 East Fifth Street
Carson City, Nevada 89701

Site Number: 9989
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS

Report Printed in February 2009

State of Nevada
Department of Corrections
Nevada State Prison
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWB project managers.

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

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Board to assess the needs of the Building and/or Site and to help support future requests for 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 .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: 9989

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
1404	GUARD TOWER #3 NORTHEAST		144	1981	2/10/2009	$575,000	$0	$0	$575,000	$575,000	100%
	3301 East 5th St.	Carson City									
1405	GUARD TOWER #4 SOUTHEAST		144	1981	2/10/2009	$575,000	$0	$0	$575,000	$575,000	100%
	3301 East 5th St.	Carson City									
1406	GUARD TOWER #5 SOUTHWEST		256	1966	2/10/2009	$575,000	$0	$0	$575,000	$575,000	100%
	3301 East 5th St.	Carson City									
1402	COURTHOUSE		1475	1868	2/10/2009	$231,175	$70,062	$14,750	$315,987	$516,250	61%
	3301 East 5th St.	Carson City									
0094	ADMINISTRATION / CELL BLOCKS		106251	1868	2/10/2009	$17,081,566	$6,449,157	$583,755	$24,114,478	$47,281,695	51%
	3301 East 5th St.	Carson City									
0114	STORAGE & MAINTENANCE OFFICE		2190	1952	2/10/2009	$89,070	$112,660	$46,000	$247,730	$547,500	45%
	3301 East 5th St.	Carson City									
0106	HOUSING UNIT 06		7801	1981	2/10/2009	$1,008,001	$373,512	$78,010	$1,459,523	$3,471,445	42%
	3301 East 5th St.	Carson City									
0107	HOUSING UNIT 07		7801	1981	2/10/2009	$1,008,001	$373,512	$78,010	$1,459,523	$3,471,445	42%
	3301 East 5th St. PO Box 607	Carson City									
0108	HOUSING UNIT 08		7801	1981	2/10/2009	$1,008,001	$373,512	$78,010	$1,459,523	$3,471,445	42%
	3301 East 5th St.	Carson City									
0098	BOOK BINDERY		4137	1976	2/10/2009	$408,127	$51,712	$8,274	$468,113	$1,137,675	41%
	3301 East 5th St.	Carson City									
0096	GYMNASIUM		7980	1976	2/10/2009	$739,230	$114,450	$15,960	$869,640	$2,194,500	40%
	3301 East 5th St.	Carson City									
0110	HOUSING UNIT 10/GUN POST #5		7801	1981	2/10/2009	$864,001	$470,522	$0	$1,334,523	$3,471,445	38%
	3301 East 5th St.	Carson City									
1401	HOUSING UNIT 11		7801	1981	2/10/2009	$864,001	$334,507	$117,015	$1,315,523	$3,471,445	38%
	3301 East 5th St.	Carson City									
0109	HOUSING UNIT 09		7801	1981	2/10/2009	$1,008,001	$181,512	$78,010	$1,267,523	$3,471,445	37%
	3301 East 5th St. PO Box 607	Carson City									
0022	CHAPEL / SIX POST		2968	1971	2/10/2009	$151,328	$155,820	$29,680	$336,828	$964,600	35%
	3301 East 5th St.	Carson City									
2545	MODULAR EDUCATION BUILDING		1680	2002	2/10/2009	$48,460	$8,400	$40,320	$97,180	$336,000	29%
	3301 East 5th St.	Carson City									

Site number: 9989

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
1410	MAIN GATE / TOWER #1, NORTHWEST	450	1963	2/10/2009	$23,150	$77,525	$0	$100,675	$360,000	28%
	3301 East 5th St. Carson City									
0099	BOILER PLANT	2688	1958	2/10/2009	$63,148	$152,680	$13,440	$229,268	$940,800	24%
	3301 East 5th St. Carson City									
0112	COTTAGE #1 (NSP) LOCATED AT WSCC	850	1957	2/10/2009	$29,000	$32,725	$0	$61,725	$255,000	24%
	3301 East 5th St. Carson City									
0120	COTTAGE #3 (NSP) LOCATED AT WSCC	930	1953	2/10/2009	$3,500	$59,505	$3,255	$66,260	$279,000	24%
	3301 East 5th St. Carson City									
0103	CULINARY / DINING HALL	11334	1966	2/10/2009	$541,758	$401,915	$226,680	$1,170,353	$5,043,630	23%
	3301 East 5th St. Carson City									
0105	HOUSING UNIT 12	7931	1982	2/10/2009	$215,617	$297,412	$118,965	$631,994	$3,529,295	18%
	3301 East 5th St. Carson City									
0101	WATER TANK STORAGE	2375	1969	2/10/2009	$23,750	$0	$0	$23,750	$150,000	16%
	3301 East 5th St. PO Box 607 Carson City									
0095	INDUSTRIAL / LICENSE PLATE FACTORY	7462	1959	2/10/2009	$56,284	$135,525	$3,500	$195,309	$2,238,600	9%
	3301 East 5th St. Carson City									
2569	BOILER ROOM STORAGE SHED	80	0	2/10/2009	$0	$0	$160	$160	$2,000	8%
	3301 East 5th St. Carson City									
0102	OLD BUTCHERS SHOP	300	1868	2/10/2009	$3,000	$0	$0	$3,000	$37,500	8%
	3301 East 5th St. Carson City									
1414	MAINTENANCE WAREHOUSE 2	1288	1950	2/10/2009	$15,000	$0	$0	$15,000	$193,200	8%
	3301 East 5th St. Carson City									
0041	OLD 5TH STREET TOWER	100	1868	2/10/2009	$2,500	$0	$0	$2,500	$35,000	7%
	3301 East 5th St. Carson City									
2573	HOBBY CRAFT STORE	320	0	2/10/2009	$0	$1,600	$3,200	$4,800	$80,000	6%
	3301 East 5th St. Carson City									
1409	PROPERTY WAREHOUSE 1 / OLD ARMORY	1800	1950	2/10/2009	$7,500	$0	$18,000	$25,500	$450,000	6%
	3301 East 5th St. Carson City									
1408	HOUSING UNIT 13	11888	1988	2/10/2009	$84,000	$148,600	$59,440	$292,040	$5,290,160	6%
	3301 East 5th St. Carson City									
2568	CHEMICAL STORAGE BUILDING	308	0	2/10/2009	$4,500	$0	$0	$4,500	$84,700	5%
	3301 East 5th St. Carson City									
1407	DOG KENNEL	1200	1925	2/10/2009	$12,000	$0	$0	$12,000	$240,000	5%
	3301 East 5th St. Carson City									

Site number: 9989

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
1411	OLD ELECTRIC SHOP	1930	1900	2/10/2009	$25,000	$0	$0	$25,000	$579,000	4%
	3301 East 5th St. Carson City									
1403	GUARD TOWER #2 NORTH	624	1963	2/10/2009	$4,368	$17,160	$0	$21,528	$499,200	4%
	3301 East 5th St. Carson City									
1412	PUMP HOUSE	308	1988	2/10/2009	$0	$0	$1,540	$1,540	$46,200	3%
	3301 East 5th St. Carson City									
2171	MAINTENANCE SHOP	4000	2004	2/10/2009	$6,000	$22,800	$4,000	$32,800	$1,100,000	3%
	3301 East 5th St. Carson City									
0113	INVESTIGATION / OLD WARDENS HOUSE	2880	1957	2/10/2009	$25,000	$0	$0	$25,000	$1,008,000	2%
	3301 East 5th St. Carson City									
0029	OLD PUMPHOUSE	64	1868	2/10/2009	$0	$0	$320	$320	$19,200	2%
	3301 East 5th St. Carson City									
0763	GENERATOR BUILDING	900	1999	2/10/2009	$0	$1,800	$0	$1,800	$112,500	2%
	3301 East 5th St. Carson City									
9989	NEVADA STATE PRISON SITE		1868	2/10/2009	$2,493,000	$930,000	$0	$3,423,000		0%
	3301 East 5th St. Carson City									
	Report Totals.....:	**236,041**			**$29,872,037**	**$11,348,585**	**$1,620,294**	**$42,840,916**	**$98,104,875**	**44%**

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BOILER PLANT	**0099**
BOOK BINDERY	**0098**
GYMNASIUM	**0096**
INDUSTRIAL / LICENSE PLATE FACTORY	**0095**
ADMINISTRATION / CELL BLOCKS	**0094**
OLD 5TH STREET TOWER	**0041**
OLD PUMPHOUSE	**0029**
CHAPEL / SIX POST	**0022**

NEVADA STATE PRISON SITE

BUILDING REPORT

The Nevada State Prison is located in Carson City, Nevada. It is one of the oldest prisons still in operation in the United States. In 1862, the Nevada State Legislature purchased the Warm Springs Hotel and 20 acres of land for the prison. Stone was quarried at this location to construct the original building on site as well as other State buildings in Carson City. There are currently 41 structures on the site, some of which have been abandoned. The site has parking for public as well as employees on the northwest side of the main prison Gatehouse and Tower Number 1.
There are ADA parking spaces and route of travel to the main Administration building inside of the fence. All visitors must check in at the main gatehouse.
The site has a lower and upper yard area which does not provide for ADA program accessibility. There are also several areas that are in need of drainage improvements.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $2,493,000**

Currently Critical **Immediate to Two Years**

Project Index #: 9989ADA1

ADA PROGRAM SITE ACCESSIBILITY

Construction Cost $1,500,000

The Nevada State Prison site currently does not have any ADA program accessibility for staff and inmates. There is also a visitation room at Housing Unit 12 in the north east area of the site. This project would provide for ADA program accessibility improvements to the prison site which may include a route of travel from the Administration / Visitation area to the Culinary / Dining facility, educational programs located in building 0094 Administration / Cell Blocks, the Gymnasium and Infirmary. This project includes new walks, ramps, stairs, handrails on existing and new stairs and other improvements which will provide ADA program accessibility and building code compliance in the lower yard and to Housing Unit 12.
Also included is an ADA accessible walkway with a ramp and handrails for access into Housing Unit 12. This project should be done concurrent with the tenant improvement project in the Administration / Cell Block building which will relocate programs to the lower level of this building.

Project Index #: 9989SIT5

REPLACE DAMAGED SEWER WASTE LINE

Construction Cost $18,000

The existing sewer waste line from the Culinary building to just west of the Courthouse has had numerous failures and is in need of replacement. This project would provide for the replacement of about 200 lineal feet of 4" sewer waste line. Excavation, backfill and boring under the existing structure is included in this estimate. A lump sum of $5,000 was used for the boring portion of this estimate.
This project should be done concurrently with the sewer grinder installation project for the Culinary / Dining facility.

Project Index #: 9989SIT7

TELECOMMUNICATION / SECURITY SYSTEM INFRASTRUCTURE

Construction Cost $975,000

There are projects proposed for adding a fully monitored fire alarm, security and telecommunications system for the entire institution. This project would provide for the underground infrastructure improvements site wide excluding the buildings including excavation, conduit installation, backfill, and pull boxes as required for the systems.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $930,000**

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

Project Index #: 9989SIT1

REPAVE DAMAGED ASPHALT AND RESEAL ROADWAY **Construction Cost $480,000**

Asphalt walkways have been constructed to many of the facilities, including the guard towers; most of these walkways are in fair condition. Some of the driveways and parking areas throughout the site have damage. Numerous cracks, potholes, and general deterioration are present. Snow accumulations, frost and rain, etc. are contributing factors. This is typical wear over time. It was noted that under the main parking lot a geothermal area exists. This is the main cause of accelerated deterioration from heat rising through the road surface. The areas for replacement are all non-foot traffic areas. The asphalt leading to the housing units will only need to be sealed. 145,233 square feet was used to generate this estimate.

An access road around the perimeter of the fence has been constructed. It is in good condition. For proper routine maintenance it is recommended the entire roadway be resealed. This type of application will extend the life of the asphalt.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 9989ELE2

REPLACE ELECTRICAL SWITCH GEAR **Construction Cost $350,000**

The main electrical switch gear for the site is located east of the Boiler Plant and is approximately 30 years old. The equipment has reached the end of its expected life and should be scheduled for replacement. This project would provide for removal and replacement of the existing switch gear and includes connection to the emergency generator.

Project Index #: 9989SIT4

REPLACE SALLY PORT GATES **Construction Cost $45,000**

There are three 16’ high motorize gates used at the prison. One is located near the Main Gate / Tower #1 and two are located at Tower #2. The gates are problematic and are having difficulty opening and closing. When the gates are inoperable this creates security issues for the inmates and staff. This project would provide for the replacement of the three motorized gate assemblies. The gates will be required to meet UL Standard 325, per NRS 405.270.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 9989SIT3

REPLACE STAIRS TO CULINARY **Construction Cost $35,000**

The exterior stairs that lead to the main entrance and culinary appears to be part of the original construction. Deterioration, spalling and cracking has occurred, mainly from exposure to the weather and freeze / thaw conditions. This project would provide funding for the removal and disposal of the old concrete and the installation of new concrete steps including handrails. This project should be done concurrently with ADA accessible route improvement project proposed for the lower yard. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 9989SIT6

SITE DRAINAGE STUDY **Construction Cost $20,000**

The Nevada State Prison site has many areas with steep slopes, stone terraces, and paved areas that do not drain properly during a heavy precipitation event.

There are no storm drains or designated channels for water to flow. This has caused areas of erosion around some of the structures and pavement. This project would provide for a site drainage study to be performed by a civil engineer to address the above mentioned items. Future projects may arise from the findings contained in the report which are not included in this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$2,493,000**
Priority Class 2:	**$930,000**
Priority Class 3:	**$0**
Grand Total:	**$3,423,000**

HOBBY CRAFT STORE

BUILDING REPORT

The Hobby Craft Store is a wood framed structure with painted masonite siding, asphalt composition roof on a concrete foundation. The facility was used as a store to sell arts and crafts made by the inmates. At the time of the survey, the store had been closed indefinitely by prison officials. The building is in good shape although it is not ADA compliant.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $1,600**

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

Project Index #: 2573INT1

INTERIOR FINISHES **Construction Cost $1,600**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four 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: $3,200**

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

Project Index #: 2573EXT1

EXTERIOR FINISHES **Construction Cost $3,200**

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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**320**
Year Constructed:	**0**
Exterior Finish 1:	**100 % Painted Masonite**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % M**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**2"x4" wood frame construction, masonite siding**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$15.00**
Priority Class 2:	**$1,600**	**Total Facility Replacement Construction Cost:**	**$80,000**
Priority Class 3:	**$3,200**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$4,800**	**FCNI:**	**6%**

BOILER ROOM STORAGE SHED

BUILDING REPORT

The Boiler Room Storage Shed is a prefabricated metal storage structure used primarily as storage for equipment and parts for the adjacent Boiler Room. The building is in fair shape.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $160**

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

Project Index #: 2569EXT1

EXTERIOR FINISHES **Construction Cost $160**

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 priming and painting as well as caulking flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$2.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$2,000**
Priority Class 3:	**$160**	**Facility Replacement Cost per Square Foot:**	**$25**
Grand Total:	**$160**	**FCNI:**	**8%**

CHEMICAL STORAGE BUILDING

BUILDING REPORT

The Chemical Storage Building is a concrete masonry unit building with a sloped roof on a concrete foundation. The structure is attached to the east side of the Industrial / License Plate Factory building and is accessed by a wood stairway on the east and a door on the north side next to the loading dock. It stores the chemicals and other materials used in the manufacturing of license plates. Although natural ventilation is provided, the structure is not designed for it's current use. The building is in fair shape.

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

Currently Critical **Immediate to Two Years**

Project Index #: 2568SFT1

STAIRWAY / HANDRAIL REPAIRS **Construction Cost $4,500**

The existing stairs on the east side are constructed of wood, which have deteriorated to point where they are unsafe to use and do not meet current building codes. Also, the hand rails do not meet the requirements in the 2003 IBC section 1009.11. This project would provide for the removal and disposal of the existing stairs and construction of a new wood framed set of stairs and handrails. The door swings outward, therefore, a three foot wide landing will be required at the top of the stairs and is included in this estimate. This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**308**
Year Constructed:	**0**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-1**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Concrete Masonry and Wood**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$4,500**	**Project Construction Cost per Square Foot:**	**$14.61**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$85,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$4,500**	**FCNI:**	**5%**

MODULAR EDUCATION BUILDING

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 and restrooms. The building has an ADA accessible ramp to access the classrooms but is lacking a fire sprinkler system. The current occupancy or use is for educational purposes and is classified as a B occupancy per the 2003 IBC. The building is in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $48,460**

Currently Critical **Immediate to Two Years**

Project Index #: 2545SFT3

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $1,700**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. Illuminated exit signs shall be marked per 2006 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.

Project Index #: 2545SFT2

INSTALL FIRE ALARM SYSTEM **Construction Cost $11,760**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.

Project Index #: 2545SEC1

SURVEILANCE / SECURITY SYSTEM INSTALLATION **Construction Cost $35,000**

There is no security camera or recording system in the Modular Education Building. This is a safety issue for the staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and a security system for the entire building and all required connections to existing utility systems.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $8,400**

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

Project Index #: 2545INT1

INTERIOR FINISHES **Construction Cost $8,400**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four 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: $40,320**

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

Project Index #: 2545EXT1

EXTERIOR FINISHES **Construction Cost $16,800**

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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 2545SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $23,520**

The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$48,460**	**Project Construction Cost per Square Foot:**	**$57.85**
Priority Class 2:	**$8,400**	**Total Facility Replacement Construction Cost:**	**$336,000**
Priority Class 3:	**$40,320**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$97,180**	**FCNI:**	**29%**

MAINTENANCE SHOP

BUILDING REPORT

The Maintenance Shop is an engineered steel building with metal siding and roof on a concrete slab-0n-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.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $6,000**

Currently Critical **Immediate to Two Years**

Project Index #: 2171SFT3

HANDRAIL INSTALLATION **Construction Cost $2,500**

The 2006 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 July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 2171SFT1

SEISMIC GAS SHUT OFF VALVE **Construction Cost $3,500**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. 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.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $22,800**

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

Project Index #: 2171INT1

INTERIOR FINISHES **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 two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 2171SFT2

JANITOR CLOSET WALL PROTECTION **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 July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $4,000**

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

Project Index #: 2171EXT2

EXTERIOR FINISHES **Construction Cost $4,000**

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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$6,000**	**Project Construction Cost per Square Foot:**	**$8.20**
Priority Class 2:	**$22,800**	**Total Facility Replacement Construction Cost:**	**$1,100,000**
Priority Class 3:	**$4,000**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$32,800**	**FCNI:**	**3%**

MAINTENANCE WAREHOUSE 2

BUILDING REPORT

The Maintenance Warehouse 2 is a wood framed structure with metal siding and roof. It is located on the north side of the prison outside the fence. This structure is not being used any longer and is in poor shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $15,000**

Currently Critical **Immediate to Two Years**

Project Index #: 1414EXT1

DEMOLISH MAINTENANCE WAREHOUSE 2 **Construction Cost $15,000**

The maintenance warehouse 2 contains numerous code and safety issues including but not limited to rodent infestation, broken windows, broken or missing electrical fixtures, dry rot and possible structural damage due to the age. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**1,288**
Year Constructed:	**1950**
Exterior Finish 1:	**100 % Metal 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-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$15,000**	**Project Construction Cost per Square Foot:**	**$11.65**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$193,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$150**
Grand Total:	**$15,000**	**FCNI:**	**8%**

PUMP HOUSE

BUILDING REPORT

The Pump House is an engineered metal building that contains the domestic water service and back flow prevention device. It is located next to the now abandoned water tank along the northeast side of the prison site, outside the fence. The prison is now on city water and the water pumping equipment has been removed. The building is in good shape.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,540**

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

Project Index #: 1412EXT1

EXTERIOR FINISHES **Construction Cost $1,540**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the sealing of the exterior of the building. Included in the cost is sealing, caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**308**
Year Constructed:	**1988**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**%**
Construction Type:	**Engineered Metal Building**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$5.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$46,000**
Priority Class 3:	**$1,540**	**Facility Replacement Cost per Square Foot:**	**$150**
Grand Total:	**$1,540**	**FCNI:**	**3%**

OLD ELECTRIC SHOP

BUILDING REPORT

The Old Electric Shop is a two level, uninsulated Sandstone masonry building with a cast in place concrete roof. The building is currently used as the electricians office, shop and storage. The facility does not have adequate ventilation, fire protection or restroom facilities. The building is in poor to fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $25,000**

Currently Critical **Immediate to Two Years**

Project Index #: 1411EXT3

DISCONTINUE BUILDING USE **Construction Cost $25,000**

The Old Electric Shop is dilapidated and deteriorating. It contains numerous code and safety issues including, but not limited to rodent infestation, broken or missing doors and windows, non code compliant entry stairs, possible asbestos contamination and broken or missing electrical fixtures.
In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to providing drainage away from the buildings to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure
The public/personnel should not be allowed to enter or use this building.

BUILDING INFORMATION:

Gross Area (square feet):	**1,930**
Year Constructed:	**1900**
Exterior Finish 1:	**100 % Stone Masonry**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Stone Masonry and Wood**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$25,000**	**Project Construction Cost per Square Foot:**	**$12.95**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$579,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$25,000**	**FCNI:**	**4%**

MAIN GATE / TOWER #1, NORTHWEST

BUILDING REPORT

The Main Gate / Tower 1 is a painted precast concrete structure that is two levels. The lower level serves as the visitor's check in and entry point into the prison. The upper level is the guard tower with it's own restroom. This building is located on the west side of the prison and next to a vehicle gate. There are not any fire sprinklers and it is not fully ADA compliant. The building is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $23,150**

Currently Critical **Immediate to Two Years**

Project Index #: 1410SEC2

INSTALL FIRE ALARM SYSTEM **Construction Cost $3,150**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.

Project Index #: 1410SEC1

SURVEILANCE / SECURITY SYSTEM INSTALLATION **Construction Cost $20,000**

There is inadequate security camera coverage and insufficient recording equipment in the Guard Tower. This is a safety issue for the public, staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of additional surveillance cameras and a security system for the entire building and all required connections to existing utility systems.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $77,525**

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

Project Index #: 1410EXT3

EXTERIOR FINISHES **Construction Cost $6,750**

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1410HVA1

HVAC UPGRADE/INSTALLATION **Construction Cost $27,000**

The heating unit appears to be original to the building. The unit is a forced-air-gas-type. The building is cooled by an evaporator cooler which is severely scared and has reached its normal life cycle. This project would provide for a complete HVAC system to be installed in the building including air handlers, duct work, connections to existing utilities, seismic bracing and an energy managements system. Design of the system is not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1410INT1

INTERIOR FINISHES **Construction Cost $5,400**

The interior wall, floor and ceiling finishes are in poor condition. The interior finishes are faded and damaged to a point where the concrete walls and floors are showing wear and deterioration. This project would provide funding for the interior walls, floors and ceilings to be painted on the lower and upper levels. 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1410ENR1

LIGHTING UPGRADE **Construction Cost $3,375**

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 also includes the replacement of spot lights on the exterior of the structure.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1410PLM1

REPLACE PLUMBING SYSTEM AND INSTALL WATER HEATER **Construction Cost $35,000**

The building's sanitary wastewater system is showing signs of deterioration. It was noted that the drains operate slowly. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. It is recommended the wastewater system be replaced.
The building's domestic water that is supplied to the facility has a high mineral content. This has a detrimental effect on the system. Pipe deterioration is accelerated. Deposits within these pipes restrict water flow as well. It is recommended this system be replaced concurrently with the drain system.
The water closet and lavatory are reaching the end of their useful life. It is recommended these fixtures be replaced. For sanitation purposes, it is recommended a water heater be installed in this guard tower.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**450**
Year Constructed:	**1963**
Exterior Finish 1:	**80 % Painted Concrete**
Exterior Finish 2:	**20 % Glazing**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Precast Concrete and Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$23,150**	**Project Construction Cost per Square Foot:**	**$223.72**
Priority Class 2:	**$77,525**	**Total Facility Replacement Construction Cost:**	**$360,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$800**
Grand Total:	**$100,675**	**FCNI:**	**28%**

PROPERTY WAREHOUSE 1 / OLD ARMORY

BUILDING REPORT

The Property Warehouse 1 / Old Armory is a concrete masonry unit (CMU) and wood framed structure. It has a new asphalt composition gable roof. The facility was formerly the warehouse and armory storage for the prison and is now abandoned. The interior is exposed wood framing with the masonry armory enclosure inside. The building is in fair to good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $7,500**

Currently Critical **Immediate to Two Years**

Project Index #: 1409SIT1

EXTERIOR STAIRS **Construction Cost $7,500**

The 2006 IBC Chapter 1009.5.1 requires the horizontal slope of stair treads in any direction not to exceed 2 percent. Chapter 1009.10 requires handrails be installed and a landing is required at the top and bottom of the stairs. There is an existing concrete stairway that provides access between the street and the building that is not within these required code parameters and is showing signs of settling and separation. This project would provide for the rebuilding of the concrete stairway to meet the 2006 IBC code requirements. Two handrails, one on each side of the stairway are included in this cost estimate.
This project or a portion there of was previously recommended in the FCA report from July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $18,000**

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

Project Index #: 1409EXT2

EXTERIOR FINISHES **Construction Cost $18,000**

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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**1,800**
Year Constructed:	**1950**
Exterior Finish 1:	**80 % Painted Masonite**
Exterior Finish 2:	**20 % Painted CMU**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry and Wood**
IBC Construction Type:	**V-N**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$7,500**	**Project Construction Cost per Square Foot:**	**$14.17**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$450,000**
Priority Class 3:	**$18,000**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$25,500**	**FCNI:**	**6%**

HOUSING UNIT 13

BUILDING REPORT

Housing Unit 13, also known as a "Hill Unit" is a precast concrete structure covered with painted stucco and a single-ply membrane roof. It contains cells, showers and a central control room all on two levels. This housing unit is a "lock down" unit for the prison. There are fire sprinklers but the unit is not ADA compliant. The building has roof mounted packaged HVAC systems which are original equipment and in need of replacement. The structure is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $84,000**

Currently Critical **Immediate to Two Years**

Project Index #: 1408SFT1

EXIT SIGN LIGHTING UPGRADE **Construction Cost $2,500**

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1408PLM1

REMOVE AND REPLACE EXISTING WATER HEATER **Construction Cost $6,500**

Two 100-gallon gas-fired water heaters supply domestic hot water. One has been replaced and the other is original to the building. The average life span of a typical gas/oil or electric water heater is eight to ten years. With the passage of time and constant use, the one unit is showing signs of wear. It is reaching the end of its expected life. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1408SEC1

SURVEILANCE / SECURITY SYSTEM INSTALLATION **Construction Cost $75,000**

There is no security system for this building except for a few isolated cameras. This is a safety issue for staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and security system for the entire building and all required connections to existing utility systems.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $148,600**

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

Project Index #: 1408INT1

INTERIOR FINISHES **Construction Cost $59,440**

The interior finishes are in fair to poor condition. It is recommended that the interior walls be painted in the next two to four 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1408ELE1

LIGHTING UPGRADE **Construction Cost $89,160**

Existing building lighting fixtures in the rooms adjacent to the housing area use T-12 technology, and are older fluorescent types and are not energy efficient. The existing lighting in the housing areas are provided by high bay sodium type, large round fixtures. This project will upgrade the lighting fixtures in the area adjacent to the housing units with T-8 lamps and electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. It is also recommended that the sodium lights be replaced with new more energy efficient high-pressure sodium lights. These types of lights will provide better illumination and energy savings. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $59,440**

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

Project Index #: 1408EXT3

EXTERIOR FINISHES **Construction Cost $59,440**

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. Including in the cost is the sanding, priming, filling in the crack, caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**11,888**
Year Constructed:	**1988**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Precast Concrete and Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$84,000**	**Project Construction Cost per Square Foot:**	**$24.57**
Priority Class 2:	**$148,600**	**Total Facility Replacement Construction Cost:**	**$5,290,000**
Priority Class 3:	**$59,440**	**Facility Replacement Cost per Square Foot:**	**$445**
Grand Total:	**$292,040**	**FCNI:**	**6%**

DOG KENNEL

BUILDING REPORT

The Dog Kennel is a stone masonry structure with a corrugated metal gable roof. It is located on the north side of the prison area outside of the fence. The building is in poor shape and has not been used or occupied for years.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $12,000**

Currently Critical **Immediate to Two Years**

Project Index #: 1407EXT1

DOG KENNEL DEMOLITION **Construction Cost $12,000**

The Dog Kennel contains numerous code and safety issues including but not limited to rodent infestation, broken windows, broken or missing electrical fixtures, dry rot and possible structural damage due to the age. It has not been occupied for years. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building. The existing stone was quarried on the prison site and it is suggested that the stone be salvaged for future use at the discretion of the Department of Corrections. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**1,200**
Year Constructed:	**1925**
Exterior Finish 1:	**100 % Stone Masonry**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**%**
Construction Type:	**Stone Masonry**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$12,000**	**Project Construction Cost per Square Foot:**	**$10.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$240,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$12,000**	**FCNI:**	**5%**

GUARD TOWER #5 SOUTHWEST

BUILDING REPORT

Guard Tower #5 is a painted structural steel building with metal siding and roof accessed by a steel spiral stairway. The tower is located outside of the secured area in the southwest corner of the site. The interior has restroom facilities for staff and there are windows that allow for a 360 degree view of the prison grounds. The tower is lacking a fire sprinkler system. It has a small window mounted split HVAC system. The building is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $575,000**

Currently Critical **Immediate to Two Years**

Project Index #: 1406EXT5

DEMOLISH STRUCTURE **Construction Cost $15,000**

The Guard Tower #5 sways substantially during high winds and its structural integrity is suspect. The structure is also approaching 30 years of age and should be replaced. It is recommended that this structure be demolished and a new guard tower be built in its place. The cost estimate includes capping existing utilities and removal of possible asbestos containing materials. The "New Guard Tower" project should be implemented immediately following this project.

Project Index #: 1406EXT4

NEW GUARD TOWER **Construction Cost $560,000**

This project would provide for the construction of a new guard tower in place of the existing Guard Tower #3 Northeast. This project should be implemented immediately following the "Demolish Structure" project which will eliminate the existing guard tower. The cost estimate is based on the proposed Prison 8 Guard Tower design at Southern Desert Correctional Center.

BUILDING INFORMATION:

Gross Area (square feet):	**256**
Year Constructed:	**1966**
Exterior Finish 1:	**60 % Metal Siding**
Exterior Finish 2:	**40 % Glazing**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Structural Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$575,000**	**Project Construction Cost per Square Foot:**	**$2,246.09**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$575,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$2,246**
Grand Total:	**$575,000**	**FCNI:**	**100%**

GUARD TOWER #4 SOUTHEAST

BUILDING REPORT

Guard Tower #4 is a painted structural steel building with metal siding and roof. The tower is located outside of the secured area in the southeast corner of the site. The interior has restroom facilities for staff and there are windows that allow for a 360 degree view of the prison grounds. The tower is lacking a fire sprinkler system. It has a small window mounted split HVAC system. The building is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $575,000**

Currently Critical **Immediate to Two Years**

Project Index #: 1405EXT5

DEMOLISH STRUCTURE **Construction Cost $15,000**

The Guard Tower #5 sways substantially during high winds and its structural integrity is suspect. The structure is also approaching 30 years of age and should be replaced. It is recommended that this structure be demolished and a new guard tower be built in its place. The cost estimate includes capping existing utilities and removal of possible asbestos containing materials. The "New Guard Tower" project should be implemented immediately following this project.

Project Index #: 1405EXT4

NEW GUARD TOWER **Construction Cost $560,000**

This project would provide for the construction of a new guard tower in place of the existing Guard Tower #3 Northeast. This project should be implemented immediately following the "Demolish Structure" project which will eliminate the existing guard tower. The cost estimate is based on the proposed Prison 8 Guard Tower design at Indian Springs.

BUILDING INFORMATION:

Gross Area (square feet):	**144**
Year Constructed:	**1981**
Exterior Finish 1:	**60 % Metal Siding**
Exterior Finish 2:	**40 % Glazing**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Structural Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$575,000**	**Project Construction Cost per Square Foot:**	**$3,993.06**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$575,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$3,993**
Grand Total:	**$575,000**	**FCNI:**	**100%**

GUARD TOWER #3 NORTHEAST

BUILDING REPORT

Guard Tower #3 is a painted structural steel building with metal siding and roof. The tower is located outside of the secured area in the northeast corner of the site. The interior has restroom facilities for staff and there are windows that allow for a 360 degree view of the prison grounds. The tower is lacking a fire sprinkler system. It has a small window mounted split HVAC system. The building is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $575,000**

Currently Critical **Immediate to Two Years**

Project Index #: 1404EXT5

DEMOLISH STRUCTURE **Construction Cost $15,000**

The Guard Tower #3 sways substantially during high winds and its structural integrity is suspect. The structure is also approaching 30 years of age and should be replaced. It is recommended that this structure be demolished and a new guard tower be built in its place. The cost estimate includes capping existing utilities and removal of possible asbestos containing materials. The "New Guard Tower" project should be implemented immediately following this project.

Project Index #: 1404EXT4

REPLACE GUARD TOWER **Construction Cost $560,000**

This project would provide for the construction of a new guard tower in place of the existing Guard Tower #3 Northeast. This project should be implemented immediately following the "Demolish Structure" project which will eliminate the existing guard tower. The cost estimate is based on the proposed Prison 8 Guard Tower design at Indian Springs.

BUILDING INFORMATION:

Gross Area (square feet):	**144**
Year Constructed:	**1981**
Exterior Finish 1:	**60 % Metal Siding**
Exterior Finish 2:	**40 % Glazing**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Structural Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$575,000**	**Project Construction Cost per Square Foot:**	**$3,993.06**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$575,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$3,993**
Grand Total:	**$575,000**	**FCNI:**	**100%**

GUARD TOWER #2 NORTH

BUILDING REPORT

Guard Tower #2 is a painted precast concrete structure with a single-ply membrane roof. The tower is located inside of the secured area in the northeast corner of the site. The interior has restroom facilities for staff and there are windows that allow for a 360 degree view of the prison grounds. The windows have been upgraded but the building is lacking a fire sprinkler system. There is baseboard electric heat and also a window mounted split HVAC unit. The roofing system was replaced in 2004. The tower is in fair condition.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $4,368**

Currently Critical **Immediate to Two Years**

Project Index #: 1403SEC1

FIRE ALARM SYSTEM INSTALLATION **Construction Cost $4,368**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $17,160**

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

Project Index #: 1403EXT3

EXTERIOR FINISHES **Construction Cost $9,360**

It is important to maintain the finish, weather resistance and appearance of the building. The exterior finishes are faded and damaged to a point where the concrete is showing wear and deterioration. This project would provide funding for the exterior building envelope other than the roof, including painting, staining, or other applied finishes and caulking around windows, flashing, fixtures and other penetrations. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1403INT1

INTERIOR FINISHES **Construction Cost $3,120**

The interior finishes are in poor condition. The interior finishes are faded and damaged to a point where the concrete is showing wear and deterioration. This project would provide funding for the interior walls and ceiling to be painted. 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1403ELE1

LIGHTING UPGRADE **Construction Cost $4,680**

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 also includes the replacement of spot lights on the exterior of the structure. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**624**
Year Constructed:	**1963**
Exterior Finish 1:	**80 % Painted Concrete**
Exterior Finish 2:	**20 % Glazing**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Precast Concrete and Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$4,368**	**Project Construction Cost per Square Foot:**	**$34.50**
Priority Class 2:	**$17,160**	**Total Facility Replacement Construction Cost:**	**$499,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$800**
Grand Total:	**$21,528**	**FCNI:**	**4%**

COURTHOUSE

BUILDING REPORT

The Courthouse is a stone masonry structure with a single-ply roof membrane. This building is attached to the Administration / Cell Block building (0094) and is one of the oldest structures on site. The facility still holds all court proceedings and has an ADA accessible ramp for access but is lacking ADA compliant restrooms, hardware and other required items. The facility does not have fire sprinklers and needs a fire alarm system. The building is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $231,175**

Currently Critical **Immediate to Two Years**

Project Index #: 1402ADA1

ADA PROJECTS **Construction Cost $60,000**

The building is lacking ADA compliant entry access, signage and restrooms.
The restroom adjacent to the courtroom is not accessible. Grab bars and proper paper dispensers are necessary to make it comply. Currently the mirror height in this restroom is 49" above the finished floor. ICC/ANSI A117.1 - 2003 Section 603.3 states: "Mirrors shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor or ground".
The existing railing on the accessible ramp that leads to the front door of the courthouse does not have proper extensions and is too low at 29 1/2". ICCANSI A117.1 - 2003 Section 505.4 states: "Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above stair nosing and ramp surfaces."
The existing doors in this facility have locking knob-type door hardware. ICC/ANSI A117.2003 section 404.2.6 requires door handles to have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate.
The exterior door and entrance used by the inmates is not ADA compliant. This project would provide for an ADA complaint inmate entrance including door and hardware and floor modifications.
Americans with Disabilities Act (ADA) regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms. Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 was referenced for this project.
This project would provide funding to bring the building into ADA compliance. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1402SFT1

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $1,700**

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2006 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1402SFT2

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $20,650**

The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

NAC 477.917 states that: Existing buildings and structures: Additions, alterations and repairs. (NRS 477.030)

1. If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure.

2. The State Fire Marshal will determine the value of the building or structure and the value of any additions, alterations and repairs. If the owner of the building disagrees with the value as determined by the State Fire Marshal, the owner of the building may engage a qualified and disinterested appraiser to ascertain the fair market value of the building or structure and the value of any additions, alterations and repairs.

3. As used in this section, “addition” means any extension or increase in the floor space or height of a building or structure.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1402SFT4

INSTALL FIRE ALARM SYSTEM **Construction Cost $10,325**

This building is lacking an automatic fire detection and alarm system. It is recommended that a fully monitored fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2002 Section 7.

Project Index #: 1402INT2

REPLACE CARPET **Construction Cost $14,750**

The interior floor covering is mostly carpet and is showing signs of extreme wear. Several areas are worn out and tears are evident throughout the carpeted areas causing a tripping hazard. This project would replace the existing broad loom carpet with carpet tile. Carpet tile would allow for future replacement of only those sections of carpet that are worn or damaged without the need to remove the entire carpeted area.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1402SFT3

SEISMIC RETROFIT **Construction Cost $73,750**

This building is constructed of sandstone masonry walls on the exterior and wood framed interior walls and roof. The structure requires seismic strengthening to meet current life safety codes. This portion of the structure was built in the early 1900's and should be retrofitted to meet today's seismic codes. This project would provide for a seismic upgrade and retrofit to this facility.

Project Index #: 1402SEC1

SURVEILANCE / SECURITY SYSTEM INSTALLATION **Construction Cost $50,000**

There is no security camera or recording system in the Courthouse. This is a safety issue for the public, staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and security system for the entire courthouse and all required connections to existing utility systems.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $70,062**

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

Project Index #: 1402INT3

INTERIOR FINISHES **Construction Cost $7,375**

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

Project Index #: 1402ELE1

LIGHTING UPGRADE **Construction Cost $11,062**

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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1402HVA1

REPLACE HVAC SYSTEM **Construction Cost $36,875**

The Courthouse has a roof top packaged HVAC unit which appears to be more than 20 years old. This project would provide for installation of a new roof mounted packaged HVAC unit to be installed. It is recommended that this project be implemented in the next two to three years to avoid possible failure and emergency funding for replacement.

Project Index #: 1402INT4

SUSPENDED CEILING REPLACEMENT **Construction Cost $14,750**

The building has a suspended acoustical tile ceiling system. The t-bar framing is bent and rusted in many areas and a number of the ceiling tiles are damaged and stained. This project would provide for the replacement of the suspended acoustical tile ceiling system. Removal and disposal of the existing ceiling system is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $14,750**

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

Project Index #: 1402EXT1

EXTERIOR FINISHES **Construction Cost $14,750**

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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**1,475**
Year Constructed:	**1868**
Exterior Finish 1:	**100 % Stone Masonry**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Stone Masonry**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$231,175**	**Project Construction Cost per Square Foot:**	**$214.23**
Priority Class 2:	**$70,062**	**Total Facility Replacement Construction Cost:**	**$516,000**
Priority Class 3:	**$14,750**	**Facility Replacement Cost per Square Foot:**	**$350**
Grand Total:	**$315,987**	**FCNI:**	**61%**

HOUSING UNIT 11

BUILDING REPORT

Housing Unit 11, also known as a "Hill Unit" is a painted precast concrete structure with a single-ply membrane roof. It contains 48 cells, showers and a central control room all on two levels. The facility is in need of fire sprinklers, an updated security system and is not ADA compliant. It has fan coils for heat which is provided by the central plant but is lacking a cooling system. There are new cell door locks and a new door control panel. The facility is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $864,001**

Currently Critical **Immediate to Two Years**

Project Index #: 1401SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE

Construction Cost $5,100

The exit signs in this building are older types or painted on the walls. 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1401SEC2

EXTERIOR DOOR REPLACEMENT

Construction Cost $39,000

The existing exterior doors to the housing unit are original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the door, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 6 doors were used to generate this estimate.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1401SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $109,214

This building does not have an automatic fire suppression system. The 2006 IBC Chapter 903.2.5 states that "An automatic sprinkler system shall be provided throughout buildings with a Group I fire area". This building is an I-3 occupancy with sleeping quarters. It should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.
NAC 477.917 states that: Existing buildings and structures: Additions, alterations and repairs. (NRS 477.030)

1. If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure.

2. The State Fire Marshal will determine the value of the building or structure and the value of any additions, alterations and repairs. If the owner of the building disagrees with the value as determined by the State Fire Marshal, the owner of the building may engage a qualified and disinterested appraiser to ascertain the fair market value of the building or structure and the value of any additions, alterations and repairs.

3. As used in this section, “addition” means any extension or increase in the floor space or height of a building or structure.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1401SFT3

INSTALL FIRE ALARM SYSTEM **Construction Cost $54,607**

The Housing unit has a smoke detector located in the bottom portion of the existing HVAC ducting system at each duct chase which provides the only fire protection system in the structure. There is no fire alarm or sprinkler system. This project would provide for the installation of a fully monitored fire alarm system in the housing unit. When completed, the new system will provide visual, as well as audible notification.

Project Index #: 1401HVA1

REPLACE HVAC / VENTILATION SYSTEM **Construction Cost $468,060**

The air handler, fan coils and related equipment are original to the building, 1981. The building does not have a cooling system and the equipment is has reached it's expected life span. This project recommends replacement of all the air handlers, fan coils, ventilation equipment, exhaust fans and installation of a cooling system. It is recommended that this project be implemented in the next two years to avoid possible failure and emergency funding for replacement.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1401EXT2

REPLACE ROOF **Construction Cost $156,020**

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 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. The current roofing system was installed in 1995. It is recommended that this building be re-roofed in the next two years to be consistent with the roofing program and the end of the warranty period. This project or a portion there of was previously recommended in the FCA report dated 02/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006.

Project Index #: 1401SEC1

REPLACE SECURITY GLAZING **Construction Cost $32,000**

This housing unit is a tiered structure. It house inmates on two floors. One entrance door accesses the building. To enter the cellblock, inmates pass through a central assembly area. Four sets of double security doors are used to access the inmate rooms. The glazing in these doors gets broken and damaged frequently and should be replaced with security glazing.
Security glazing is also located in the partition wall between the sally port and the guard station. These windows also experience damage and should be replaced with safety glazing. This project would provide funding for the purchase and installation of safety glazing. It is recommended that this project be implemented in the next two years.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $334,507**

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

Project Index #: 1401ELE1

LIGHTING UPGRADE **Construction Cost $58,507**

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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1401SEC5

REPLACE CELL DOORS **Construction Cost $192,000**

Housing Unit No. 6 was constructed in 1981. The cell doors are original construction. They are damaged from inmate abuse and constant use and could become a security concern for staff and inmates. This project would provide for the replacement of the cell doors.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1401SEC4

WINDOW REPLACEMENT **Construction Cost $84,000**

The existing operable windows in the housing unit cells are original and have been damaged by inmate abuse and are no longer working as intended. This project would provide for the removal and replacement of the windows in the housing unit cells.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $117,015**

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

Project Index #: 1401EXT1

EXTERIOR FINISHES **Construction Cost $78,010**

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. Including in the cost is the sanding, priming, filling in the crack, caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 1401INT2

INTERIOR FINISHES **Construction Cost $39,005**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four 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):	**7,801**
Year Constructed:	**1981**
Exterior Finish 1:	**100 % Painted Concrete**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Precast Concrete and Steel**
IBC Construction Type:	**I-A**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$864,001**	**Project Construction Cost per Square Foot:**	**$168.64**
Priority Class 2:	**$334,507**	**Total Facility Replacement Construction Cost:**	**$3,471,000**
Priority Class 3:	**$117,015**	**Facility Replacement Cost per Square Foot:**	**$445**
Grand Total:	**$1,315,523**	**FCNI:**	**38%**

GENERATOR BUILDING

BUILDING REPORT

The Generator Building is an engineered insulated steel structure with metal siding and roof. The generator is located in this building and provides back up power to the prison in case of a power failure. The facility is in good shape although some erosion has occurred along the south side of the structure.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $1,800**

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

Project Index #: 0763EXT1

EXTERIOR FINISHES **Construction Cost $1,800**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the protection of the exterior of the building. Included in the cost is sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the project be completed in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**900**
Year Constructed:	**1999**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % F-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Engineered Steel Building**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$2.00**
Priority Class 2:	**$1,800**	**Total Facility Replacement Construction Cost:**	**$112,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$125**
Grand Total:	**$1,800**	**FCNI:**	**2%**

COTTAGE #3 (NSP) LOCATED AT WSCC

BUILDING REPORT

The Cottage #3 is a stone masonry and wood framed building originally designed as a residence. It has since been converted to the Armory for Nevada State Prison. It has a new asphalt composition roof and the overall condition of the building is good.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $3,500**

Currently Critical **Immediate to Two Years**

Project Index #: 0120SFT2

SEISMIC GAS SHUT OFF **Construction Cost $3,500**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. 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.
This project or a portion there of was previously recommended in the FCA report from July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $59,505**

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

Project Index #: 0120HVA1

HVAC INSTALLATION **Construction Cost $27,900**

The building is currently used as an Armory. It is important to maintain temperature and humidity. The heater appears to be original to the building. It is not energy efficient and has reached the end of its useful life. There is no air-conditioning or way of controlling humidity. This project would provide funding for the purchase and installation of a new HVAC and humidity control unit.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0120SFT1

REPLACE VINYL/ ASBESTOS TILE FLOOR **Construction Cost $31,605**

The existing building is used as an armory. The floor tiles contain asbestos and have reached the end of their useful life. When cabinets or files are moved around, asbestos fiber becomes air-borne, this is harmful to anyone inside the building. This project would provide funding for the removal and disposal of the asbestos tile and the installation of vinyl floor tiles to be installed.
This project or a portion there of was previously recommended in the FCA report from July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $3,255**

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

Project Index #: 0120ELE1

LIGHTING UPGRADE **Construction Cost $3,255**

The existing building lighting fixtures are older luminescent type and are not energy efficient. If this building would be used for anything other than storage, it is recommended a lighting upgrade be done. 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**930**
Year Constructed:	**1953**
Exterior Finish 1:	**100 % Stone Masonry**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % R-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Stone Masonry and Wood**
IBC Construction Type:	**V-N**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$3,500**	**Project Construction Cost per Square Foot:**	**$71.25**
Priority Class 2:	**$59,505**	**Total Facility Replacement Construction Cost:**	**$279,000**
Priority Class 3:	**$3,255**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$66,260**	**FCNI:**	**24%**

STORAGE & MAINTENANCE OFFICE

BUILDING REPORT

The Storage and Maintenance Office is a stone masonry and wood framed structure on a concrete slab-on-grade. The roofing is corrugated metal. The building contains small office areas, storage areas, a welding area and restrooms in roughly 3 separate spaces and three different occupancies. The roof has been damaged in the past and occasionally leaks during inclement weather. The facility is not ADA compliant and does not have a fire protection system. The structure is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $89,070**

Currently Critical **Immediate to Two Years**

Project Index #: 0114SFT3

CONSTRUCT OCCUPANCY SEPARATION WALLS

Construction Cost $20,000

The building has low hazard storage adjacent to the welding shop. The low hazard storage areas are S-2 occupancy. The welding shop is H-4 occupancy. The 2003 IBC table 302.3.2 states that where these occupancies are adjacent to each other a 1-hour occupancy separation wall is required. This project would provide for the construction of a 1-hour occupancy separation walls be constructed on either side of the welding shop. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

Project Index #: 0114SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE

Construction Cost $4,000

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 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

Project Index #: 0114SFT1

FIRE ALARM SYSTEM INSTALLATION

Construction Cost $6,570

This building is equipped with an automatic fire detection and alarm system, but the system is antiquated. It is recommended that the fire detection and alarm system be upgraded. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 1998 Section 7. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

Project Index #: 0114SFT4

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $54,750**

This building does not have an automatic fire suppression system. We are recommending installation of fire sprinklers in critical need buildings within the prison enclosure. This project will include a backflow prevention device as required by state law.

State law regulates connections between public water systems and sources of contaminants which can enter the system by back pressure or siphonage. Public water systems include supplies, systems for pumping, storage and treatment and distribution systems.

The NAC 477.915 requires a fire sprinkler system to be installed:

(c) If the building:

(1) Is designated as a B occupancy;

(2) Regardless of occupancy designation, has a floor area which exceeds 12,000 square feet on any floor or 24,000 square feet on all floors, including any mezzanines; or

(3) Is an R-1 or R-2 occupancy,

be scheduled for installation of an automatic fire suppression system during the next remodeling of or addition to the building. This building contains a B occupancy.

Water purveyors require service backflow prevention immediately after the meter, which isolates the customer's water system from the distribution system. If fire water or irrigation systems tap directly into the public system, backflow devices would be necessary on both domestic, irrigation and fire water services.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

Project Index #: 0114PLM2

INSTALL 40 GALLON GAS WATER HEATERS **Construction Cost $3,750**

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-fired water heater 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 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $112,660**

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

Project Index #: 0114ELE2

ELECTRICAL UPGRADE **Construction Cost $77,500**

This building was constructed before the high demand for new types of electrical devices were needed. As time progressed the buildings electrical demand has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

Project Index #: 0114ELE1

LIGHTING UPGRADE **Construction Cost $8,760**

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 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

Project Index #: 0114HVA1

REPLACE AIR CONDITIONERS WITH EVAPORATIVE COOLERS **Construction Cost $4,500**

Each separate section is cooled by window-mounted air-conditioners. The units are reaching the end of useful live. With the use and/or occupancy of the each section either being storage, welding or small repairs, an evaporative cooler would operate more efficient. This project would provide funding for the purchase and installation of three evaporative coolers including all required connections to utilities. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

Project Index #: 0114EXT1

STONE RE-POINTING **Construction Cost $21,900**

The existing building exterior is unreinforced natural stone that was quarried directly from the correctional facility site. Some portions of this structure are over 50 years old.
There are numerous areas where the mortar is failing, missing and not sealed properly due the age, settling and exposure to the weather. This project would provide for the cleaning, repair and re-pointing of the exterior stone work.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $46,000**

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

Project Index #: 0114PLM1

REPLACE DOMESTIC AND WASTE WATER SYSTEMS **Construction Cost $46,000**

The sanitary wastewater system is showing signs of deterioration. It was noted that the drains operate adequately. Because of the deterioration, the system is not working to its full potential. Some of the lines are original to the building and are in fair condition. The passage of time and constant heavy use is a contributing factor to problems that arise. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. It is recommended the entire wastewater system be replaced.
The domestic water that is supplied to the facility has a high mineral content. This has a detrimental effect on the system. Pipe deterioration is accelerated. Deposits within these pipes restrict water flow as well. It is recommended this system be replaced concurrently with the drain system.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

BUILDING INFORMATION:

Gross Area (square feet):	**2,190**
Year Constructed:	**1952**
Exterior Finish 1:	**90 % Stone Masonry**
Exterior Finish 2:	**10 % Painted Wood Siding**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**35 % B**
IBC Occupancy Type 2:	**35 % S-2**
Construction Type:	**Stone Masonry and Wood**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$89,070**	**Project Construction Cost per Square Foot:**	**$113.12**
Priority Class 2:	**$112,660**	**Total Facility Replacement Construction Cost:**	**$548,000**
Priority Class 3:	**$46,000**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$247,730**	**FCNI:**	**45%**

INVESTIGATION / OLD WARDENS HOUSE

BUILDING REPORT

The Old Warden's House is a stone masonry and wood framed structure with a wood shingle roof. It is located on the north side of the prison outside of the main prison yard. The old residence is in extremely poor shape with damage to the roof and roof framing, failing decks, broken or damaged doors and windows as well as being infested with pigeons and rodents. Consideration of either restoration or demolition is strongly advised.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $25,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0113EXT2

DISCONTINUE BUILDING USE **Construction Cost $25,000**

The existing Warden's House is dilapidated and deteriorating. It contains numerous code and safety issues including, but not limited to an upper level exterior door without a deck or stairway, rodent infestation, broken or missing doors and windows, possible asbestos contamination and broken or missing electrical fixtures.
In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to providing drainage away from the buildings to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure
The public/personnel should not be allowed to enter or use this building.
This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**2,880**
Year Constructed:	**1957**
Exterior Finish 1:	**60 % Stone Masonry**
Exterior Finish 2:	**40 % Painted Stucco**
Number of Levels (Floors):	**2 Basement? Yes**
IBC Occupancy Type 1:	**100 % R-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Stone Masonry and Wood**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$25,000**	**Project Construction Cost per Square Foot:**	**$8.68**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$1,008,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$350**
Grand Total:	**$25,000**	**FCNI:**	**2%**

COTTAGE #1 (NSP) LOCATED AT WSCC

BUILDING REPORT

The Cottage #1 is used by the Nevada State Prison (NSP) for storage of files. It is a stone masonry building with an asphalt composition roof and used to be housing for staff many years ago. The building is located along the entrance road to Warm Springs Correctional Center east of NSP. The structure is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $29,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0112HVA1

REPLACE HEATER, INSTALL EVAPORATIVE COOLER **Construction Cost $25,500**

The building is currently used for storage files. It is important to maintain temperature. The heater appears to be original to the building. It is not energy efficient and has reached the end of its useful life. There is no air-conditioning or ways of cooling the building. This project would provide funding for the design, purchase and installation of a new HVAC system.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0112SFT1

SEISMIC GAS SHUT OFF **Construction Cost $3,500**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. 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.
This project or a portion there of was previously recommended in the FCA report from July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $32,725**

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

Project Index #: 0112ELE1

LIGHTING UPGRADE **Construction Cost $2,975**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0112INT1

REPLACE VINYL/ ASBESTOS TILE FLOOR **Construction Cost $29,750**

The existing building is used as an armory. The floor tiles contain asbestos and have reached the end of their useful life. When cabinets or files are moved around, asbestos fiber becomes air-borne, this is harmful to anyone inside the building. This project would provide funding for the removal and disposal of the asbestos tile and the installation of vinyl floor tiles to be installed.
This project or a portion there of was previously recommended in the FCA report from July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**850**
Year Constructed:	**1957**
Exterior Finish 1:	**100 % Stone Masonry**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % R-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Stone Masonry and Wood**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$29,000**	**Project Construction Cost per Square Foot:**	**$72.62**
Priority Class 2:	**$32,725**	**Total Facility Replacement Construction Cost:**	**$255,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$61,725**	**FCNI:**	**24%**

HOUSING UNIT 10/GUN POST #5

BUILDING REPORT

Housing Unit 10, also known as a "Hill Unit" is a painted precast concrete structure with a single-ply membrane roof. It contains 48 cells, showers and a central control room all on two levels. The facility is in need of fire sprinklers, an updated security system and is not ADA compliant. It has fan coils for heat which is provided by the central plant but is lacking a cooling system. There are new cell door locks and a new door control panel. Gun Post 5 is located on top of this unit. There is an above grade gun rail / bridge system which connects Housing Units' 6-11.
Gun Post 5 is in need of an upgrade.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $864,001**

Currently Critical **Immediate to Two Years**

Project Index #: 0110SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE

Construction Cost $5,100

The exit signs in this building are older types or painted on the walls. 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0110SEC2

EXTERIOR DOOR REPLACEMENT

Construction Cost $39,000

The existing exterior doors to the housing unit are original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the door, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 6 doors were used to generate this estimate.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0110SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $109,214

This building does not have an automatic fire suppression system. The 2006 IBC Chapter 903.2.5 states that "An automatic sprinkler system shall be provided throughout buildings with a Group I fire area". This building is an I-3 occupancy with sleeping quarters. It should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.
NAC 477.917 states that: Existing buildings and structures: Additions, alterations and repairs. (NRS 477.030)

1. If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure.

2. The State Fire Marshal will determine the value of the building or structure and the value of any additions, alterations and repairs. If the owner of the building disagrees with the value as determined by the State Fire Marshal, the owner of the building may engage a qualified and disinterested appraiser to ascertain the fair market value of the building or structure and the value of any additions, alterations and repairs.

3. As used in this section, “addition” means any extension or increase in the floor space or height of a building or structure.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0110SFT3

INSTALL FIRE ALARM SYSTEM **Construction Cost $54,607**

The Housing unit has a smoke detector located in the bottom portion of the existing HVAC ducting system at each duct chase which provides the only fire protection system in the structure. There is no fire alarm or sprinkler system. This project would provide for the installation of a fully monitored fire alarm system in the housing unit. When completed, the new system will provide visual, as well as audible notification.

Project Index #: 0110HVA1

REPLACE HVAC / VENTILATION SYSTEM **Construction Cost $468,060**

The air handler, fan coils and related equipment are original to the building, 1981. The building does not have a cooling system and the equipment is has reached it's expected life span. This project recommends replacement of all the air handlers, fan coils, ventilation equipment, exhaust fans and installation of a cooling system. It is recommended that this project be implemented in the next two years to avoid possible failure and emergency funding for replacement.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0110EXT3

REPLACE ROOF **Construction Cost $156,020**

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 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. The current roofing system was installed in 1995. It is recommended that this building be re-roofed in the next two years to be consistent with the roofing program and the end of the warranty period. This project or a portion there of was previously recommended in the FCA report dated 02/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006.

Project Index #: 0110SEC1

REPLACE SECURITY GLAZING **Construction Cost $32,000**

This housing unit is a tiered structure. It house inmates on two floors. One entrance door accesses the building. To enter the cellblock, inmates pass through a central assembly area. Four sets of double security doors are used to access the inmate rooms. The glazing in these doors gets broken and damaged frequently and should be replaced with security glazing.
Security glazing is also located in the partition wall between the sally port and the guard station. These windows also experience damage and should be replaced with safety glazing. This project would provide funding for the purchase and installation of safety glazing. It is recommended that this project be implemented in the next two years.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $470,522**

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

Project Index #: 0110EXT2

EXTERIOR FINISHES **Construction Cost $78,010**

It is important to maintain the finish, weather resistance and appearance of the building. The exterior paint is peeling and the caulking around the windows, flashing, fixtures and other penetrations is failing. This project would provide for the painting of the exterior of the building. Included in the cost estimate is the sanding, priming, filling in the cracks, caulking of the windows, flashing, fixtures and all other penetrations that may be required. This building should be painted within the next two years. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

Project Index #: 0110INT2

INTERIOR FINISHES **Construction Cost $39,005**

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

Project Index #: 0110ENR1

LIGHTING UPGRADE **Construction Cost $58,507**

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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0110SEC3

REPLACE CELL DOORS **Construction Cost $192,000**

Housing Unit No. 10 was constructed in 1981. The cell doors are original construction. They are damaged from inmate abuse and constant use and could become a security concern for staff and inmates. This project would provide for the replacement of the cell doors.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0110INT1

REPLACE FLOORING IN GUN POST #5 **Construction Cost $1,000**

Attached to the roof of this housing unit is Gun Post #5. The flooring is vinyl composition tile (VCT) and has deteriorated from constant use, weather and the passage of time. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0110EXT1

REPLACE WINDOWS AND DOORS IN GUN POST 5 **Construction Cost $18,000**

The gun post contains two doors and four windows. The seals are broken on several of the windows. Because of the broken seals, condensation occurs and the windows become fogged between the panes of glass. It is difficult to see through this fogging. This is a structure that observes inmates, so it is important that the officer has a clear line of site. A high probability exists that this situation will occur with the remaining windows also.
This project would provide funding for the purchase and installation of new security/safety glazed windows.
The two doors are also showing signs of wear and deterioration. The hardware on one door is damaged from constant use. This project would provide funding for the purchase and installation of new doors and associated hardware.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0110SEC5

WINDOW REPLACEMENT **Construction Cost $84,000**

The existing operable windows in the housing unit cells are original and have been damaged by inmate abuse and are no longer working as intended. This project would provide for the removal and replacement of the windows in the housing unit cells.

BUILDING INFORMATION:

Gross Area (square feet):	**7,801**
Year Constructed:	**1981**
Exterior Finish 1:	**100 % Painted Concrete**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Precast Concrete and Steel**
IBC Construction Type:	**I-A**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$864,001**	**Project Construction Cost per Square Foot:**	**$171.07**
Priority Class 2:	**$470,522**	**Total Facility Replacement Construction Cost:**	**$3,471,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$445**
Grand Total:	**$1,334,523**	**FCNI:**	**38%**

HOUSING UNIT 09

BUILDING REPORT

Housing Unit 9, also known as a "Hill Unit" is a painted precast concrete structure with a single-ply membrane roof. It contains 48 cells, showers and a central control room all on two levels. The facility is in need of fire sprinklers, an updated security system and is not ADA compliant. It has fan coils for heat which is provided by the central plant but is lacking a cooling system. There are new cell doors, locks and a new door control panel. The facility is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $1,008,001**

Currently Critical **Immediate to Two Years**

Project Index #: 0109SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE

Construction Cost $5,100

The exit signs in this building are older types or painted on the walls. 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0109SEC2

EXTERIOR DOOR REPLACEMENT

Construction Cost $39,000

The existing exterior doors to the housing unit are original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the door, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 6 doors were used to generate this estimate.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0109SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $109,214

This building does not have an automatic fire suppression system. The 2006 IBC Chapter 903.2.5 states that "An automatic sprinkler system shall be provided throughout buildings with a Group I fire area". This building is an I-3 occupancy with sleeping quarters. It should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.
NAC 477.917 states that: Existing buildings and structures: Additions, alterations and repairs. (NRS 477.030)

1. If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure.

2. The State Fire Marshal will determine the value of the building or structure and the value of any additions, alterations and repairs. If the owner of the building disagrees with the value as determined by the State Fire Marshal, the owner of the building may engage a qualified and disinterested appraiser to ascertain the fair market value of the building or structure and the value of any additions, alterations and repairs.

3. As used in this section, “addition” means any extension or increase in the floor space or height of a building or structure.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0109SFT3

INSTALL FIRE ALARM SYSTEM **Construction Cost $54,607**

The Housing unit has a smoke detector located in the bottom portion of the existing HVAC ducting system at each duct chase which provides the only fire protection system in the structure. There is no fire alarm or sprinkler system. This project would provide for the installation of a fully monitored fire alarm system in the housing unit. When completed, the new system will provide visual, as well as audible notification.

Project Index #: 0109HVA1

REPLACE HVAC / VENTILATION SYSTEM **Construction Cost $468,060**

The air handler, fan coils and related equipment are original to the building, 1981. The building does not have a cooling system and the equipment is has reached it's expected life span. This project recommends replacement of all the air handlers, fan coils, ventilation equipment, exhaust fans and installation of a cooling system. It is recommended that this project be implemented in the next two years to avoid possible failure and emergency funding for replacement.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0109EXT2

REPLACE ROOF **Construction Cost $156,020**

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 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. The current roofing system was installed in 1995. It is recommended that this building be re-roofed in the next two years to be consistent with the roofing program and the end of the warranty period. This project or a portion there of was previously recommended in the FCA report dated 02/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006.

Project Index #: 0109SEC1

REPLACE SECURITY GLAZING **Construction Cost $32,000**

This housing unit is a tiered structure. It house inmates on two floors. One entrance door accesses the building. To enter the cellblock, inmates pass through a central assembly area. Four sets of double security doors are used to access the inmate rooms. The glazing in these doors gets broken and damaged frequently and should be replaced with security glazing.
Security glazing is also located in the partition wall between the sally port and the guard station. These windows also experience damage and should be replaced with safety glazing. This project would provide funding for the purchase and installation of safety glazing. It is recommended that this project be implemented in the next two years.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0109PLM3

REPLACE WATERCLOSETS AND LAVATORIES **Construction Cost $144,000**

The existing lavatories and water closets in this housing unit are made of vitreous china. These types of fixtures are damaged and broken frequently; 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 or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $181,512**

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

Project Index #: 0109INT1

INTERIOR FINISHES **Construction Cost $39,005**

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

Project Index #: 0109ENR1

LIGHTING UPGRADE **Construction Cost $58,507**

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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0109SEC5

WINDOW REPLACEMENT **Construction Cost $84,000**

The existing operable windows in the housing unit cells are original and have been damaged by inmate abuse and are no longer working as intended. This project would provide for the removal and replacement of the windows in the housing unit cells.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $78,010**

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

Project Index #: 0109EXT1

EXTERIOR FINISHES **Construction Cost $78,010**

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. Including in the cost is the sanding, priming, filling in the crack, caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**7,801**
Year Constructed:	**1981**
Exterior Finish 1:	**100 % Painted Concrete**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Precast Concrete and Steel**
IBC Construction Type:	**I-A**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$1,008,001**	**Project Construction Cost per Square Foot:**	**$162.48**
Priority Class 2:	**$181,512**	**Total Facility Replacement Construction Cost:**	**$3,471,000**
Priority Class 3:	**$78,010**	**Facility Replacement Cost per Square Foot:**	**$445**
Grand Total:	**$1,267,523**	**FCNI:**	**37%**

HOUSING UNIT 08

BUILDING REPORT

Housing Unit 8, also known as a "Hill Unit" is a painted precast concrete structure with a single-ply membrane roof. It contains 48 cells, showers and a central control room all on two levels. The facility is in need of fire sprinklers, an updated security system and is not ADA compliant. It has fan coils for heat which is provided by the central plant but is lacking a cooling system. There are new cell door locks and a new door control panel. The facility is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $1,008,001**

Currently Critical **Immediate to Two Years**

Project Index #: 0108SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE

Construction Cost $5,100

The exit signs in this building are older types or painted on the walls. 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0108SEC2

EXTERIOR DOOR REPLACEMENT

Construction Cost $39,000

The existing exterior doors to the housing unit are original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the door, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 6 doors were used to generate this estimate.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0108SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $109,214

This building does not have an automatic fire suppression system. The 2006 IBC Chapter 903.2.5 states that "An automatic sprinkler system shall be provided throughout buildings with a Group I fire area". This building is an I-3 occupancy with sleeping quarters. It should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.
NAC 477.917 states that: Existing buildings and structures: Additions, alterations and repairs. (NRS 477.030)

1. If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure.

2. The State Fire Marshal will determine the value of the building or structure and the value of any additions, alterations and repairs. If the owner of the building disagrees with the value as determined by the State Fire Marshal, the owner of the building may engage a qualified and disinterested appraiser to ascertain the fair market value of the building or structure and the value of any additions, alterations and repairs.

3. As used in this section, “addition” means any extension or increase in the floor space or height of a building or structure.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0108SFT3

INSTALL FIRE ALARM SYSTEM **Construction Cost $54,607**

The Housing unit has a smoke detector located in the bottom portion of the existing HVAC ducting system at each duct chase which provides the only fire protection system in the structure. There is no fire alarm or sprinkler system. This project would provide for the installation of a fully monitored fire alarm system in the housing unit. When completed, the new system will provide visual, as well as audible notification.

Project Index #: 0108HVA1

REPLACE HVAC / VENTILATION SYSTEM **Construction Cost $468,060**

The air handler, fan coils and related equipment are original to the building, 1981. The building does not have a cooling system and the equipment is has reached it's expected life span. This project recommends replacement of all the air handlers, fan coils, ventilation equipment, exhaust fans and installation of a cooling system. It is recommended that this project be implemented in the next two years to avoid possible failure and emergency funding for replacement.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0108EXT2

REPLACE ROOF **Construction Cost $156,020**

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 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. The current roofing system was installed in 1995. It is recommended that this building be re-roofed in the next two years to be consistent with the roofing program and the end of the warranty period. This project or a portion there of was previously recommended in the FCA report dated 02/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006.

Project Index #: 0108SEC1

REPLACE SECURITY GLAZING **Construction Cost $32,000**

This housing unit is a tiered structure. It house inmates on two floors. One entrance door accesses the building. To enter the cellblock, inmates pass through a central assembly area. Four sets of double security doors are used to access the inmate rooms. The glazing in these doors gets broken and damaged frequently and should be replaced with security glazing.
Security glazing is also located in the partition wall between the sally port and the guard station. These windows also experience damage and should be replaced with safety glazing. This project would provide funding for the purchase and installation of safety glazing. It is recommended that this project be implemented in the next two years.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0108PLM3

REPLACE WATERCLOSETS AND LAVATORIES **Construction Cost $144,000**

The existing lavatories and water closets in this housing unit are made of vitreous china. These types of fixtures are damaged and broken frequently; 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 or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $373,512**

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

Project Index #: 0108INT1

INTERIOR FINISHES **Construction Cost $39,005**

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

Project Index #: 0108ENR1

LIGHTING UPGRADE **Construction Cost $58,507**

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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0108SEC3

REPLACE CELL DOORS **Construction Cost $192,000**

Housing Unit No. 8 was constructed in 1981. The cell doors are original construction. They are damaged from inmate abuse and constant use and could become a security concern for staff and inmates. This project would provide for the replacement of the cell doors.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0108SEC5

WINDOW REPLACEMENT **Construction Cost $84,000**

The existing operable windows in the housing unit cells are original and have been damaged by inmate abuse and are no longer working as intended. This project would provide for the removal and replacement of the windows in the housing unit cells.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $78,010**

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

Project Index #: 0108EXT1

EXTERIOR FINISHES **Construction Cost $78,010**

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. Including in the cost is the sanding, priming, filling in the crack, caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**7,801**
Year Constructed:	**1981**
Exterior Finish 1:	**100 % Painted Concrete**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Precast Concrete and Steel**
IBC Construction Type:	**I-A**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$1,008,001**	**Project Construction Cost per Square Foot:**	**$187.09**
Priority Class 2:	**$373,512**	**Total Facility Replacement Construction Cost:**	**$3,471,000**
Priority Class 3:	**$78,010**	**Facility Replacement Cost per Square Foot:**	**$445**
Grand Total:	**$1,459,523**	**FCNI:**	**42%**

HOUSING UNIT 07

BUILDING REPORT

Housing Unit 7, also known as a "Hill Unit" is a painted precast concrete structure with a single-ply membrane roof. It contains 48 cells, showers and a central control room all on two levels. The facility is in need of fire sprinklers, an updated security system and is not ADA compliant. It has fan coils for heat which is provided by the central plant but is lacking a cooling system. There are new cell door locks and a new door control panel. The facility is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $1,008,001**

Currently Critical **Immediate to Two Years**

Project Index #: 0107SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE

Construction Cost $5,100

The exit signs in this building are older types or painted on the walls. 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0107SEC2

EXTERIOR DOOR REPLACEMENT

Construction Cost $39,000

The existing exterior doors to the housing unit are original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the door, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 6 doors were used to generate this estimate.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0107SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $109,214

This building does not have an automatic fire suppression system. The 2006 IBC Chapter 903.2.5 states that "An automatic sprinkler system shall be provided throughout buildings with a Group I fire area". This building is an I-3 occupancy with sleeping quarters. It should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.
NAC 477.917 states that: Existing buildings and structures: Additions, alterations and repairs. (NRS 477.030)

1. If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure.

2. The State Fire Marshal will determine the value of the building or structure and the value of any additions, alterations and repairs. If the owner of the building disagrees with the value as determined by the State Fire Marshal, the owner of the building may engage a qualified and disinterested appraiser to ascertain the fair market value of the building or structure and the value of any additions, alterations and repairs.

3. As used in this section, “addition” means any extension or increase in the floor space or height of a building or structure.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0107SFT3

INSTALL FIRE ALARM SYSTEM **Construction Cost $54,607**

The Housing unit has a smoke detector located in the bottom portion of the existing HVAC ducting system at each duct chase which provides the only fire protection system in the structure. There is no fire alarm or sprinkler system. This project would provide for the installation of a fully monitored fire alarm system in the housing unit. When completed, the new system will provide visual, as well as audible notification.

Project Index #: 0107HVA1

REPLACE HVAC / VENTILATION SYSTEM **Construction Cost $468,060**

The air handler, fan coils and related equipment are original to the building, 1981. The building does not have a cooling system and the equipment is has reached it's expected life span. This project recommends replacement of all the air handlers, fan coils, ventilation equipment, exhaust fans and installation of a cooling system. It is recommended that this project be implemented in the next two years to avoid possible failure and emergency funding for replacement.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0107EXT2

REPLACE ROOF **Construction Cost $156,020**

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 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. The current roofing system was installed in 1995. It is recommended that this building be re-roofed in the next two years to be consistent with the roofing program and the end of the warranty period. This project or a portion there of was previously recommended in the FCA report dated 02/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006.

Project Index #: 0107SEC1

REPLACE SECURITY GLAZING **Construction Cost $32,000**

This housing unit is a tiered structure. It house inmates on two floors. One entrance door accesses the building. To enter the cellblock, inmates pass through a central assembly area. Four sets of double security doors are used to access the inmate rooms. The glazing in these doors gets broken and damaged frequently and should be replaced with security glazing.
Security glazing is also located in the partition wall between the sally port and the guard station. These windows also experience damage and should be replaced with safety glazing. This project would provide funding for the purchase and installation of safety glazing. It is recommended that this project be implemented in the next two years.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0107PLM3

REPLACE WATERCLOSETS AND LAVATORIES **Construction Cost $144,000**

The existing lavatories and water closets in this housing unit are made of vitreous china. These types of fixtures are damaged and broken frequently; 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 or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $373,512**

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

Project Index #: 0107INT1

INTERIOR FINISHES **Construction Cost $39,005**

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

Project Index #: 0107ENR1

LIGHTING UPGRADE **Construction Cost $58,507**

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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0107SEC3

REPLACE CELL DOORS **Construction Cost $192,000**

Housing Unit No. 7 was constructed in 1981. The cell doors are original construction. They are damaged from inmate abuse and constant use and could become a security concern for staff and inmates. This project would provide for the replacement of the cell doors.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0107SEC5

WINDOW REPLACEMENT **Construction Cost $84,000**

The existing operable windows in the housing unit cells are original and have been damaged by inmate abuse and are no longer working as intended. This project would provide for the removal and replacement of the windows in the housing unit cells.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $78,010**

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

Project Index #: 0107EXT1

EXTERIOR FINISHES **Construction Cost $78,010**

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. Including in the cost is the sanding, priming, filling in the crack, caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**7,801**
Year Constructed:	**1981**
Exterior Finish 1:	**100 % Painted Concrete**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Precast Concrete and Steel**
IBC Construction Type:	**I-A**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$1,008,001**	**Project Construction Cost per Square Foot:**	**$187.09**
Priority Class 2:	**$373,512**	**Total Facility Replacement Construction Cost:**	**$3,471,000**
Priority Class 3:	**$78,010**	**Facility Replacement Cost per Square Foot:**	**$445**
Grand Total:	**$1,459,523**	**FCNI:**	**42%**

HOUSING UNIT 06

BUILDING REPORT

Housing Unit 6, also known as a "Hill Unit" is a painted precast concrete structure with a single-ply membrane roof. It contains 48 cells, showers and a central control room all on two levels. The facility is in need of fire sprinklers, alarm system, an updated security system and is not ADA compliant. It has fan coils for heat which is provided by the central plant but is lacking a cooling system. There are new cell door locks and a new door control panel. The facility is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $1,008,001**

Currently Critical **Immediate to Two Years**

Project Index #: 0106SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $5,100**

The exit signs in this building are older types or painted on the walls. 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0106SEC2

EXTERIOR DOOR REPLACEMENT **Construction Cost $39,000**

The existing exterior doors to the housing unit are original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the door, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 6 doors were used to generate this estimate.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0106SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $109,214**

This building does not have an automatic fire suppression system. The 2006 IBC Chapter 903.2.5 states that "An automatic sprinkler system shall be provided throughout buildings with a Group I fire area". This building is an I-3 occupancy with sleeping quarters. It should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.
NAC 477.917 states that: Existing buildings and structures: Additions, alterations and repairs. (NRS 477.030)

1. If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure.

2. The State Fire Marshal will determine the value of the building or structure and the value of any additions, alterations and repairs. If the owner of the building disagrees with the value as determined by the State Fire Marshal, the owner of the building may engage a qualified and disinterested appraiser to ascertain the fair market value of the building or structure and the value of any additions, alterations and repairs.

3. As used in this section, “addition” means any extension or increase in the floor space or height of a building or structure.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0106SFT3

INSTALL FIRE ALARM SYSTEM **Construction Cost $54,607**

The Housing unit has a smoke detector located in the bottom portion of the existing HVAC ducting system at each duct chase which provides the only fire protection system in the structure. There is no fire alarm or sprinkler system. This project would provide for the installation of a fully monitored fire alarm system in the housing unit. When completed, the new system will provide visual, as well as audible notification.

Project Index #: 0106HVA1

REPLACE HVAC / VENTILATION SYSTEM **Construction Cost $468,060**

The air handler, fan coils and related equipment are original to the building, 1981. The building does not have a cooling system and the equipment is has reached it's expected life span. This project recommends replacement of all the air handlers, fan coils, ventilation equipment, exhaust fans and installation of a cooling system. It is recommended that this project be implemented in the next two years to avoid possible failure and emergency funding for replacement.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0106EXT2

REPLACE ROOF **Construction Cost $156,020**

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 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. The current roofing system was installed in 1995. It is recommended that this building be re-roofed in the next two years to be consistent with the roofing program and the end of the warranty period. This project or a portion there of was previously recommended in the FCA report dated 02/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006.

Project Index #: 0106SEC1

REPLACE SECURITY GLAZING **Construction Cost $32,000**

This housing unit is a tiered structure. It house inmates on two floors. One entrance door accesses the building. To enter the cellblock, inmates pass through a central assembly area. Four sets of double security doors are used to access the inmate rooms. The glazing in these doors gets broken and damaged frequently and should be replaced with security glazing.
Security glazing is also located in the partition wall between the sally port and the guard station. These windows also experience damage and should be replaced with safety glazing. This project would provide funding for the purchase and installation of safety glazing. It is recommended that this project be implemented in the next two years.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0106PLM3

REPLACE WATERCLOSETS AND LAVATORIES **Construction Cost $144,000**

The existing lavatories and water closets in this housing unit are made of vitreous china. These types of fixtures are damaged and broken frequently; 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 or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $373,512**

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

Project Index #: 0106INT1

INTERIOR FINISHES **Construction Cost $39,005**

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

Project Index #: 0106ENR1

LIGHTING UPGRADE **Construction Cost $58,507**

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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0106SEC3

REPLACE CELL DOORS **Construction Cost $192,000**

Housing Unit No. 6 was constructed in 1981. The cell doors are original construction. They are damaged from inmate abuse and constant use and could become a security concern for staff and inmates. This project would provide for the replacement of the cell doors.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0106SEC5

WINDOW REPLACEMENT **Construction Cost $84,000**

The existing operable windows in the housing unit cells are original and have been damaged by inmate abuse and are no longer working as intended. This project would provide for the removal and replacement of the windows in the housing unit cells.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $78,010**

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

Project Index #: 0106EXT1

EXTERIOR FINISHES **Construction Cost $78,010**

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. Including in the cost is the sanding, priming, filling in the crack, caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**7,801**
Year Constructed:	**1981**
Exterior Finish 1:	**100 % Painted concrete**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Precast Concrete and Steel**
IBC Construction Type:	**I-A**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$1,008,001**	**Project Construction Cost per Square Foot:**	**$187.09**
Priority Class 2:	**$373,512**	**Total Facility Replacement Construction Cost:**	**$3,471,000**
Priority Class 3:	**$78,010**	**Facility Replacement Cost per Square Foot:**	**$445**
Grand Total:	**$1,459,523**	**FCNI:**	**42%**

HOUSING UNIT 12

BUILDING REPORT

Housing Unit 12, also known as a "Hill Unit" is a painted precast concrete structure with a single-ply membrane roof. It contains 40 cells, showers, visitor's area, a public restroom, mechanical rooms and a central control room. The building has fire sprinklers and is considered a "lock-down" unit. The public can visit inmates in this unit. I has an HVAC system which provides heating and cooling which is original to the building. The housing unit is not ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $215,617**

Currently Critical **Immediate to Two Years**

Project Index #: 0105ADA1

ADA PROJECTS / RESTROOM REMODEL **Construction Cost $80,000**

A separate public and inmate visitation restroom is present in this building. They does not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with ICC/ANSI A117.1-2002 Sections 603 - 604 and 2006 IBC Chapter 11. Given the current configuration of the restrooms, the work will include the installation of a new water closet, a urinal, sink, and stall; grab bars, faucets, mirrors, dispensers and hardware.
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 these criteria. It is recommended that applicable signage be replaced and/or relocated to comply with ADA requirements.
This housing unit is a lockdown unit which does not have ADA compliant cells and shower. This project also includes funding for retrofitting 2 cells into ADA compliant cells and remodeling one shower unit into an ADA compliant shower unit.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0105SFT1

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $5,100**

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2006 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0105SFT2

INSTALL FIRE ALARM SYSTEM **Construction Cost $55,517**

The fire alarm system is original to the building and is due for an upgrade. This project would provide for the installation of a fully monitored fire alarm system in the housing unit. When completed, the new system will provide visual, as well as audible notification.

Project Index #: 0105SEC2

SURVEILANCE / SECURITY SYSTEM INSTALLATION **Construction Cost $75,000**

There is no security system for this building except for a few isolated cameras which are new according to staff. This is a safety issue for staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and security system for the entire building and all required connections to existing utility systems.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $297,412**

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

Project Index #: 0105ELE1

LIGHTING UPGRADE **Construction Cost $59,482**

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. 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0105HVA1

REPLACE HVAC SYSTEM **Construction Cost $237,930**

The HVAC system consists of a boiler, air handler and a condenser. It is original equipment and should be scheduled for replacement in the next two to four years to mitigate possible emergency funding due to failure.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $118,965**

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

Project Index #: 0105EXT2

EXTERIOR FINISHES **Construction Cost $79,310**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide for the painting of the exterior of the building. Included in the cost estimate is the sanding, priming, filling in the cracks, caulking of the windows, flashing, fixtures and all other penetrations that may be required. This building should be painted within the next five to seven years. This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0105INT1

INTERIOR FINISHES **Construction Cost $39,655**

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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**7,931**
Year Constructed:	**1982**
Exterior Finish 1:	**100 % Precast Concrete**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Precast Concrete and Steel**
IBC Construction Type:	**I-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$215,617**	**Project Construction Cost per Square Foot:**	**$79.69**
Priority Class 2:	**$297,412**	**Total Facility Replacement Construction Cost:**	**$3,529,000**
Priority Class 3:	**$118,965**	**Facility Replacement Cost per Square Foot:**	**$445**
Grand Total:	**$631,994**	**FCNI:**	**18%**

CULINARY / DINING HALL

BUILDING REPORT

The Culinary / Dining Hall is a concrete masonry unit structure with a single-ply membrane roof. The building contains the food preparation, storage and dining services for the prison. The floor in the food preparation area is an epoxy flooring system, painted concrete in the dining room and concrete in the storage areas. There are fire sprinklers and an ansul system present in the building. The facility is not ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $541,758**

Currently Critical **Immediate to Two Years**

Project Index #: 0103ADA1

ADA ACCESSIBILITY PROJECTS **Construction Cost $35,000**

The Culinary / Dining facility is lacking ADA compliant facilities. There is a restroom present inside which also does not meet ADA requirements. This project would provide for ADA improvements which include at a minimum remodeling the existing restroom into a new ADA compliant restroom, lever action door hardware, an ADA compliant dining table with proper clearances and adding an ADA accessible food service counter. The ADA accessible route into the building is addressed in the site portion of this report.

Project Index #: 0103SFT1

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $3,400**

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2006 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0103PLM1

INSTALL SEWAGE GRINDER **Construction Cost $25,000**

The grease interceptor to the west of the building is not currently operating correctly. The sewage pipes down the line from the interceptor have been clogged with grease and other waste from the kitchen. It is recommended that a sewage grinder be installed between the kitchen sewage lines and the grease interceptor to remedy this problem. This project would provide for the purchase and installation of a sewage grinder and connection to existing sewer system in the Culinary.

Project Index #: 0103INT3

REPAIR WALLS IN DISHWASHING AREA **Construction Cost $9,000**

The dishwashing area has a large room where carts and other large items are washed. The walls are CMU and the ceiling is gypsum board. This room is severely damage and deteriorating from moisture and water overspray. This project would provide for the installation of fiberglass reinforced panels (FRP) on the walls, and an epoxy based paint on the ceiling. Prior to painting all damaged surfaces should be repaired and prepped for paint as required.
This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0103HVA1

REPLACE HVAC / VENTILATION SYSTEM **Construction Cost $340,020**

The two rooftop packaged HVAC units, two evaporative coolers, two make-up air units and the exhaust fans appear to be more than 20 years old and are reaching the end of their useful life. This project recommends replacement of HVAC and make-up air equipment. It is recommended that this project be implemented in the next two years to avoid possible failure and emergency funding for replacement.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0103SEC1

SURVEILANCE / SECURITY SYSTEM INSTALLATION **Construction Cost $50,000**

There is no security camera or recording system in the Culinary/ Dining Hall. This is a safety issue for the staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and a security system for the entire building and all required connections to existing utility systems.

Project Index #: 0103SFT0

UPGRADE FIRE ALARM SYSTEM **Construction Cost $79,338**

This building has an automatic fire detection and alarm system but it appears to be original to the facility. It is recommended that a fully monitored fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2002 Section 7.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $401,915**

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

Project Index #: 0103EXT3

EXTERIOR DOOR REPLACEMENT **Construction Cost $26,000**

The existing exterior doors to the Culinary / Dining Hall are original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the door, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 4 doors were used to generate this estimate.

Project Index #: 0103EXT1

EXTERIOR FINISHES **Construction Cost $113,340**

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 the 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0103INT1

INTERIOR FINISHES **Construction Cost $56,670**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0103ELE1

LIGHTING UPGRADE **Construction Cost $85,005**

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. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0103INT2

REPAIR FLOORING IN DINING ROOM **Construction Cost $45,900**

The painted floor in the dining area needs to be repaired and resealed. A significant amount of foot traffic goes though this building daily and deterioration is occurring. It is showing signs of wear from constant use. This project would provide for the floor to be repaired, patched and resealed with an epoxy floor covering for ongoing upkeep and maintenance. This estimate includes two 5 foot by 5 foot concrete areas to be saw cut removed and replaced at areas that are the most damaged..

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0103INT4

RESURFACE KITCHEN FLOOR **Construction Cost $75,000**

The painted concrete floor in the kitchen is worn and damaged and should be resurfaced. This project would provide for the installation of an epoxy based floor covering suitable for food preparation areas and health department specifications. 5,000 square feet of floor area was used to generate this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $226,680**

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

Project Index #: 0103EXT2

REPLACE ROOF **Construction Cost $226,680**

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 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. The current roofing system was installed in 1999. It is recommended that this building be re-roofed in the next five years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

Gross Area (square feet):	**11,334**
Year Constructed:	**1966**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**60 % A-3**
IBC Occupancy Type 2:	**40 % B**
Construction Type:	**Concrete Masonry and Steel**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$541,758**	**Project Construction Cost per Square Foot:**	**$103.26**
Priority Class 2:	**$401,915**	**Total Facility Replacement Construction Cost:**	**$5,044,000**
Priority Class 3:	**$226,680**	**Facility Replacement Cost per Square Foot:**	**$445**
Grand Total:	**$1,170,353**	**FCNI:**	**23%**

OLD BUTCHERS SHOP

BUILDING REPORT

The Old Butcher's Shop is a stone masonry structure with a concrete roof. Located north of the main prison, the building has not been used for decades and is infested with birds and rodents. The facility is in poor shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $3,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0102EXT2

DEMOLISH OLD BUTCHERS SHOP **Construction Cost $3,000**

The Old Butchers Shop contains numerous code and safety issues including but not limited to rodent infestation, missing windows and doors, and possible structural deficiencies. Also, the building is located outside of the secure area of the prison and could be accessed by the public. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building. The sandstone masonry has historic value and should be salvaged for future renovations. This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**300**
Year Constructed:	**1868**
Exterior Finish 1:	**100 % Stone Masonry**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Stone Masonry and Concrete**
IBC Construction Type:	**V-N**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$3,000**	**Project Construction Cost per Square Foot:**	**$10.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$38,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$125**
Grand Total:	**$3,000**	**FCNI:**	**8%**

WATER TANK STORAGE

BUILDING REPORT

The Water Tank Storage is a steel water tank that has been converted from water storage to a general storage structure. Two large doors have been cut into the side for access. The building does not have any ventilation.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $23,750**

Currently Critical **Immediate to Two Years**

Project Index #: 0101EXT2

DEMOLISH WATER TANK **Construction Cost $23,750**

The existing water tank is not used for water storage, but it is used for maintenance storage. This was a quick remedy for needed storage space. This building contains numerous code and safety issues including but limit to rodent infestation and improper ventilation. The tank is dilapidated and deteriorating and has reached the end of its useful like. This project would provide funding for the demolition of the water tank.
This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**2,375**
Year Constructed:	**1969**
Exterior Finish 1:	**100 % Painted Steel**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**%**
Construction Type:	**Steel Water Tank**
IBC Construction Type:	**III-N**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$23,750**	**Project Construction Cost per Square Foot:**	**$10.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$150,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$63**
Grand Total:	**$23,750**	**FCNI:**	**16%**

BOILER PLANT

BUILDING REPORT

The Boiler Plant is a painted precast concrete structure with a single-ply membrane roof. This building contains three steam boilers and ancillary equipment for the heating of the prison housing units. The chemical water treatment appears to be in good working order and well maintained. There are a few small sleeping areas and a restroom for the boiler maintenance technicians. The facility does not have fire sprinklers.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $63,148**

Currently Critical **Immediate to Two Years**

Project Index #: 0099SFT1

EXIT SIGN & EGRESS LIGHTING INSTALLATION

Construction Cost $1,700

The emergency egress lighting is insufficient and the exit signs do not meet current standards. Illuminated exit signs shall be marked per 2006 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0099SFT4

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $37,632

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

NAC 477.917 states that: Existing buildings and structures: Additions, alterations and repairs. (NRS 477.030)

1. If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure.
2. The State Fire Marshal will determine the value of the building or structure and the value of any additions, alterations and repairs. If the owner of the building disagrees with the value as determined by the State Fire Marshal, the owner of the building may engage a qualified and disinterested appraiser to ascertain the fair market value of the building or structure and the value of any additions, alterations and repairs.
3. As used in this section, “addition” means any extension or increase in the floor space or height of a building or structure.

Project Index #: 0099SFT3

INSTALL FIRE ALARM SYSTEM

Construction Cost $18,816

This building is lacking an automatic fire detection and alarm system. It is recommended that a fully monitored fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2002 Section 7.

Project Index #: 0099EXT3

REPLACE CONCRETE STEPS

Construction Cost $5,000

The IBC 2006 section 1008.1.5 requires landings shall have a width not less than the width of the stairway or the door, which is the greater. The landing and stairs have been saw cut and partially removed. This situation could create a slip and fall hazard. This project would provide funding for the removal of the existing concrete and the installation of a concrete landing, stairs and handrail as required.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $152,680**

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

Project Index #: 0099PLM1

BOILER MAINTENANCE **Construction Cost $25,000**

The three steam boilers are functioning well and it is important to maintain the equipment including replacing worn parts. The maintenance staff indicated several specific parts that will be due for replacement in the next 2-3 years in order to ensure the equipment is functioning to its maximum potential. These parts include a valve for the Deaerator tank and a fan motor for Boiler #1. This project would provide for the purchase and installation of these parts and includes extra funds for other necessary maintenance.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0099EXT1

EXTERIOR FINISHES **Construction Cost $26,880**

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 the sanding, priming, filling in the crack, caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0099HVA1

HVAC UPGRADE **Construction Cost $80,640**

The air handler, fan coils and related equipment have reached the end of their expected life. The building does not have a cooling system. This project recommends replacement of all the air handlers, fan coils, ventilation equipment, exhaust fans and installation of a cooling system. It is recommended that this project be implemented in the next two years to avoid possible failure and emergency funding for replacement.

Project Index #: 0099ELE1

LIGHTING UPGRADE **Construction Cost $20,160**

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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $13,440**

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

Project Index #: 0099INT1

INTERIOR FINISHES **Construction Cost $13,440**

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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**2,688**
Year Constructed:	**1958**
Exterior Finish 1:	**100 % Painted Precast Conc**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % F-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Precast Concrete and Steel**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$63,148**	**Project Construction Cost per Square Foot:**	**$85.29**
Priority Class 2:	**$152,680**	**Total Facility Replacement Construction Cost:**	**$941,000**
Priority Class 3:	**$13,440**	**Facility Replacement Cost per Square Foot:**	**$350**
Grand Total:	**$229,268**	**FCNI:**	**24%**

BOOK BINDERY

BUILDING REPORT

The Book Bindery is an engineered insulated structural steel building with metal siding and roof. There is a mezzanine used for storage and printing accessed by a metal stairway. The facility is not ADA compliant and is lacking fire sprinklers. The facility is heated by ceiling mounted heaters and is lacking cooling systems.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $408,127**

Currently Critical **Immediate to Two Years**

Project Index #: 0098ADA2

ADA RESTROOM PROJECT **Construction Cost $25,000**

The restroom does not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with 2006 IBC Chapter 11, ICC/ANSI A117.1-1998 Sections 603 - 604 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restrooms, the work will include the installation of a new toilet, sink, grab bars, faucet, mirror, dispensers and hardware. Some minor design work will be required and may impact the final cost estimate. This estimate is for one ADA restroom facility. The removal and disposal of the old restroom fixtures is included in this estimate.

Project Index #: 0098SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $3,400**

The exit signs in this building are older types or painted on the walls. 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 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

Project Index #: 0098SFT3

FIRE ALARM SYSTEM INSTALLATION **Construction Cost $28,959**

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the fire detection and alarm system be upgraded. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1-1998 Section 7.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0098SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $57,918**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

NAC 477.917 states that: Existing buildings and structures: Additions, alterations and repairs. (NRS 477.030)

1. If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure.

2. The State Fire Marshal will determine the value of the building or structure and the value of any additions, alterations and repairs. If the owner of the building disagrees with the value as determined by the State Fire Marshal, the owner of the building may engage a qualified and disinterested appraiser to ascertain the fair market value of the building or structure and the value of any additions, alterations and repairs.

3. As used in this section, “addition” means any extension or increase in the floor space or height of a building or structure.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0098ADA1

INSTALL LEVER ACTION DOOR HARDWARE **Construction Cost $7,500**

The existing doors in this facility have locking knob-type door hardware and do not meet the requirements for ADA accessibility. ICC/ANSI A117.1-1998 section 404.2.7 requires door handles to have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. This project would provide for the purchase and installation of lever action door hardware to be placed on all the interior doors.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0098HVA1

REPLACE HVAC / VENTILATION SYSTEM **Construction Cost $124,110**

The air handler, fan coils and related equipment are original to the building, 1976. The building does not have a cooling system and the equipment is has reached it's expected life span. This project recommends replacement of all the air handlers, fan coils, ventilation equipment, exhaust fans and installation of a cooling system. It is recommended that this project be implemented in the next two years to avoid possible failure and emergency funding for replacement.

Project Index #: 0098EXT2

REPLACE ROOF **Construction Cost $82,740**

The standing seam metal roof on this building was in poor condition at the time of the survey and had active leaks. It is recommended that this building be re-roofed in the next one to two years with a new single-ply roofing system to be installed over the existing metal roofing system.

Project Index #: 0098INT2

STRUCTURAL ASSESSMEMT **Construction Cost $3,500**

An upper level storage mezzanine has been constructed inside of the Bindery Building. The 2006 IBC has a minimum requirement of 125p.s.f. for light storage in non-residential spaces. There is no record of a CIP project or structural plans for this construction and could be a potential safety issue due to collapse. This project recommends that a licensed engineer perform a structural investigation to assess the load carrying capacity of this area. Future projects would be based on this report. This project was listed as "BEAM INSTALLATION" in the FCA report dated 09/15/1999 and was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0098SEC1

SURVEILANCE / SECURITY SYSTEM INSTALLATION **Construction Cost $75,000**

There is no security camera or recording system in the Book Bindery. This is a safety issue for the staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and a security system for the entire building and all required connections to existing utility systems.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $51,712**

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

Project Index #: 0098INT1

INTERIOR FINISHES **Construction Cost $20,685**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0098ELE1

LIGHTING UPGRADE **Construction Cost $31,027**

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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $8,274**

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

Project Index #: 0098EXT1

EXTERIOR FINISHES **Construction Cost $8,274**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the protection of the exterior of the building. Included in the cost is sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the project be completed in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**4,137**
Year Constructed:	**1976**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % F-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Engineered Steel Structure**
IBC Construction Type:	**II-1 HOUR**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$408,127**	**Project Construction Cost per Square Foot:**	**$113.15**
Priority Class 2:	**$51,712**	**Total Facility Replacement Construction Cost:**	**$1,138,000**
Priority Class 3:	**$8,274**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$468,113**	**FCNI:**	**41%**

GYMNASIUM

BUILDING REPORT

The Gymnasium is an insulated engineered steel structure with metal siding and roof. The interior contains non ADA compliant restrooms with showers, a couple of offices and storage areas and a large activity area with a concrete floor. The facility does not have fire sprinklers and is not ADA compliant. The facility has ceiling mounted heating units but does not have any cooling systems. At the time of the 2009 survey, staff reported that there are leaks in the metal roofing system.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $739,230**

Currently Critical **Immediate to Two Years**

Project Index #: 0096ADA2

ACCESSIBLE ENTRANCE RAMP

Construction Cost $35,000

The gymnasium is lacking an accessible entrance into the building. The building is used to allow inmates to play basketball, table tennis and lift weights. This building is required to have an accessible entrance per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible ramp to access the building. IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0096ADA1

ADA RESTROOM PROJECT

Construction Cost $30,000

The restroom does not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with 2006 IBC Chapter 11, ICC/ANSI A117.1-1998 Sections 603 - 604 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restrooms, the work will include the installation of a new shower stall, toilet, sink, shower, grab bars, faucet, mirror, dispensers and hardware. Some minor design work will be required and may impact the final cost estimate. This estimate is for one ADA restroom facility. The removal and disposal of the old restroom fixtures is included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0096SFT1

EXIT SIGN & EGRESS LIGHTING UPGRADE

Construction Cost $7,650

The exit signs in this building are older types or are missing. 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0096SFT4

FIRE ALARM SYSTEM UPGRADE

Construction Cost $55,860

This building is equipped with an automatic fire detection and alarm system, but the system is old, does not meet current code requirements and is missing in some locations. It is recommended that the fire detection and alarm system be upgraded to a fully monitored. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements and building codes. This project should be coordinated with the fire sprinkler install project.

Project Index #: 0096SFT2

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $111,720**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

NAC 477.917 states that: Existing buildings and structures: Additions, alterations and repairs. (NRS 477.030)

1. If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure.

2. The State Fire Marshal will determine the value of the building or structure and the value of any additions, alterations and repairs. If the owner of the building disagrees with the value as determined by the State Fire Marshal, the owner of the building may engage a qualified and disinterested appraiser to ascertain the fair market value of the building or structure and the value of any additions, alterations and repairs.

3. As used in this section, "addition" means any extension or increase in the floor space or height of a building or structure.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0096HVA1

REPLACE HVAC / VENTILATION SYSTEM **Construction Cost $239,400**

The air handler, fan coils and related equipment are original to the building, 1976. The building does not have a cooling system and the equipment has reached it's expected life span. This project recommends replacement of all the air handlers, fan coils, ventilation equipment, exhaust fans and installation of a cooling system. It is recommended that this project be implemented in the next two years to avoid possible failure and emergency funding for replacement.

Project Index #: 0096EXT1

REPLACE ROOF **Construction Cost $159,600**

The standing seam metal roof on this building was in poor condition at the time of the survey and had active leaks. It is recommended that this building be re-roofed in the next one to two years with a new single-ply roofing system to be installed over the existing metal roofing system.

Project Index #: 0096SFT3

STAIRWAY HANDRAIL INSTALLATION **Construction Cost $5,000**

The existing concrete exterior stairs at the entry are lacking handrails as required in the 2006 IBC Chapter 10, Section 1012. This project would provide for tubular steel framed handrails to be installed. Painting is included in this estimate. This project should be coordinated with the ADA ramp project.

Project Index #: 0096SEC1

SURVEILANCE / SECURITY SYSTEM INSTALLATION **Construction Cost $95,000**

There is no security camera or recording system in the Gymnasium. This is a safety issue for the staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and a security system for the entire building and all required connections to existing utility systems.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $114,450

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

Project Index #: 0096INT1

INTERIOR FINISHES **Construction Cost $39,900**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0096ELE1

LIGHTING UPGRADE **Construction Cost $59,850**

Existing building lighting fixtures in the rooms adjacent to the gymnasium are T-12s, and are older fluorescent types and are not energy efficient. The existing lighting in the gymnasium is provided by high bay metal halide type fixtures. This project will upgrade the lighting fixtures in the area adjacent to the gymnasium to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. It is recommended that the metal-halide lights be replaced with high pressure sodium lights. These types of lights will provide better illumination as well as energy savings.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0096INT2

RESEAL FLOORING **Construction Cost $14,700**

The flooring system in the weight and shower area needs to be resealed. A significant amount of foot traffic goes though this building daily and deterioration is occurring. It is showing signs of wear from constant use and abuse. This project would provide for the existing floor to be ground, patched and resealed with an epoxy resin for ongoing upkeep and maintenance.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $15,960**

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

Project Index #: 0096EXT2

EXTERIOR FINISHES **Construction Cost $15,960**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the protection of the exterior of the building. Included in the cost is sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the project be completed in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**7,980**
Year Constructed:	**1976**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % A-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Engineered Steel Structure**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$739,230**	**Project Construction Cost per Square Foot:**	**$108.98**
Priority Class 2:	**$114,450**	**Total Facility Replacement Construction Cost:**	**$2,194,000**
Priority Class 3:	**$15,960**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$869,640**	**FCNI:**	**40%**

INDUSTRIAL / LICENSE PLATE FACTORY

BUILDING REPORT

The Industrial/License Plate Factory is a concrete masonry unit constructed building with a single-ply roof on a concrete slab-on-grade foundation. This facility contains all of the equipment and materials used in the making of license plates. There are non-ADA compliant restrooms and some small offices. There is a loading dock on the east side for deliveries and pick-ups. The facility has ceiling mounted heaters and a few evaporative coolers.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $56,284**

Currently Critical **Immediate to Two Years**

Project Index #: 0095SFT1

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $2,550**

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2006 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0095SFT2

INSTALL FIRE ALARM SYSTEM **Construction Cost $52,234**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.

Project Index #: 0095HVA2

REPLACE EXHAUST FANS IN SCREENING ROOM **Construction Cost $1,500**

There are two exhaust fans in the silk screening room to remove fumes. The fans are noisy and have reached the end of their expected service life. This project would provide funding for the replacement of the exhaust fans.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $135,525**

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

Project Index #: 0095INT1

INTERIOR FINISHES **Construction Cost $37,310**

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

Project Index #: 0095ELE1

LIGHTING UPGRADE **Construction Cost $55,965**

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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0095HVA1

REPLACE EVAPORATIVE COOLERS **Construction Cost $12,000**

There are currently four evaporative coolers mounted on the side of the building. They are severely scaled and have reached the end of their serviceable life. This project would provide for four 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0095EXT3

REPLACE WINDOWS **Construction Cost $30,250**

The windows are single pane, open inward which protrudes into the isles and are original to the building. Some of the units have several cracks, seals are broken, are difficult to operate and they have reached the end of their useful life. This project would provide funding to replace the window units with new double pane energy efficient units.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $3,500**

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

Project Index #: 0095PLM1

REPLACE WATER HEATER **Construction Cost $3,500**

The water heater tank is showing signs of wear and deterioration and is not seismic anchored. It appears this appliance is original to the building. This project would provide funding for the purchase and installation of a new natural gas unit and seismic anchoring.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**7,462**
Year Constructed:	**1959**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % F-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry and Steel**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**90 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$56,284**	**Project Construction Cost per Square Foot:**	**$26.17**
Priority Class 2:	**$135,525**	**Total Facility Replacement Construction Cost:**	**$2,239,000**
Priority Class 3:	**$3,500**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$195,309**	**FCNI:**	**9%**

ADMINISTRATION / CELL BLOCKS

BUILDING REPORT

The Nevada State Prison, located in Carson City, Nevada is one of the oldest prisons still in operation in the United States. Established in 1862 when the Nevada Legislature purchased the Warm Springs Hotel and 20 acres of land. Nevada State Prison (NSP) has been in continuous operation since this time. Although inmates under the sentence of death are incarcerated at the Ely State Prison, executions are still conducted in this building. The building houses cell blocks for approximately 300 inmates, administrative services, visitation, education and law library, laundry, infirmary, mattress factory and the canteen are also part of this building.
The Administration, Mattress Factory, Education and Unit 2 (abandoned) were built in 1925, the Laundry, Infirmary, Unit 3 and 5 were built in 1948. During the survey of February 2009, Unit 3 was the only portion occupied by inmates. The Administration and Visitation areas have one ADA accessible route of travel into these areas only. The rest of the building does not have any ADA improvements.
The majority of the building is heated by steam provided from the Boiler Room structure. There is no cooling except for numerous evaporative coolers mounted on the roof of Unit 3 which are not ducted to all levels of the structure. The Administration portion has a roof mounted packaged HVAC system. There are scattered evaporative coolers located in other areas that are in need of replacement. This building is in need of a major HVAC upgrade.
The majority of the utilities in the facility are original with a few areas repaired or replaced. Some of the domestic water and waste lines have been damaged or shut down, mainly water in Unit 2 and 5 and waste lines in Unit 2.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: 17,081,566**

Currently Critical **Immediate to Two Years**

Project Index #: 0094ADA1

ADA RESTROOM REMODEL

Construction Cost $30,000

The Administration Offices do not have an accessible restroom. The existing bathroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094ELE3

CELL BLOCK LIGHTING CONTROL SYSTEM

Construction Cost $50,000

The lights for cell block units' 3 and 5 are controlled in the hallway by switches. The maintenance staff has installed lock boxes to protect them from inmate abuse. However the inmates have broken all of the lighting controls. This is a safety issue as the correctional officers need to be able to control the lighting. This project would provide for the design, purchase and installation of a lighting control unit to be located in the correctional offices room. This project should be coordinated with the electrical system upgrade project which may reduce the cost estimate if done simultaneously.
This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094ENV1

ENVIRONMENTAL HAZARDS SURVEY

Construction Cost $15,000

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Not included in the previous testing was lead paint and other possible environmental hazards. This project would provide funding to complete a building survey of potential environmental hazards located inside the building and on the roofing system. Future projects and their associated costs that may arise from the results of the survey are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $25,000**

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2006 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 throughout the building.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094SFT3

FIRE ALARM SYSTEM UPGRADE **Construction Cost $743,757**

This building is equipped with an automatic fire detection and alarm system, but the system is old, does not meet current code requirements and is missing in some locations. It is recommended that the fire detection and alarm system be upgraded to a fully monitored. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements and building codes. This project should be coordinated with the fire sprinkler upgrade project.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094SFT1

FIRE SPRINKLER INSTALLATION UPGRADE **Construction Cost $1,487,514**

The administration offices, visiting area, education, laundry, infirmary, mattress factory, housing units, and canteen are located in this building. Most of the building does not have fire sprinklers. The 2006 IBC Chapter 903.2.5 states that "An automatic sprinkler system shall be provided throughout buildings with a Group I fire area". This building is an I-3 occupancy with sleeping quarters. It should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.
NAC 477.917 states that: Existing buildings and structures: Additions, alterations and repairs. (NRS 477.030)

1. If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure.

2. The State Fire Marshal will determine the value of the building or structure and the value of any additions, alterations and repairs. If the owner of the building disagrees with the value as determined by the State Fire Marshal, the owner of the building may engage a qualified and disinterested appraiser to ascertain the fair market value of the building or structure and the value of any additions, alterations and repairs.

3. As used in this section, “addition” means any extension or increase in the floor space or height of a building or structure.

Also, NAC 477.915 Existing buildings owned by State: Requirements; reporting of fires; smoke detectors; penalty for violation of section. (NRS 477.030)

1. Every existing building owned by the State of Nevada must:

(a) Comply with the provisions of NRS 477.100 to 477.170, inclusive;

(b) Meet the requirements of the building code in effect when the building was constructed;

(c) If the building:

(1) Is designated as a B occupancy;

(2) Regardless of occupancy designation, has a floor area which exceeds 12,000 square feet on any floor or 24,000 square feet on all floors, including any mezzanines; or

(3) Is an R-1 or R-2 occupancy,

be scheduled for installation of an automatic fire suppression system during the next remodeling of or addition to the building;
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094SFT6

INSTALL HANDRAILS AT ALL INTERIOR STAIRWAYS **Construction Cost $50,000**

All of the existing stairways in the interior of the building do not meet current building codes. Some are missing and they do not have proper extensions or are not at proper heights. This project would provide for the installation of new tube steel handrails at all interior stairways including the housing units.

Project Index #: 0094SFT4

INSTALL SECOND MEANS OF EGRESS IN VISITORS CENTER **Construction Cost $35,000**

The visitor center has only one means of egress. The maximum posted occupancy of this room is 76. The 2006 International Building Code (IBC), table 1018.1 requires the occupant load 1-500 to have a minimum of 2 exits. This project would provide for the labor and material necessary to install a second means of egress.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094SFT5

INSTALL STAIRS / HANDRAILS AT ADMINISTRATION **Construction Cost $6,500**

The existing concrete stairs are showing signs of wear and deterioration. The handrails do not meet current building codes for ADA accessibility and handrail extensions and configurations. This project would provide for the removal and replacement of the concrete stairs and handrails.

Project Index #: 0094SEC1

REPLACE CELL BLOCK DOOR CONTROL PANELS AND MOTORS **Construction Cost $2,250,000**

Problems exist with the door control panel and cell door motor systems in the cell blocks. It is believed the systems are original equipment. Repairs to the control systems and motors are difficult because replacement parts are not being manufactured for the units. It was noted that at one time, some of the controls were operated by an electric motor however most of them have become defective. Some of the systems are now operated manually. This type of operation is more difficult and could create a possible security risk. It is recommended that the door control and cell door motor systems be replaced in the cell blocks. This estimate is for 5 door control systems and 300 cell door motors. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094PLM3

REPLACE DOMESTIC WATER DISTRIBUTION SYSTEM **Construction Cost $800,000**

The majority of the domestic water supply lines in the building are over 50 years old. At the time of the 2009 survey, all of unit 5 and some of unit 3 were having problems and the system was not 100 percent operational. Some of the pipe, hangers, connectors and couplers are deteriorating and water leaks are developing. Dielectric corrosion is occurring between different types of pipe metals, internal corrosion is occurring on the 4" pipe and compression clamps are located in areas where leaks have occurred. Other small repairs have been done over time as needed to keep system operational. A break in the pipe has the potential to short out the power supply, alarm system, flood the lowest levels of the building and presents a safety hazard. This project would provide funding for the removal and installation a new domestic water supply piping system, check and mixing valves and isolation valves. 8,000 lineal feet of steel piping was used in this estimate. If copper pipe is used, the price could double. Removal and/or abandonment of the existing system is included in this estimate. A project for replacing the utilities in the "Sagebrush" basement area was completed in 2001. This project number was 95-M27.
This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094HVA3

REPLACE HVAC SYSTEM **Construction Cost $4,781,295**

The building is heated by low pressure steam. The steam pipes are deteriorating, leaking under the concrete has occurred, and other areas of the steam piping system has had leaks. There is a steam leak currently in unit 5.
The Administration portion of the building is cooled by a central air-conditioning system. This section also requires evaporative coolers and windows air-conditioners to supplement the cooling. The cell block areas have roof and wall mounted evaporative coolers which are old and inefficient.
The air distribution system in this facility is reaching the end of its useful life or is non-existent. The exhaust system in the chase ways no longer operates properly. There is not adequate fresh air supply in the cell areas as required in the IMC table 403.3.
These systems appear to be over 25 years old and no longer energy efficient and some do not function.
This project would provide funding for the design and engineering of a total renovation of the heating, air-conditioning and ventilation system.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094STR1

SEISMIC RETROFIT AND TENANT IMPROVEMENT **Construction Cost $5,297,500**

This building is constructed of sandstone masonry walls on the exterior and poured in place concrete columns, floors and roof deck which are keyed into the stone except for Housing Unit 5 and the third level which contains the third level addition known as Unit 2. The majority of this structure was constructed around 1925. This project would provide for a seismic retrofit of a portion of the structure. Included in this estimate is a cost for tenant improvements to relocate and or remodel offices, restrooms, control room, entrance lobby, and associated programs to provide ADA accessibility and efficient use of space mainly at the first floor of the building.
Final design and scope of this project may impact the cost of this project. 45,000 square feet of floor area was used to generate this cost estimate.

Project Index #: 0094ADA2

SIGNAGE FOR ADA COMPLIANCE **Construction Cost $10,000**

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 these criteria. It is recommended that applicable signage be installed where required. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094SEC2

SURVEILANCE / SECURITY SYSTEM INSTALLATION **Construction Cost $1,500,000**

There is no security camera or recording system for this building except for a few isolated areas like the visitation area. This is a safety issue for staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and security system for the entire building and all required connections to existing utility systems.
This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $6,449,157**

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

Project Index #: 0094INT2

INTERIOR FINISHES **Construction Cost $743,757**

The interior walls, ceilings and cells of this building should have a new application of paint in the next two to four years for proper upkeep and maintenance. Prior to painting, all surfaces should be repaired, and additional funds have been included to address the extensive wall repairs. 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 July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094ELE2

LIGHTING REPLACEMENT / UPGRADE **Construction Cost $796,882**

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. The majority of the light fixtures are not the security type fixtures with the enclosed housing. This project would provide funding for the purchase of new security type fixtures with T-8 lamps and electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. Security lighting fixtures shall be installed in inmate areas. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009. This project should be done concurrently with the other electrical related projects which may help reduce the costs.

Project Index #: 0094INT4

REFURBISH GUN POSTS **Construction Cost $200,000**

Disney Films constructed the gun post at this building while making a movie at the prison. It is constructed of wood, sitting atop a non-combustible building. It needs complete refurbishing including flooring, windows, doors and electrical. The soffits and walls are peeling and deteriorating. The gun post is not heated or cooled. The other two gun posts also will need to be refurbished. They are constructed of concrete. Only one of the gun posts has a restroom. They use radiator-heating units, which are inadequate in colder weather. Gun post three has a window-mounted air conditioning unit and an electric resistance-heating unit. The windows are tilt-out metal frame and should be replaced. The roof-mounted spotlights will need to be replaced also. The escape hatches located in the floor, are too small and need to be enlarged. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094INT3

REPLACE FLOORING ADMINISTRATION / VISITATION **Construction Cost $100,000**

The floor coverings in this building are in generally poor condition and have reached the end of their serviceable life. The carpeted areas are showing signs of traffic wear and the 12"x12" VCT is loose and separating from the substrate creating a potential tripping hazard. This project would provide funding for the replacement of these floor coverings in the administration and visitation areas. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094EXT2

REPLACE EXISTING ROOF **Construction Cost $840,000**

The roof on this building was in fair condition at the time of the survey. The single-ply system is spongy along the walkways, and is especially noticeable at the bottom of the stairs from the third story to the fourth story and there is an old built-up roofing system with concrete pavers on top which should be replaced. It appears that a roof coating has been applied on the unit 3 section of the building. One portion of the roof was redone in 1989. 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 two years to be consistent with the roofing program. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094PLM2

REPLACE SEWER / WASTE WATER LINES **Construction Cost $800,000**

The sewer / waste water infrastructure in the building is over 50 years old except for some small areas that have been repaired or replaced over the years as needed. Some of the sanitary sewer pipe, hangers, connectors and couplers have or are deteriorating to a point where raw sewage may be leaking in some areas. The waste vents in the cell block chases are too close to the exhaust vents on the roof and in unit 5, some have been damaged and to not vent properly. The waste lines in unit 2 have failed. This may be a potential health hazard. This project would provide for the removal and installation a new sewer / waste water infrastructure in the building including all connections, supports, anchoring. Some of the waste lines have been upgraded in the Sagebrush basement area in a past Capital Improvement Project. 8,000 lineal feet of cast iron pipe was used to generate this estimate. This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094EXT3

REPLACE WINDOWS **Construction Cost $1,056,000**

Some of the existing windows open inward which protrudes into the walkways and are original to the building. Some of the units are cracked or damaged, seals are broken, are difficult to operate and they have reached the end of their useful life. This project would provide funding to replace the window units with new security window units. A total of 352 units was used to generate this estimate. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0094ELE1

UPGRADE ELECTRICAL SYSTEM **Construction Cost $1,912,518**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time progressed the building's electrical demand and system has been changed. It is utilized to its current maximum potential. The electrical panels and receptacles are older types and are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building including switchgear, main panels and subpanels located in the utility chases and basement areas. Electrical fixtures are addressed in another project. This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $583,755**

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

Project Index #: 0094INT1

REPLACE ADMINISTRATION OFFICE DOORS **Construction Cost $52,500**

The front office doors in the administration portion of the building are showing signs of heavy use. The bottom of the doors have become warped and damaged over the years. this project would provide funding for the purchase and installation of new hollow metal offices doors, frames, lever action door handles, hardware and painting of doors and frames. Removal and disposal of existing damaged doors and frames is included in this estimate. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.. This estimate is for the removal and replacement of 15 doors.

Project Index #: 0094EXT4

STONE MASONRY RE-POINTING **Construction Cost $531,255**

The existing building exterior is natural sandstone that was quarried directly from the correctional facility site. Some portions of this structure are over 100 years old.
There are numerous areas where the mortar is failing, missing and not sealed properly due the age and exposure to the weather. This project would provide for the cleaning, repair and re-pointing of the exterior stone work. Due to the vertical nature of the building, scaffolding will be required to accomplish this project and is included in this estimate. This project does not include the exterior stairway on the southwest side of the building.
This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**106,251**
Year Constructed:	**1868**
Exterior Finish 1:	**90 % Sandstone Masonry**
Exterior Finish 2:	**10 % Tilt-Up Concrete**
Number of Levels (Floors):	**4 Basement? Yes**
IBC Occupancy Type 1:	**80 % I-3**
IBC Occupancy Type 2:	**20 % B**
Construction Type:	**Stone, Concrete and Steel**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**60 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$17,081,566**	**Project Construction Cost per Square Foot:**	**$226.96**
Priority Class 2:	**$6,449,157**	**Total Facility Replacement Construction Cost:**	**$47,282,000**
Priority Class 3:	**$583,755**	**Facility Replacement Cost per Square Foot:**	**$445**
Grand Total:	**$24,114,478**	**FCNI:**	**51%**

OLD 5TH STREET TOWER

BUILDING REPORT

The Old 5th Street Tower is a stone masonry building with a sloped roof. There is a small copula on the top of the roof. The structure was formally a guard tower located along 5th street which was realigned years ago further north of the prison site. There is a wood walkway around the building accessed by wood stairs. The structure is in good shape for its age.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $2,500**

Currently Critical **Immediate to Two Years**

Project Index #: 0041EXT2

EXTERIOR FINISHES

Construction Cost $1,500

It is important to maintain the finish, weather resistance and appearance of the building. The exterior paint is peeling; the caulking around the windows, flashing, fixtures and other penetrations is failing. This project would provide funding for the painting of the exterior of the building. Including in the cost is the sanding, priming, filling in the crack, caulking of the windows, flashing, fixtures and all other penetrations. This project should be completed in the next two years.
This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0041INT1

INTERIOR FINISHES

Construction Cost $1,000

The interior finishes are in fair to poor condition. It is recommended that the interior walls be painted at least once in the next two 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 July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**100**
Year Constructed:	**1868**
Exterior Finish 1:	**100 % Sandstone Masonry**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**%**
Construction Type:	**Stone Masonry**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$2,500**	**Project Construction Cost per Square Foot:**	**$25.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$35,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$350**
Grand Total:	**$2,500**	**FCNI:**	**7%**

OLD PUMPHOUSE

BUILDING REPORT

The Old Pump House is an old Sandstone masonry building with an arched concrete roof. It used to serve as the pump house for the prison's old water system and is no longer in use. The structure is in fair shape. Due to its age and architectural style, it may have some historical significance.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $320**

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

Project Index #: 0029EXT2

EXTERIOR FINISHES

Construction Cost $320

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 repairing any cracks and sealing the stone masonry as well as caulking the windows and other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**64**
Year Constructed:	**1868**
Exterior Finish 1:	**100 % Sandstone Masonry**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**%**
Construction Type:	**Stone Masonry**
IBC Construction Type:	**V-N**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$5.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$19,000**
Priority Class 3:	**$320**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$320**	**FCNI:**	**2%**

CHAPEL / SIX POST

BUILDING REPORT

The Chapel/Six Post is a concrete masonry unit (CMU) structure with a single-ply membrane roof and a concrete slab-on-grade foundation. The building contains the chapel, office area, restroom and Six Post. The facility is not ADA compliant and does not have fire sprinklers.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $151,328**

Currently Critical **Immediate to Two Years**

Project Index #: 0022ADA2

ADA RESTROOM REMODEL **Construction Cost $30,000**

The existing restroom is not ADA compliant. This project would provide for the remodeling of the restroom into a unisex ADA compliant facility including a sink, toilet, grab bars, mirror, plumbing jacket and signage as indicated in the 2006 IBC Chapter 11, Section 1109.2.1. Minor plumbing modifications and room reconfiguration may be required and this cost estimate includes funds for minor modifications including new vinyl composition flooring, and a new 3'-0" wide door with lever action door handles.

Project Index #: 0022SFT3

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $2,250**

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2006 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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0022SFT1

FIRE ALARM SYSTEM INSTALLATION **Construction Cost $20,776**

This building is lacking an automatic fire detection and alarm system. It is recommended that a fully monitored fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2002 Section 7.
This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0022SFT2

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $41,552**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.
NAC 477.917 states that: Existing buildings and structures: Additions, alterations and repairs. (NRS 477.030)

1. If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure.

2. The State Fire Marshal will determine the value of the building or structure and the value of any additions, alterations and repairs. If the owner of the building disagrees with the value as determined by the State Fire Marshal, the owner of the building may engage a qualified and disinterested appraiser to ascertain the fair market value of the building or structure and the value of any additions, alterations and repairs.

3. As used in this section, “addition” means any extension or increase in the floor space or height of a building or structure.

Project Index #: 0022ADA1

INSTALL LEVER ACTION DOOR HARDWARE **Construction Cost $6,750**

The existing doors in this facility have locking knob-type door hardware and do not meet the requirements for ADA accessibility. ICC/ANSI A117.1-1998 section 404.2.7 requires door handles to have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. This project would provide for the purchase and installation of lever action hardware to be placed on all the interior doors. This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0022SEC1

SURVEILANCE / SECURITY SYSTEM INSTALLATION **Construction Cost $50,000**

There is no security camera or recording system in the Chapel/ Six Post. This is a safety issue for the staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and a security system for the entire building and all required connections to existing utility systems.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $155,820**

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

Project Index #: 0022INT1

INTERIOR FINISHES **Construction Cost $14,840**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four 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 July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0022ELE1

LIGHTING UPGRADE **Construction Cost $22,260**

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 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0022INT2

REPLACE EXISTING FLOORING **Construction Cost $29,680**

The floor coverings in this building are in generally poor condition and have reached the end of their serviceable life. The carpeted areas are showing signs of traffic wear and the 12"x12" vinyl composition tile (VCT) is loose and separating from the substrate creating a potential tripping hazard. In April of 1989 an asbestos survey was conducted. It was reported that in some areas of the buildings asbestos was present. This project would provide for the replacement of these floor coverings with new VCT. This project includes removal and disposal of the asbestos. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

Project Index #: 0022HVA1

REPLACE HVAC SYSTEM **Construction Cost $89,040**

The Chapel / Six Post currently has only ducted heat and evaporative cooling which is in need of replacement. This project would provide for a cooling system to be installed in the building. This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $29,680**

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

Project Index #: 0022EXT1

EXTERIOR FINISHES **Construction Cost $29,680**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion there of was previously recommended in the FCA report dated July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

BUILDING INFORMATION:

Gross Area (square feet):	**2,968**
Year Constructed:	**1971**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**50 % I-3**
IBC Occupancy Type 2:	**50 % B**
Construction Type:	**Concrete Masonry and Steel**
IBC Construction Type:	**V-N**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$151,328**	**Project Construction Cost per Square Foot:**	**$113.49**
Priority Class 2:	**$155,820**	**Total Facility Replacement Construction Cost:**	**$965,000**
Priority Class 3:	**$29,680**	**Facility Replacement Cost per Square Foot:**	**$325**
Grand Total:	**$336,828**	**FCNI:**	**35%**

NOTES:

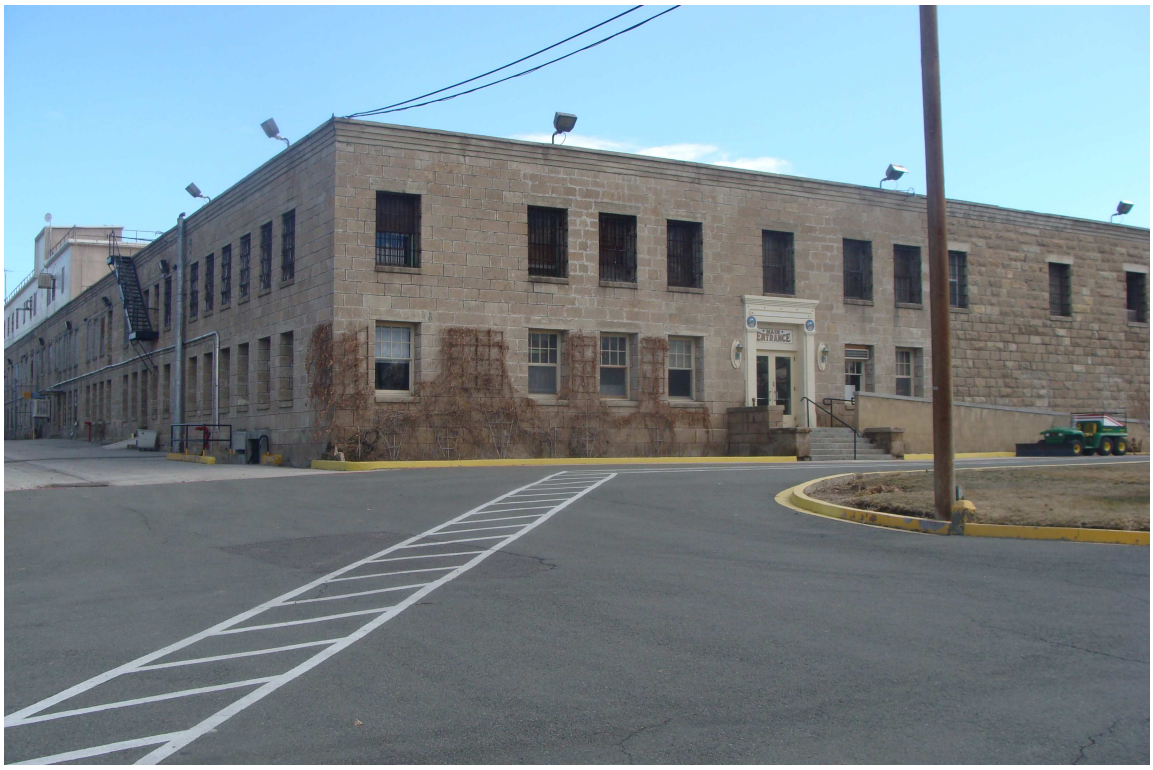
The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space,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

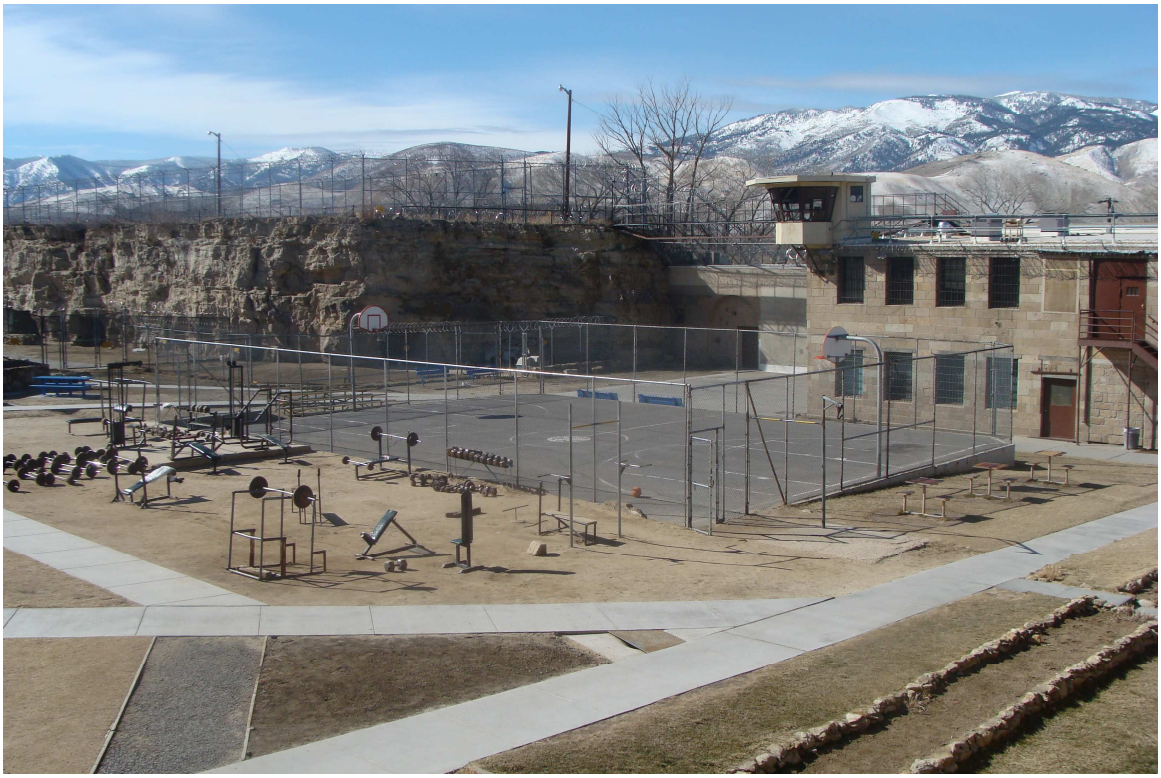
This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

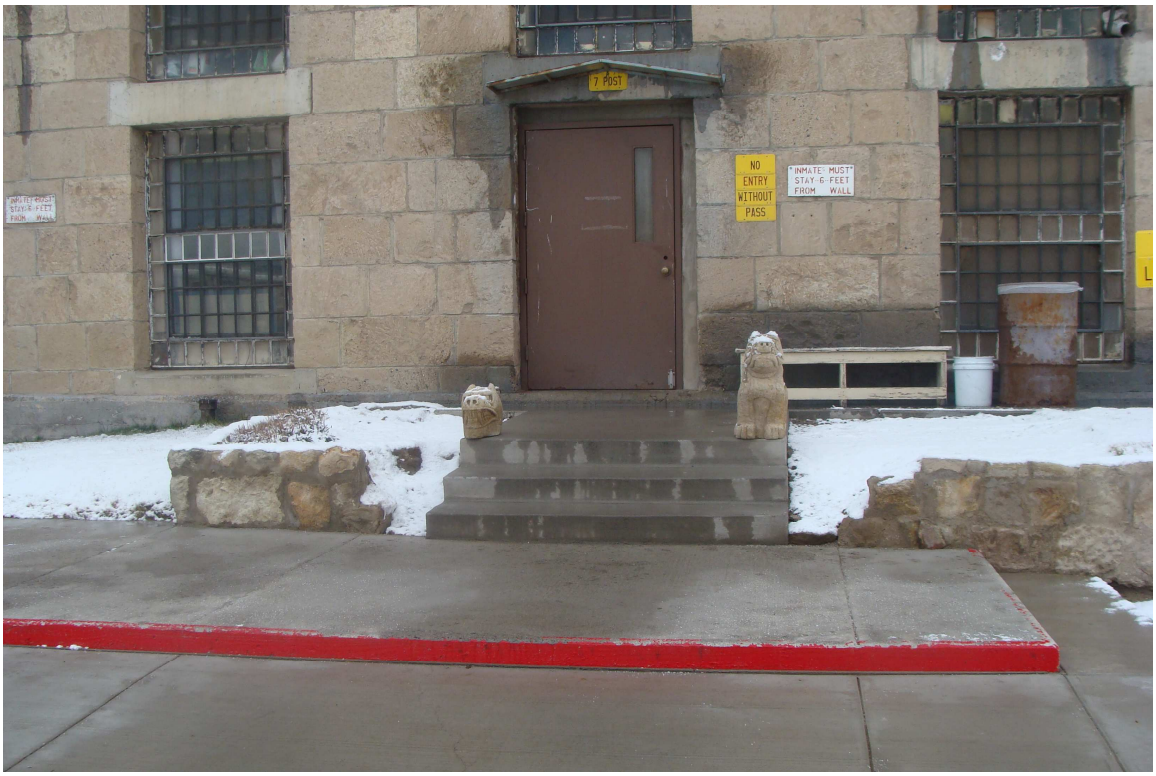
State Public Works Board | 515 E. Musser Street, Suite 102 | (775) 684-4141 voice
Facilities Condition Analysis | Carson City, Nevada 89701-4263 | (775) 684-4142 facsimile



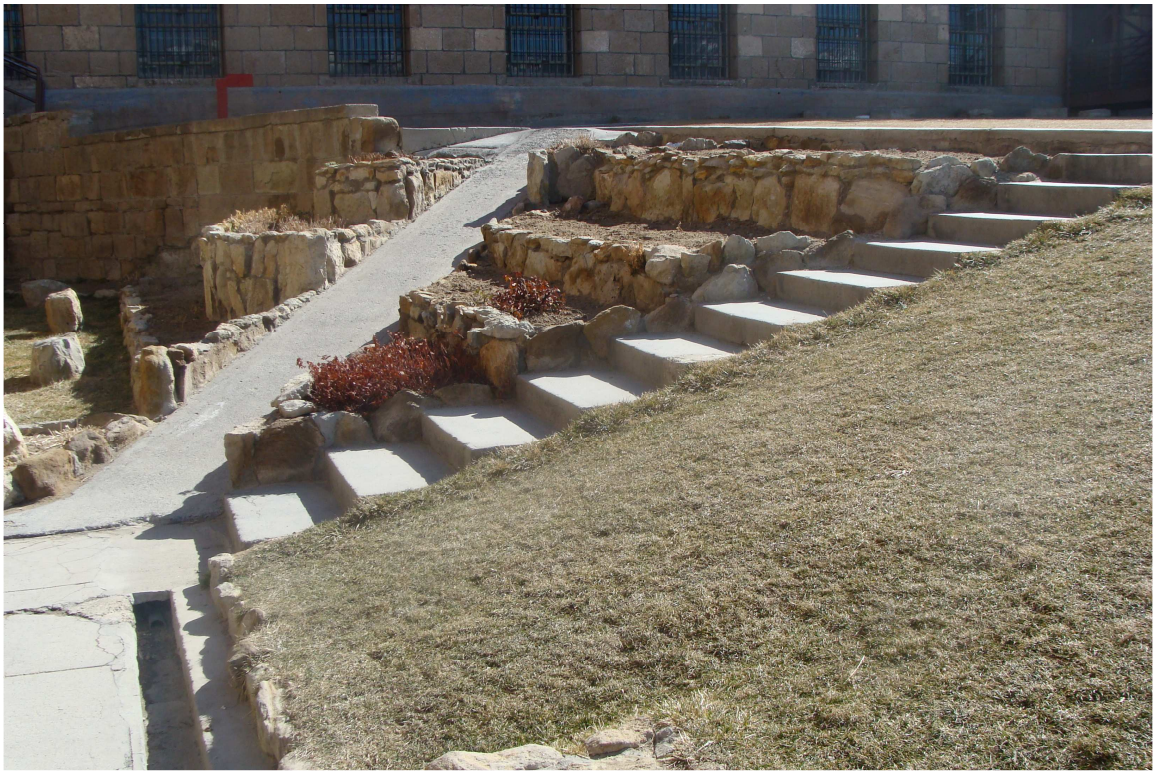
Nevada State Prison - Site #9989
Description: Designated ADA accessible route (striped) to Administration.



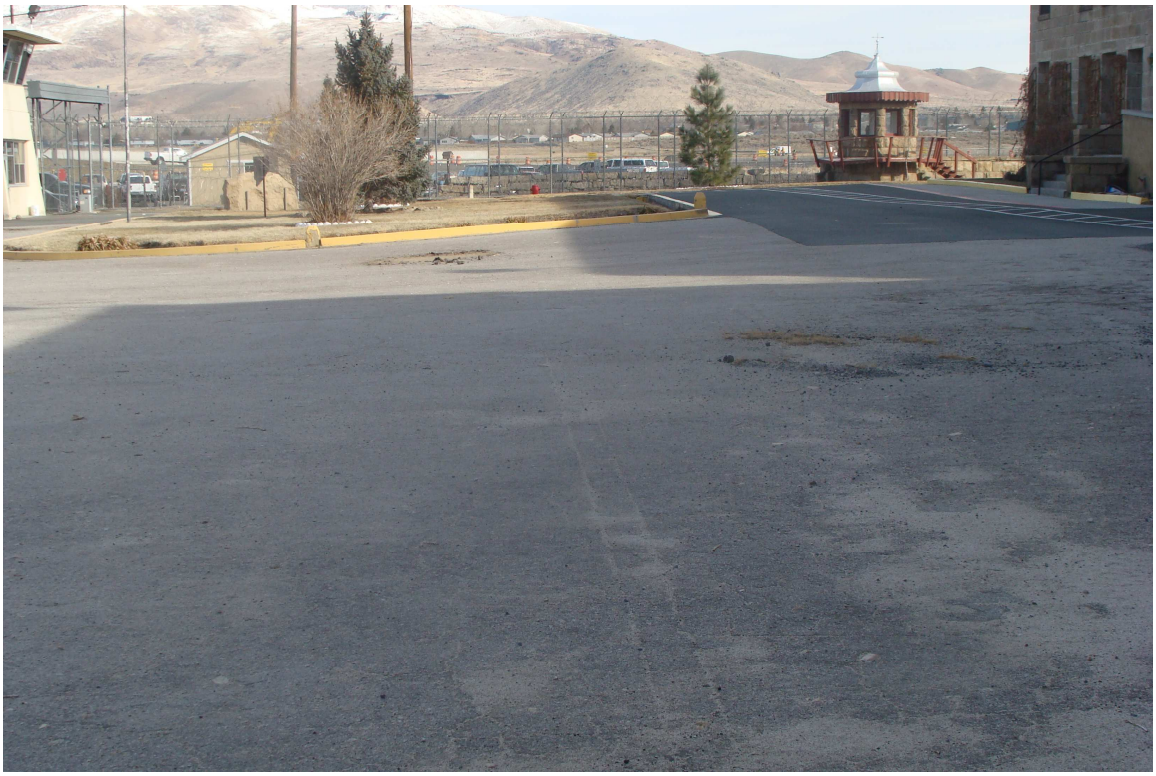
Nevada State Prison - Site #9989
Description: Lower exercise yard.



Nevada State Prison - Site #9989
Description: Existing stairs in need of handrails.

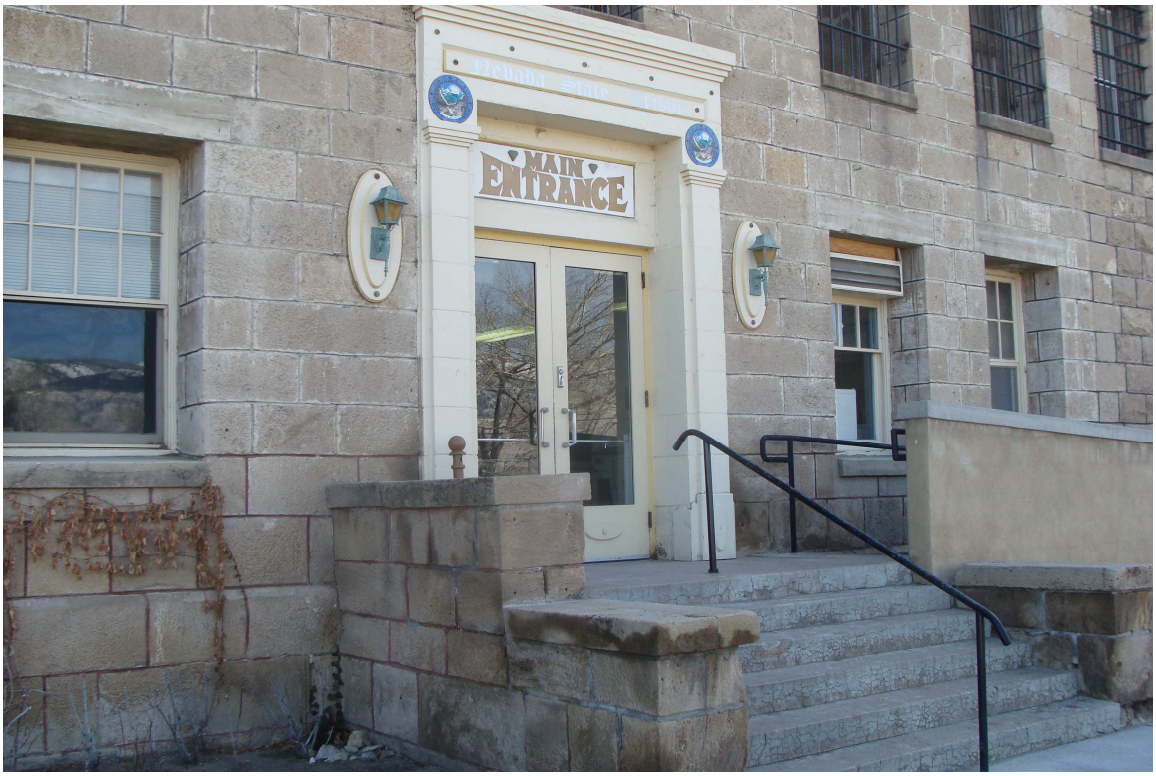


Nevada State Prison - Site #9989
Description: Lower yard stairs in need of handrails.

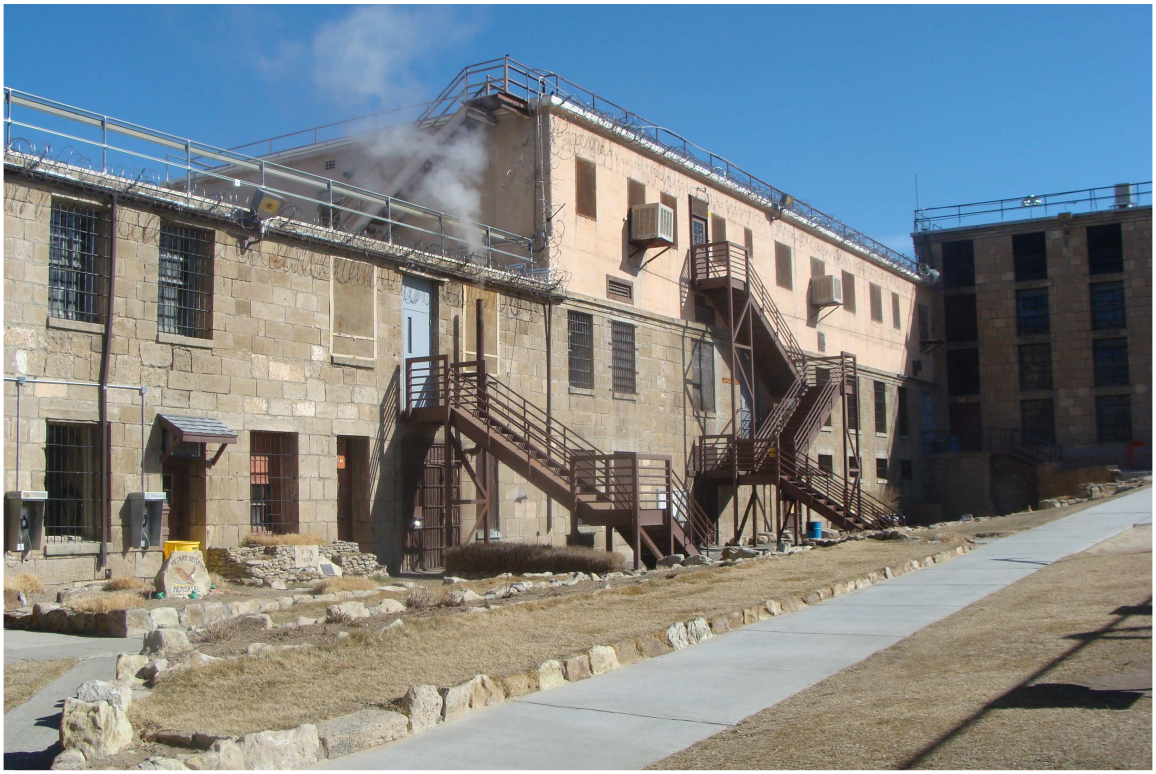


Nevada State Prison - Site #9989
Description: Asphalt in need of repair and sealing.

Chapel / Six Post - Building #0022
Description: Interior of the Chapel.



Administration/ Cell Blocks - Building #0094
Description: Entrance to Administration area.



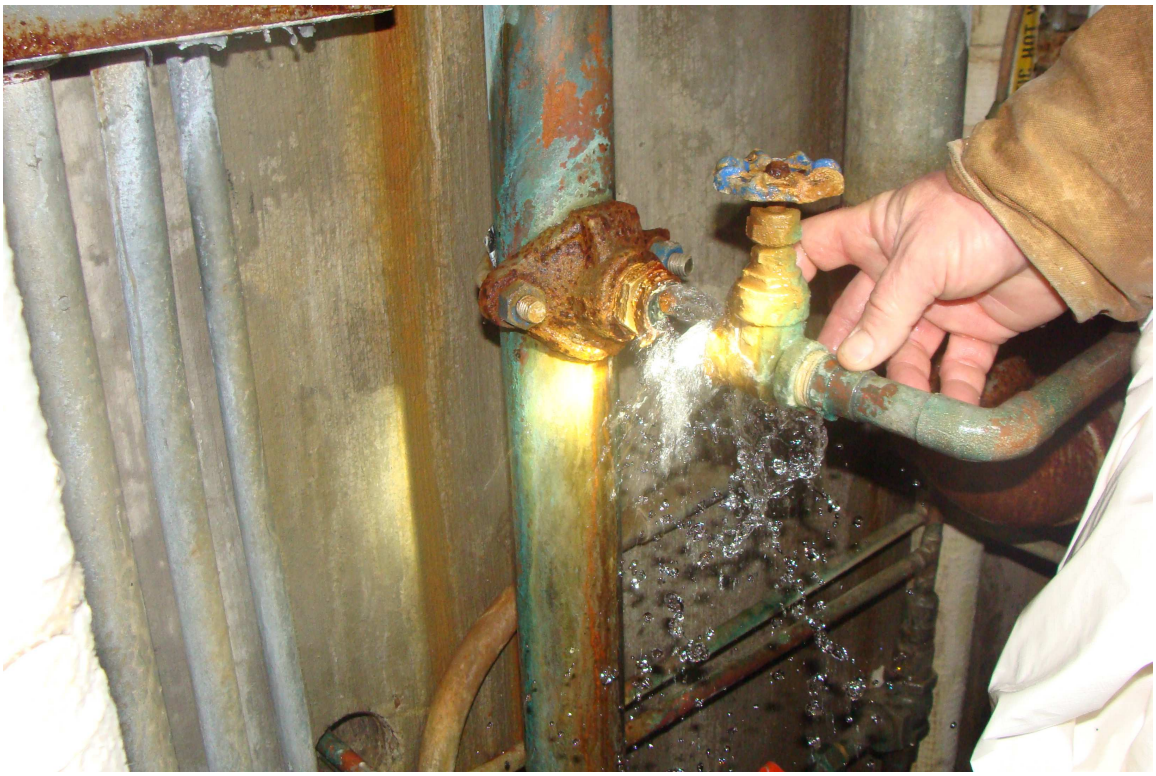
Administration/ Cell Blocks - Building #0094
Description: Exterior view of Cell Block Unit 2.

Administration/ Cell Blocks - Building #0094
Description: Exterior view of Cell Block Unit 3.

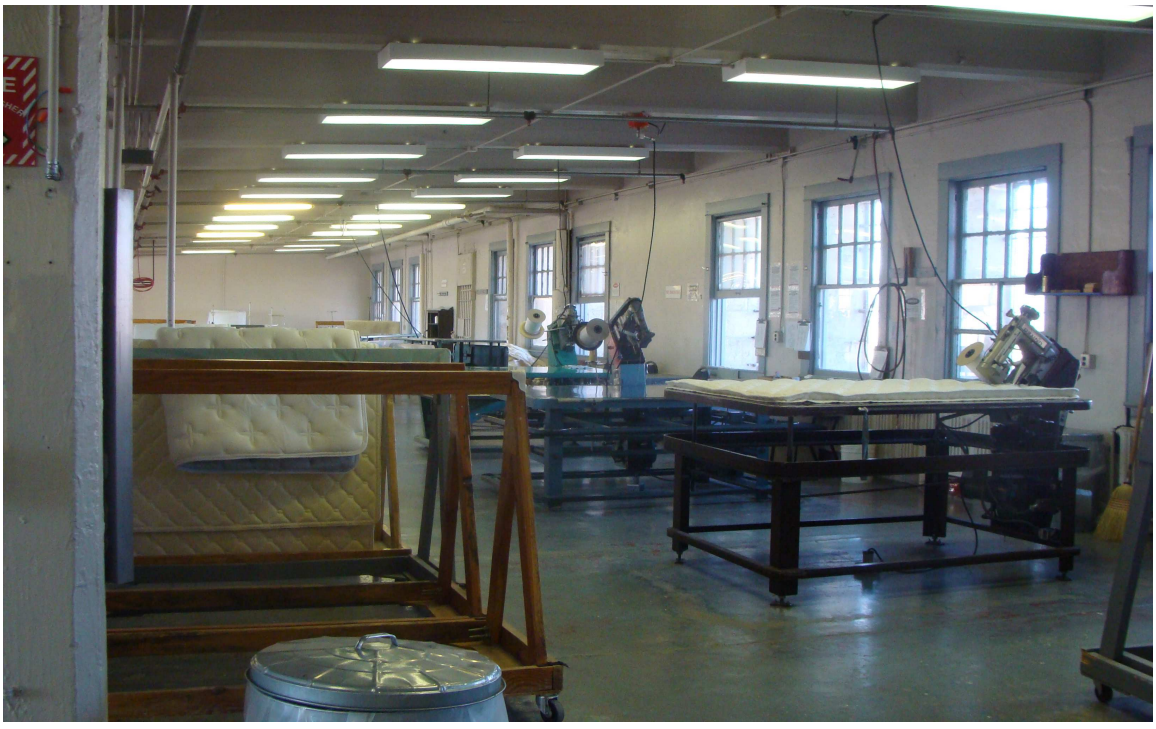
Administration/ Cell Blocks - Building #0094
Description: Interior view of Cell Block Unit 5.

Administration/ Cell Blocks - Building #0094
Description: Typical pipe chase in Cell Blocks.

Administration/ Cell Blocks - Building #0094
Description: Example of sewer waste line in Cell Block 5.

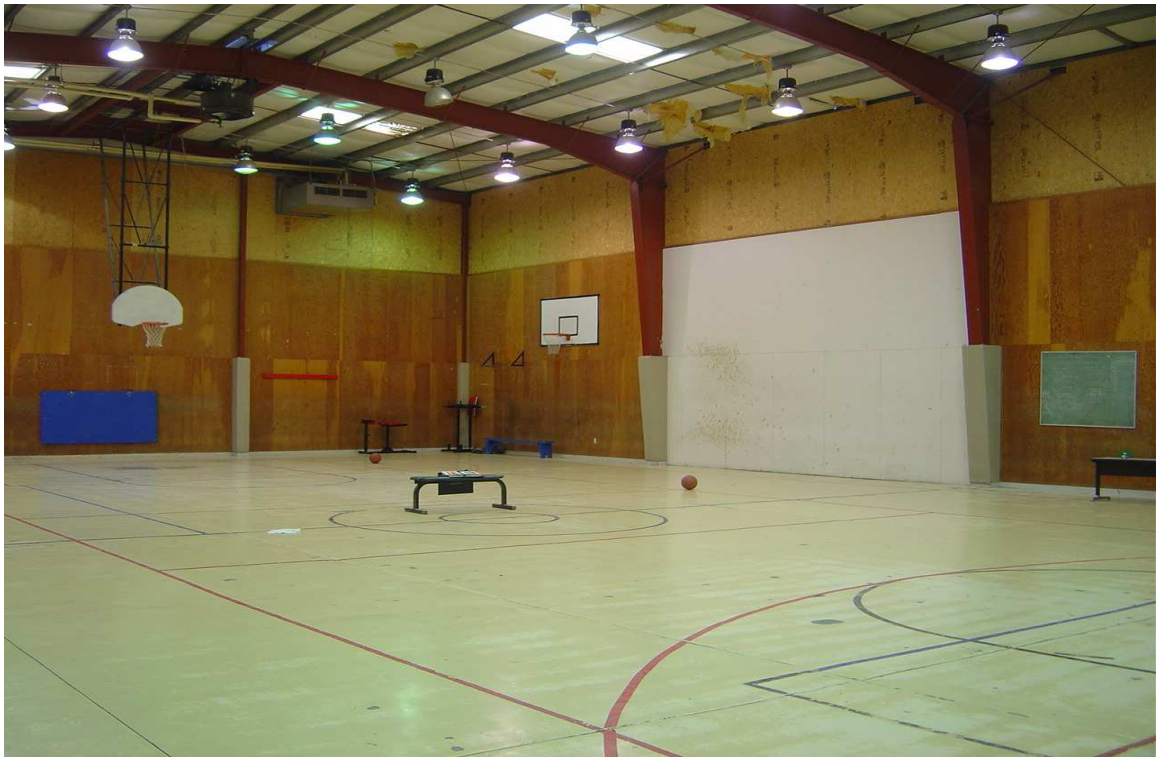


Administration/ Cell Blocks - Building #0094
Description: Example of broken domestic water line in Cell Block Unit 5.



Administration/ Cell Blocks - Building #0094
Description: View of mattress factory area.

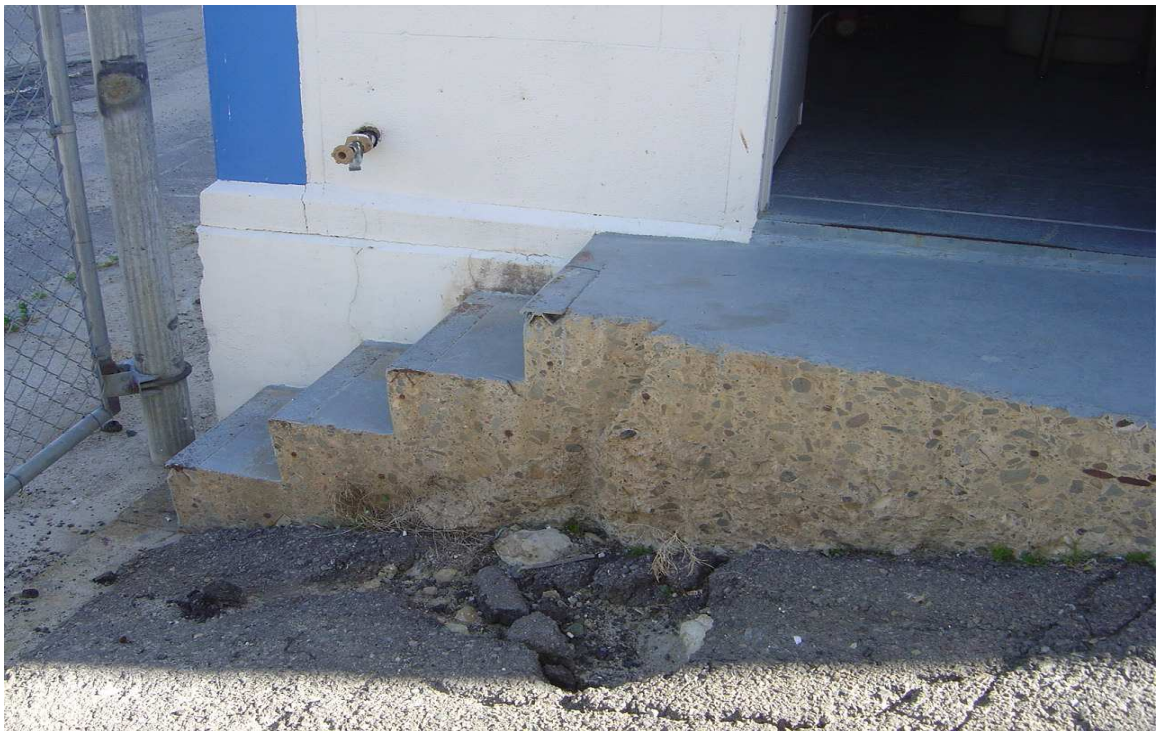
Industrial/ License Plate Factory - Building #0095
Description: Exterior view of License Plate Factory.



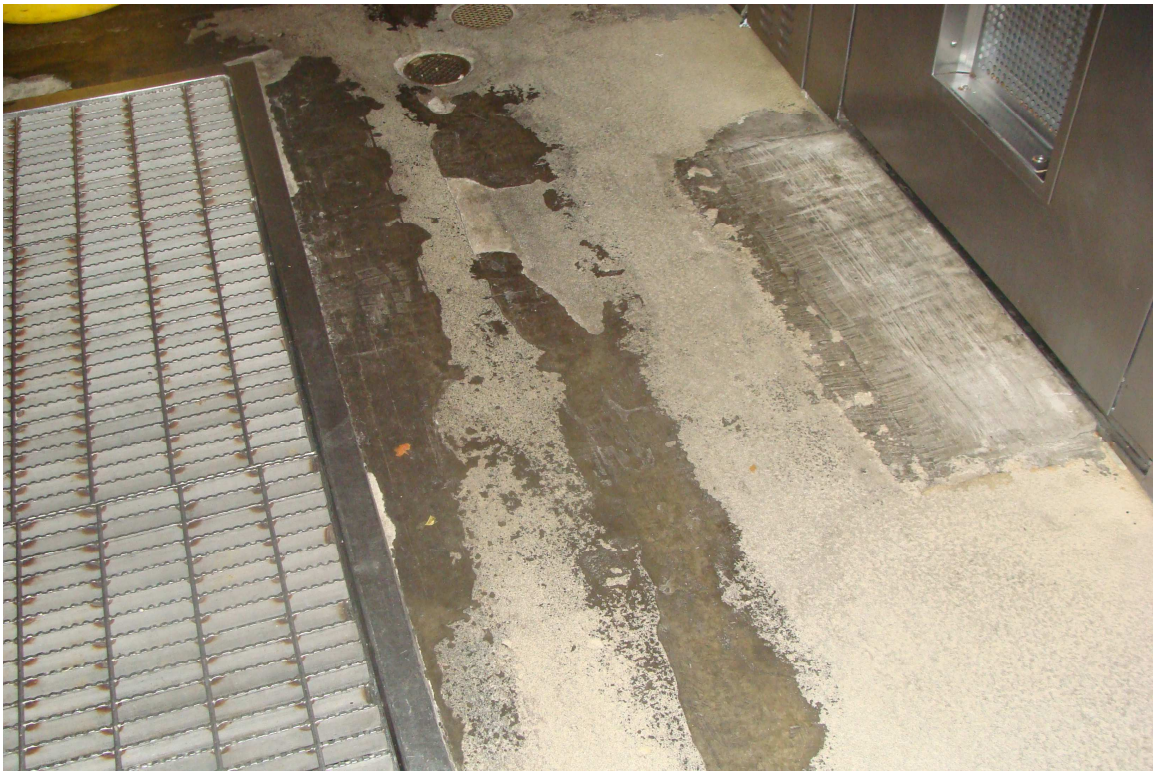
Gymnasium - Building #0096
Description: Interior view of Gym.

Book Bindery - Building #0098
Description: Exterior view of Book Bindery.

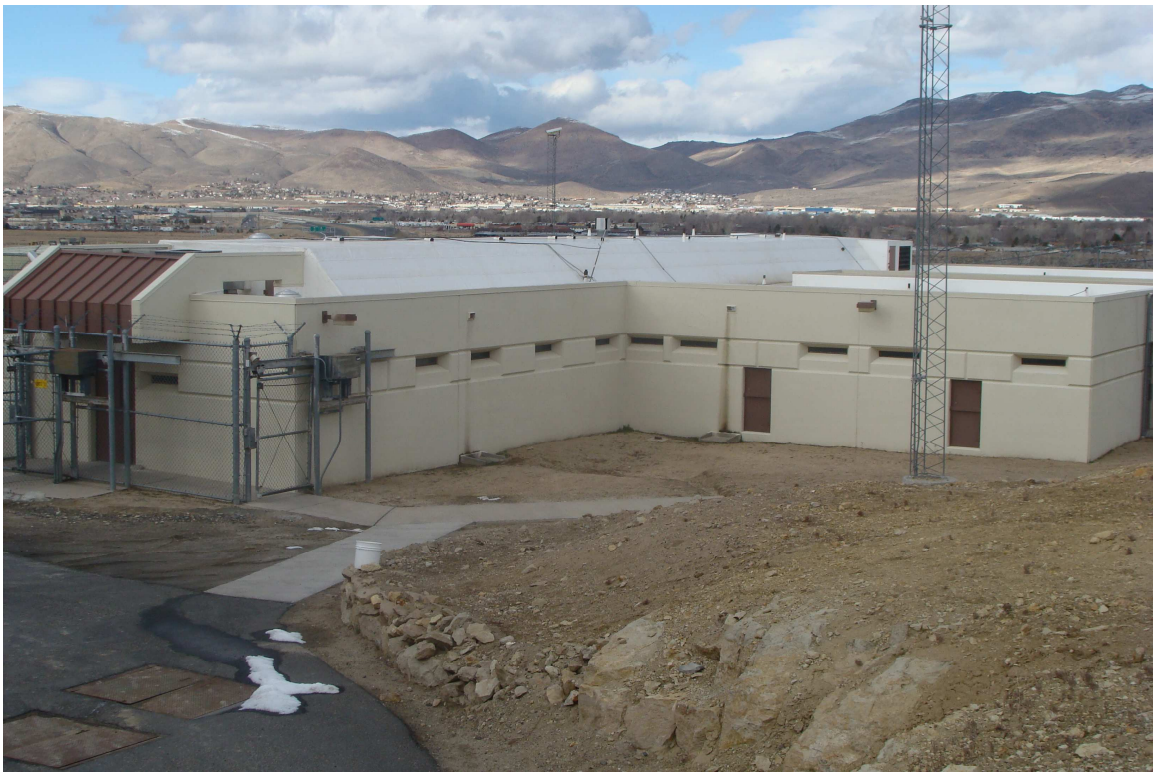
Boiler Plant - Building #0099
Description: Exterior view of Boiler Plant.



Boiler Plant - Building #0099
Description: Exterior stairs in need of replacement.

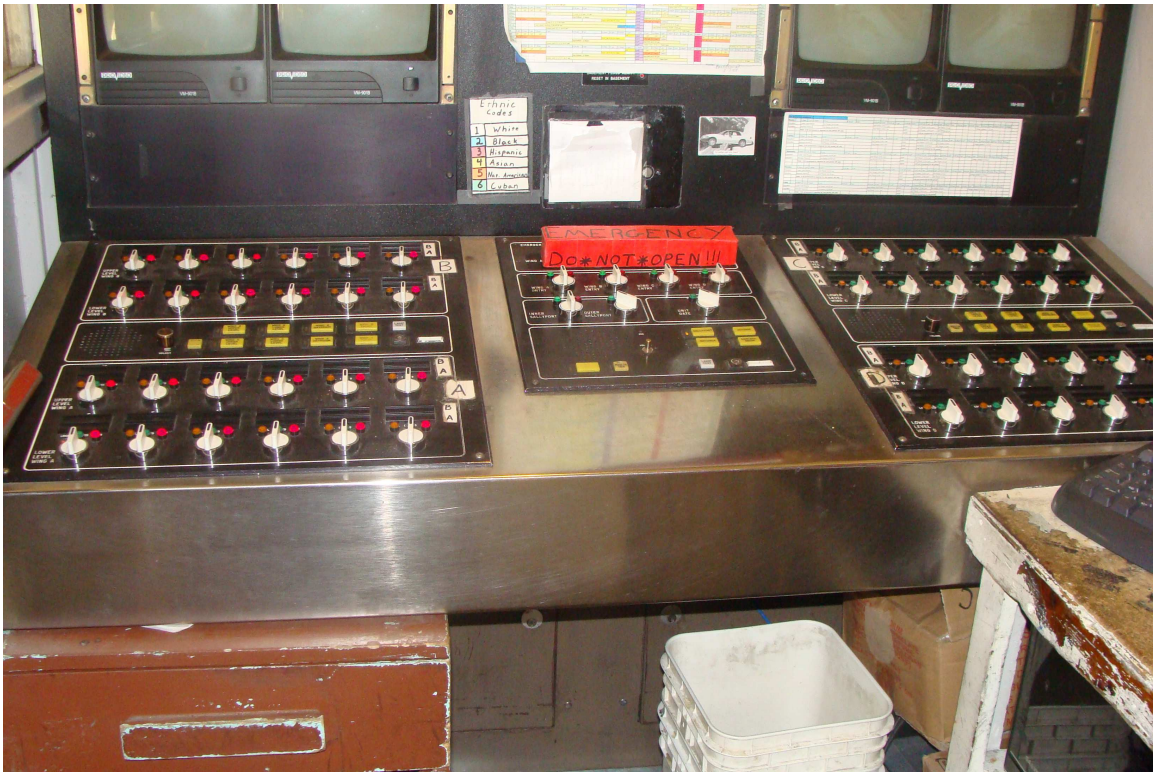


Culinary/ Dining Hall - Building #0103
Description: Floor damage in Kitchen.

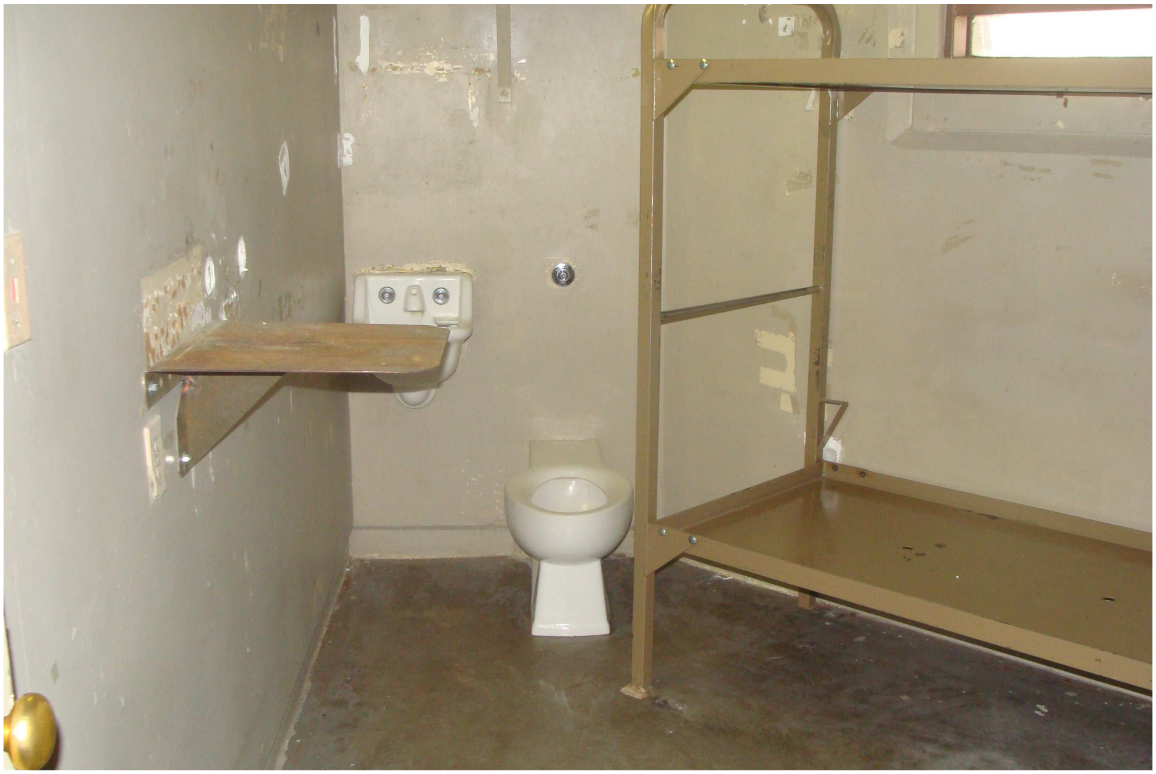


Housing Unit 12 - Building #0105
Description: Exterior view of building.

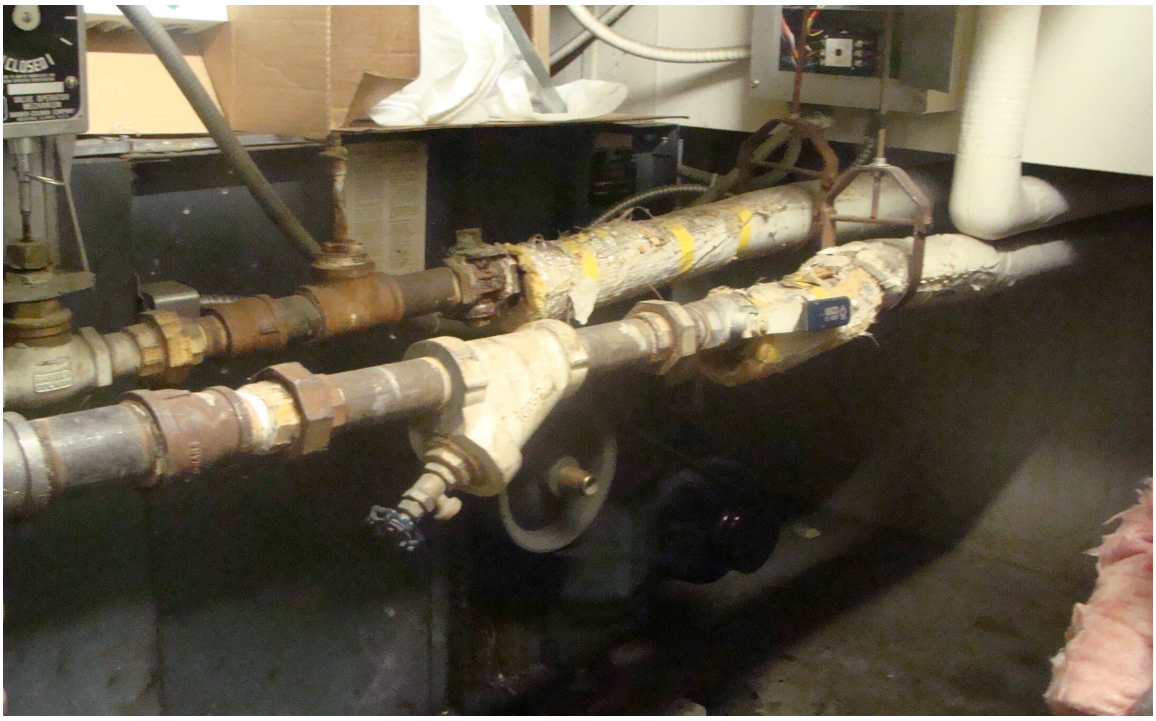
Housing Unit 8 - Building #0108 (Housing Units 6, 7, 9, 10 & 11 similar)
Description: Exterior view of building.



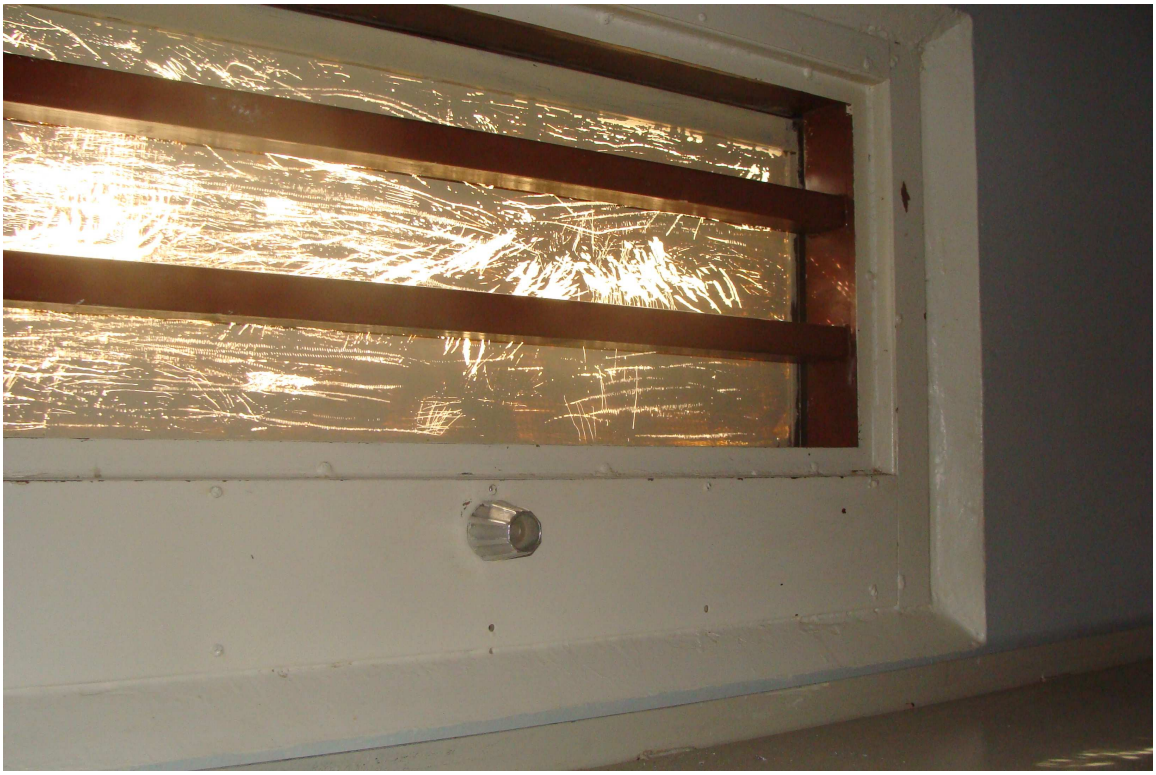
Housing Unit 8 - Building #0108 (Housing Units 6, 7, 9, 10 & 11 similar)
Description: Control panel.



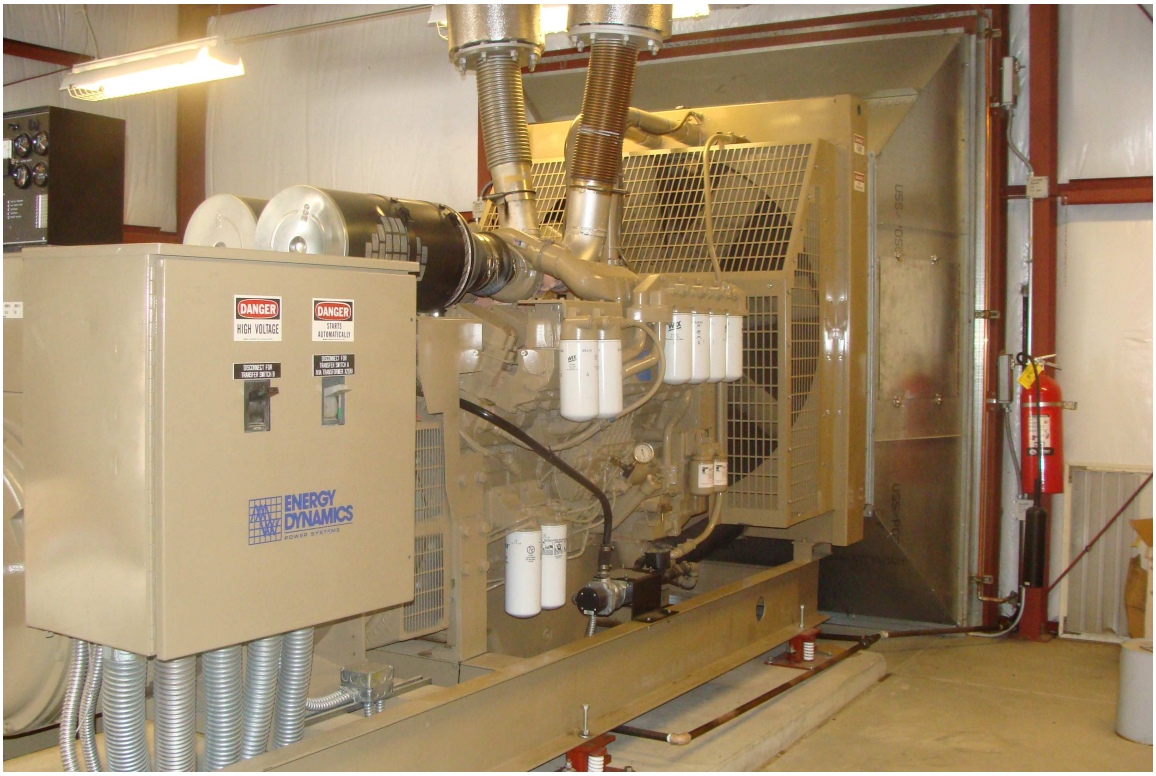
Housing Unit 8 - Building #0108 (Housing Units 6, 7, 9, 10 & 11 similar)
Description: Interior view of inmate cell with porcelain restroom fixtures.



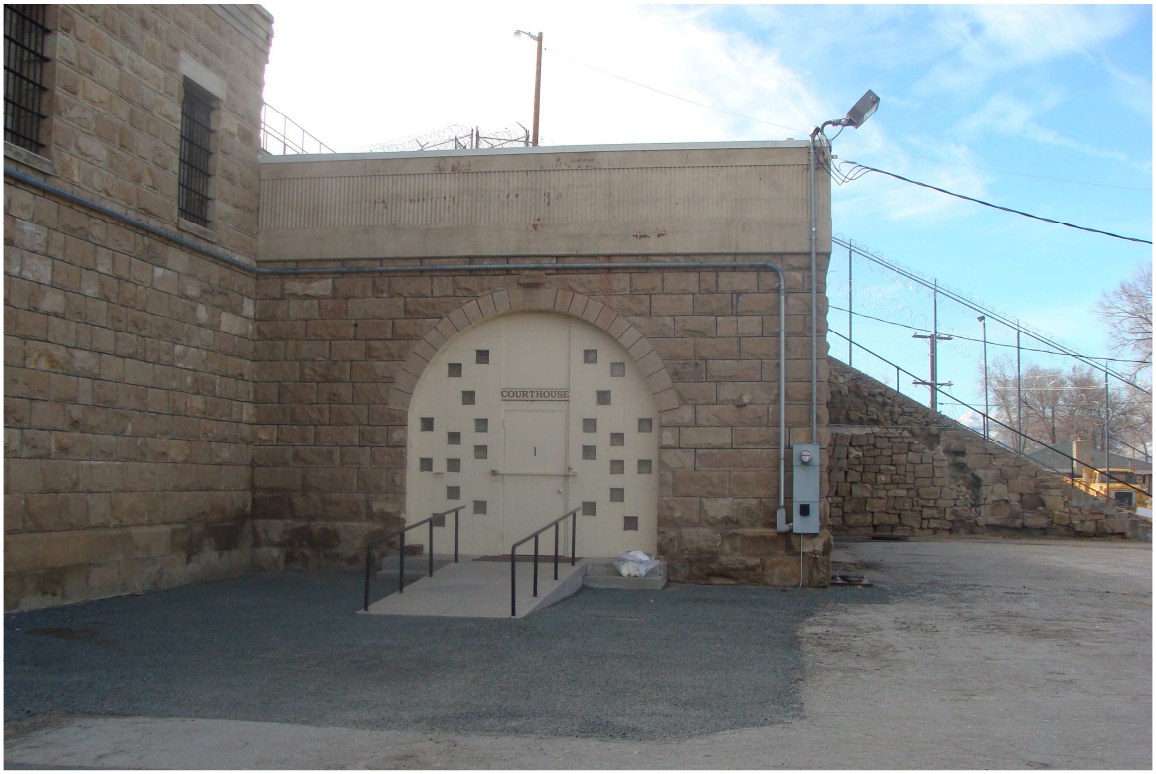
Housing Unit 8 - Building #0108 (Housing Units 6, 7, 9, 10 & 11 similar)
Description: Mechanical equipment in basement.



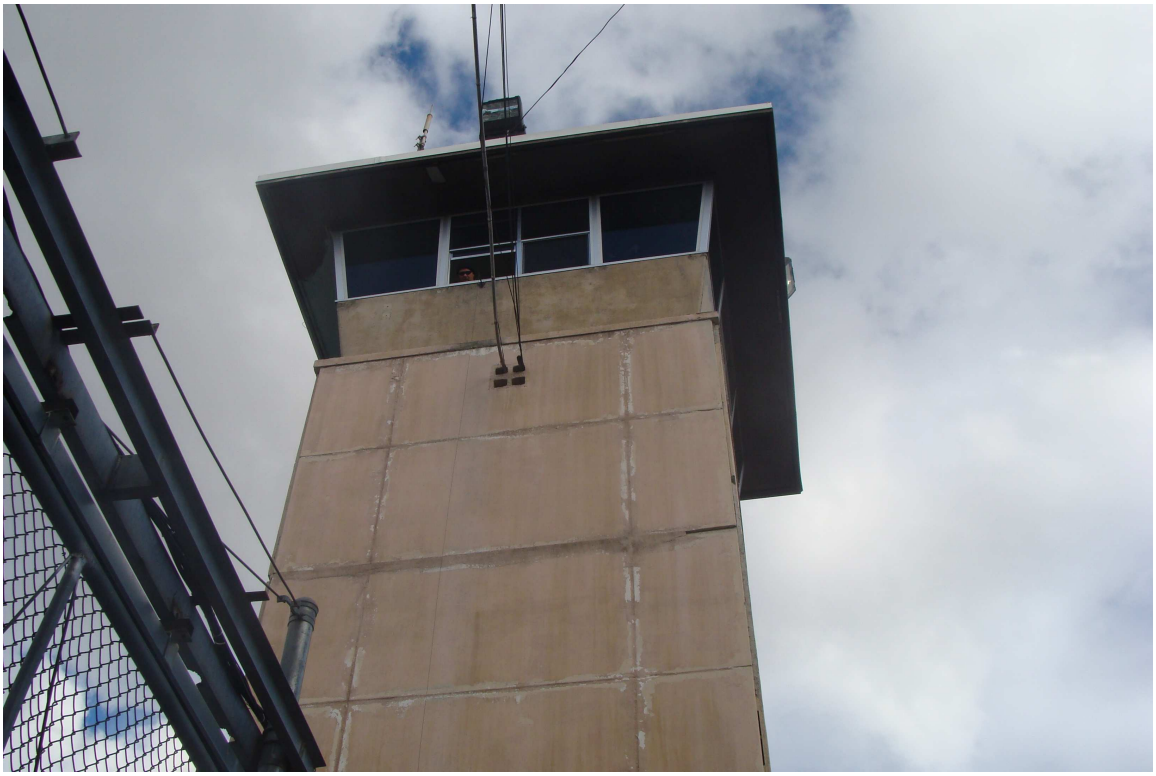
Housing Unit 8 - Building #0108 (Housing Units 6, 7, 9, 10 & 11 similar)
Description: Window in need of replacement.



Generator Building - Building #0763
Description: View of diesel generator.



Courthouse - Building #1402
Description: Exterior view of Courthouse.

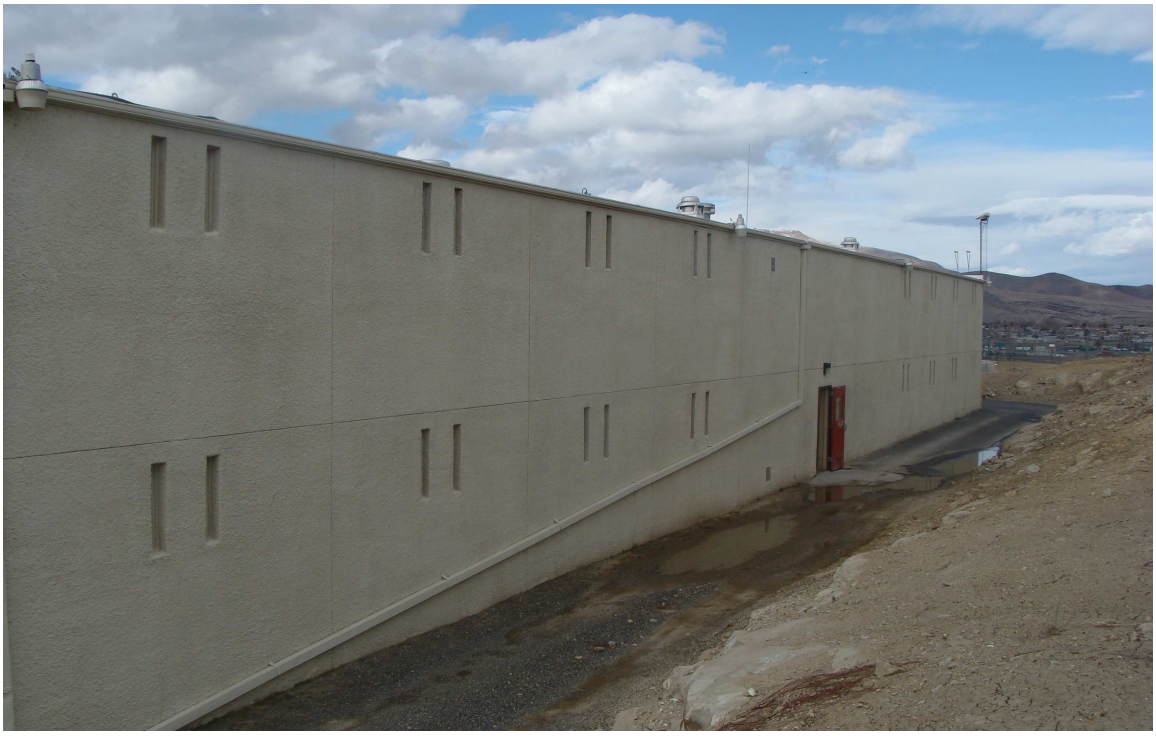


Guard Tower #2 North - Building #1403
Description: Exterior view of Guard Tower.

Guard Tower #3 Northeast - Building #1404
Description: Exterior view of Guard Tower.

Guard Tower #4 Southeast - Building #1405
Description: Exterior view of Guard Tower.

Guard Tower #5 Southwest - Building #1406
Description: Exterior view of Guard Tower.



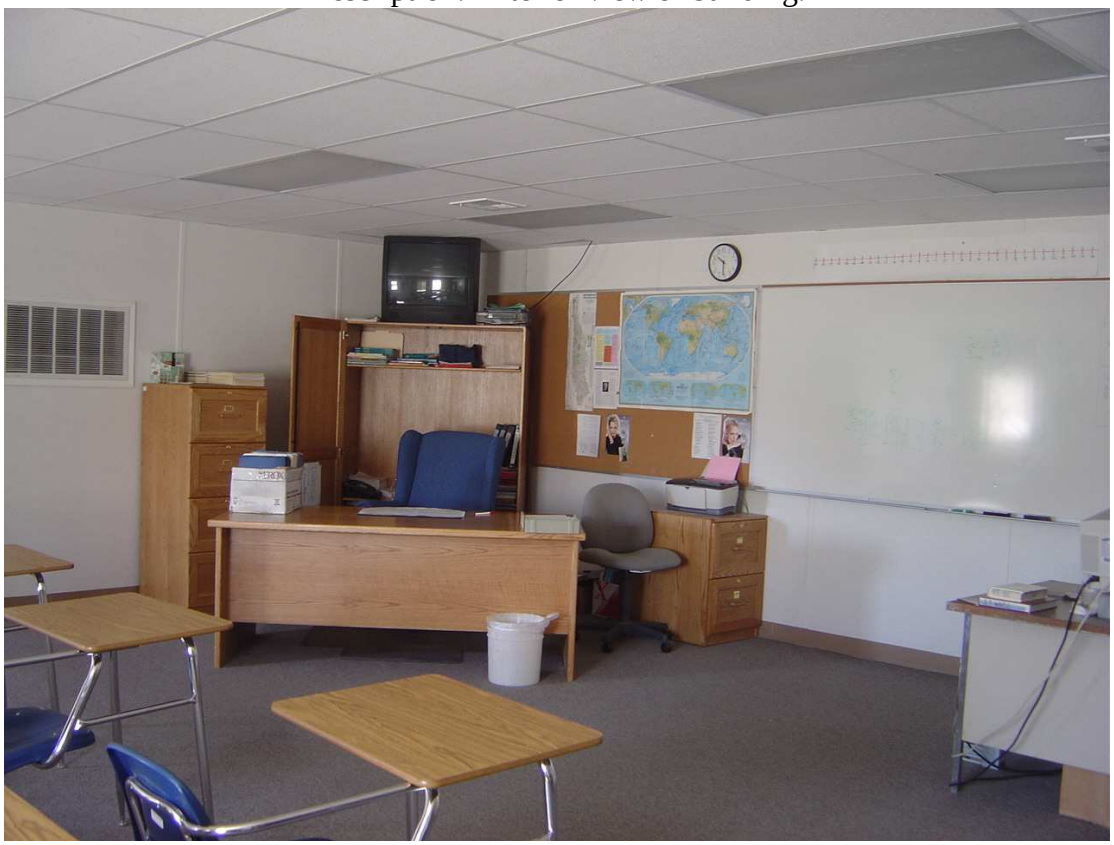
Housing Unit 13 - Building #1408
Description: Exterior view of building.

Housing Unit 13 - Building #1408
Description: Interior view of building.

Main Gate/ Tower #1, Northwest - Building #1410
Description: Exterior view of building.

Main Gate/ Tower #1, Northwest - Building #1410
Description: Exterior view of building.

Modular Education Building - Building #2545
Description: Exterior view of building.



Modular Education Building - Building #2545
Description: Interior view of building.