



DEPT OF CORRECTIONS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

NORTHWEST REGION
NORTHERN NEVADA CORRECTIONAL CENTER COMPLEX
9990 - NORTHERN NEVADA CORRECTIONAL CENTER SITE
1721 E SNYDER AVE
CARSON CITY, NV 89701-7812
CARSON CITY COUNTY

SURVEY DATE: 06/12/2024



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*The **FCA PROGRAM**, established by the State Public Works Division (SPWD), fulfills oversight responsibilities under NRS 341.128 (periodically inspect state-owned institutions) and NRS 331.110 (inventory of state property).*

*The **Property Portfolio Review** is a two-part evaluation offering an assessment of a property's condition and prioritized project recommendations with preliminary cost estimates.*

INTRODUCTION

The **Project Addendum** is part two of the **Property Portfolio Review**, building on the foundation of the Facility Insights report, which assesses the condition of the property and its facilities. It outlines post-assessment projects, categorized within the SPWD's building management system, by priority, status designation, and preliminary cost estimate. Building management components include ADA, culinary, electrical, energy, environmental, exterior, HVAC, interior, plumbing, safety, security, site, and structural systems.

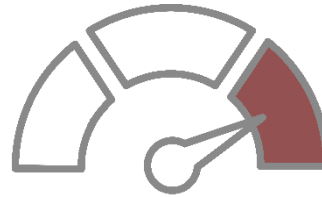
Projects are prioritized by urgency and address the most pressing needs effectively:

- **Priority 1, 0 - 2 years, Currently Critical:** Requires immediate action.
- **Priority 2, 2 - 4 years, Necessary – Not Yet Critical:** Preemptive attention to avoiding deterioration.
- **Priority 3, 4 - 10 years, Long Term Needs:** Investment planning and functional improvements.

Projects are assigned a status designation of **new, in progress, completed, deferred or canceled**. Preliminary cost estimates are based on multiple sources, including the **RS Means Cost Estimating Guide**, similar **SPWD construction projects**, and **contractor pricing**, factoring in labor, location, materials, profit, and overhead. **Soft costs** (design fees, testing, permits) are not include.



Disclaimer: Observations are limited to **accessible areas** and conditions present during the survey.
Accurate Forecasting: Updated estimates must be obtained that include soft costs and professional evaluations.



PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION

HOUSING UNIT 3

\$3,242,200

PRIORITY 1
0 - 2 years



Image Applicable to Housing Units 1-3



Image Applicable to Housing Units 1-3

DEFERRED SECURITY - 9/26/2025

0140-SEC-1: CELL DOOR LOCK REPLACEMENT

The existing cell doors and locks are over 60 years old and have exceeded their service life. The current manual, keyed-entry system lacks remote operation, requiring doors to be opened manually during emergencies. This project proposes complete replacement of cell doors, locks, electronic controls, and associated systems, including sally port and entry doors, to improve safety and operational efficiency.

HOUSING UNIT 2

\$3,242,200

**PRIORITY 1
0 - 2 years**



Image Applicable to Housing Units 1-3



Image Applicable to Housing Units 1-3

DEFERRED SECURITY - 9/26/2025

0139-SEC-1: CELL DOOR LOCK REPLACEMENT

The existing cell doors and locks are over 60 years old and have exceeded their service life. The current manual, keyed-entry system lacks remote operation, requiring doors to be opened manually during emergencies. This project proposes complete replacement of cell doors, locks, electronic controls, and associated systems, including sally port and entry doors, to improve safety and operational efficiency.

HOUSING UNIT 1

\$3,242,200

PRIORITY 1
0 - 2 years



Image Applicable to Housing Units 1-3



Image Applicable to Housing Units 1-3

DEFERRED SECURITY - 9/26/2025

0138-SEC-1: CELL DOOR LOCK REPLACEMENT

The existing cell doors and locks are over 60 years old and have exceeded their service life. The current manual, keyed-entry system lacks remote operation, requiring doors to be opened manually during emergencies. This project proposes complete replacement of cell doors, locks, electronic controls, and associated systems, including sally port and entry doors, to improve safety and operational efficiency.

NORTHERN NEVADA CORRECTIONAL CENTER SITE

\$2,982,600

PRIORITY 1
0 - 2 years



NEW SAFETY ISSUES - 9/30/2025

9990-SFT-1: SITEWIDE FIRE ALARM REPLACEMENT

The existing automatic fire detection and alarm system, approximately 20 years old, is frequently in "trouble" mode due to ongoing failures and outdated components no longer supported by the manufacturer, making repairs difficult. In accordance with Section 907.9 of the 2024 International Fire Code (IFC), which requires fire alarm systems to be inspected, tested, and maintained in operable condition, a complete system replacement is recommended. This will reduce maintenance and repair costs,

resolve persistent ground faults and communication failures between buildings, and ensure continued code compliance.

CULINARY/DINING

\$441,600

PRIORITY 1
0 - 2 years



DEFERRED BUILDING INTERIOR - 8/15/2025

0129-INT-1: CEILING REPLACEMENT

The ceiling areas in this building are either acoustical tile or gypsum board in poor condition. The ceiling tiles are damaged and stained and some are coming loose from the substrate. The painted gypsum board in the kitchen is soiled and damaged in many areas. Due to their age and continuing deterioration, these ceilings should be scheduled for replacement. The ceiling finishes in food preparation areas shall be rated for food service applications as required by the health department which include but are not limited to a smooth,

cleanable surface that is moisture resistant. Additional costs would be required if there is asbestos in the tiles or adhesive.

MULTI-PURPOSE/GYM/CHAPEL

\$407,700

**PRIORITY 1
0 - 2 years**



DEFERRED SAFETY ISSUES - 9/25/2025

0137-SFT-4: FIRE SUPPRESSION SYSTEM INSTALLATION

This building exceeds 12,000 square feet on a single floor and 24,000 square feet in total floor area. In accordance with the Nevada State Fire Marshal Regulation, NAC 477.915 1.(c)(1), any building owned or occupied by the state—regardless of occupancy type—that exceeds these square footage thresholds, or is classified as an "R" occupancy, is required to have an automatic fire sprinkler system installed when a remodel or addition is proposed. To comply with this regulation, this project would allocate funding for the installation of a complete fire sprinkler system, including a backflow

prevention device, should the building undergo renovation or expansion in the future.

COMMAND POST/OPERATIONS/EDUCATION

\$225,000

PRIORITY 1
0 - 2 years



DEFERRED ADA - 8/1/2025

0125-ADA-1: ADA RESTROOM UPGRADE

There are 9 restrooms in the building. None of these restrooms meet Americans with Disabilities Act (ADA) requirements. A complete retrofit of 3 of the restrooms is necessary. This project would provide funding for construction of a Men's and Women's restroom for staff and one restroom for inmates. These items may include demolition of several walls, new sinks, water closets, grab bars, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the

ADA Standards For Accessible Design were used as a reference for this project.

AUTO SHOP

\$60,000

**PRIORITY 1
0 - 2 years**



NEW BUILDING EXTERIOR - 9/29/2025 0150-EXT-7: SKYLIGHT REPLACEMENT

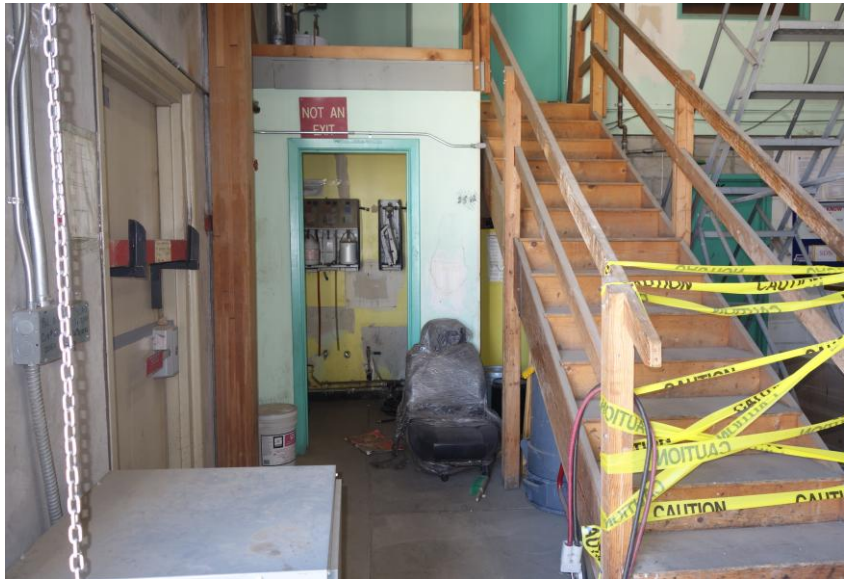
A watertight roof—including properly functioning skylights—is essential to preserving the valuable assets within a building. The existing skylights have experienced multiple leaks and undergone a series of repairs over time. They are now beyond their useful life. This project recommends the complete replacement of the existing skylights, along with a thorough inspection of the skylight curbs and any necessary repairs. Replacement skylights must meet OSHA 29 CFR 1910.28(b)(3) fall protection guards. This work should be coordinated with the replacement of the single-ply roofing

membrane to ensure a comprehensive and integrated roofing solution.

CENTRAL WAREHOUSE

\$25,000

PRIORITY 1
0 - 2 years



DEFERRED SAFETY ISSUES - 9/29/2025

2004-SFT-1: INTERIOR STAIRWAY REPLACEMENT

The wood stairs and handrails in the north side of the original warehouse do not meet the requirements in the 2024 International Building Code sections 1009 and 1012. The landing at the top is not large enough and the handrails are not structurally adequate. This project would provide funding to remove and replace the stairway and handrail.

PRISON INDUSTRY BUILDING D

\$18,000

PRIORITY 1
0 - 2 years



NEW SAFETY ISSUES - 8/19/2025

0130-SFT-4: SEISMIC GAS VALVE INSTALLATION

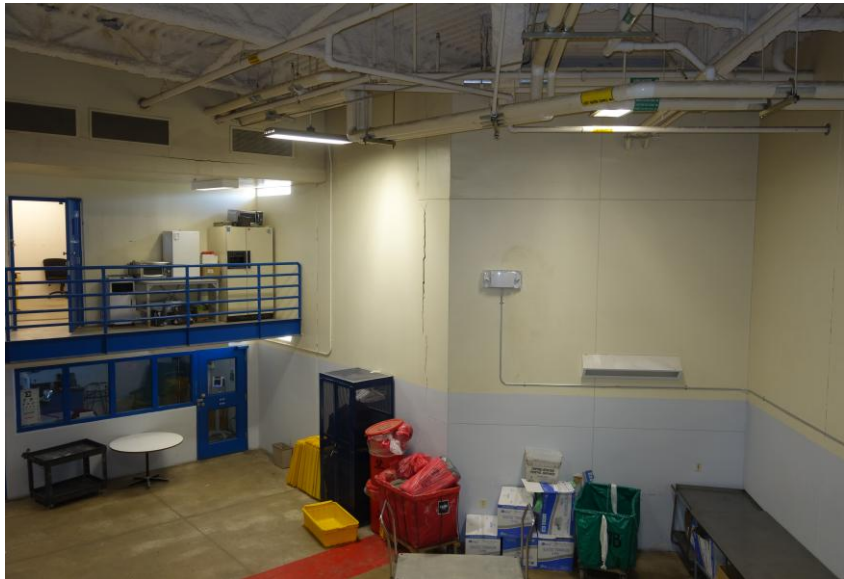
This project includes the installation of a seismic gas shut-off valve on the main gas service line prior to its entry into the building. For propane systems or site gas services with a single metering station serving multiple buildings, installation at the tank or main meter is recommended. The estimate is based on a valve by Pacific Seismic Products or an approved equal, equipped with the optional Model MS remote monitoring switch for integration with the building's direct digital control system and/or an audible alarm. Gas piping

adjacent to the seismic valve will be secured to the building using Unistrut channel bracing.

HOUSING UNIT 7

\$15,000

PRIORITY 1
0 - 2 years



NEW STRUCTURAL - 11/7/2025 1648-STR-2: STRUCTURAL SURVEY

A significant crack has developed in the exterior wall panel, with visible lateral displacement on one side, indicating potential compromise of the wall's structural integrity. This project recommends a full structural analysis to assess the extent of the damage and determine whether repairs are necessary. The cost of any required repair work is not included in this recommendation.

HOUSING UNIT 6

\$10,000

**PRIORITY 1
0 - 2 years**



NEW BUILDING INTERIOR - 11/7/2025

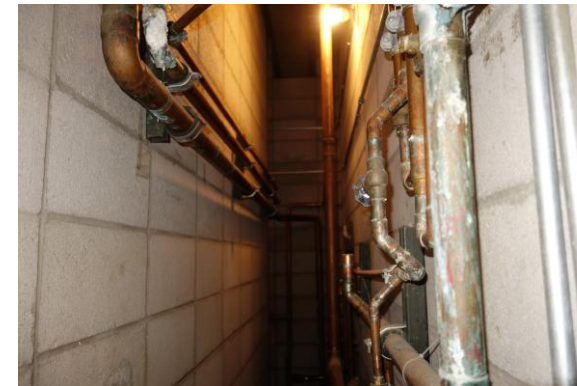
0149-INT-3: NONABSORBENT FINISHES INSTALLATION

To comply with 2024 IBC Section 1210, this project recommends installing Fiberglass Reinforced Panels (FRP) or an equivalent non-absorbent material in designated restroom areas. This includes floors that extend at least 4 inches up the walls, wall surfaces within 2 feet of urinals and water closets to a height of at least 4 feet, and shower compartments to a height of no less than 70 inches above the drain. All wall-mounted accessories such as grab bars, towel bars, and dispensers shall be properly sealed to prevent moisture intrusion and protect structural elements.

MULTI-PURPOSE/GYM/CHAPEL

\$ 7,500

**PRIORITY 1
0 - 2 years**



NEW PLUMBING - 9/25/2025

0137-PLM-1: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for sewer, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a

comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

VISITORS CENTER II

\$ 7,500

**PRIORITY 1
0 - 2 years**



NEW PLUMBING - 9/24/2025

0135-PLM-2: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for sewer, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a

comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

LAUNDRY/CENTRAL PLANT

\$ 7,500

PRIORITY 1
0 - 2 years



NEW PLUMBING - 8/20/2025

0128-PLM-1: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for sewer, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a

comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

PRISON INDUSTRY BUILDING B

\$ 7,500

**PRIORITY 1
0 - 2 years**



NEW PLUMBING - 8/20/2025

0127-PLM-1: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for sewer, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a

comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

AUTO SHOP

\$ 7,500

**PRIORITY 1
0 - 2 years**



NEW PLUMBING - 9/29/2025

0150-PLM-2: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for sewer, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a

comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

COMMAND POST/OPERATIONS/EDUCATION

\$ 7,500

**PRIORITY 1
0 - 2 years**



NEW PLUMBING - 8/20/2025

0125-PLM-2: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for sewer, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a

comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

EDUCATION

\$ 7,500

**PRIORITY 1
0 - 2 years**



NEW PLUMBING - 9/29/2025

1436-PLM-1: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for sewer, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a

comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

PRISON INDUSTRY BUILDING D

\$ 7,500

**PRIORITY 1
0 - 2 years**



NEW PLUMBING - 8/20/2025

0130-PLM-1: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for sewer, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a

comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

CENTRAL WAREHOUSE

\$ 7,500

**PRIORITY 1
0 - 2 years**



NEW PLUMBING - 9/29/2025

2004-PLM-2: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for sewer, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a

comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

MAIN GATE HOUSE

\$ 7,500

**PRIORITY 1
0 - 2 years**



NEW PLUMBING - 8/20/2025

0124-PLM-1: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for sewer, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a

comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

PRISON INDUSTRY BUILDING C

\$ 7,500

PRIORITY 1
0 - 2 years



NEW PLUMBING - 8/20/2025

0131-PLM-1: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for sewer, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a

comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

PRISON INDUSTRY/CANTEEN BUILDING A

\$ 7,500

**PRIORITY 1
0 - 2 years**



NEW PLUMBING - 11/10/2025

0133-PLM-2: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for sewer, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a

comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

ADMINISTRATION/VISITING I

\$ 7,500

**PRIORITY 1
0 - 2 years**



NEW PLUMBING - 9/24/2025

0136-PLM-1: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for sewer, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a

comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

MAINTENANCE BUILDING

\$ 7,500

**PRIORITY 1
0 - 2 years**



NEW PLUMBING - 8/20/2025

0126-PLM-4: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for sewer, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a

comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

COMMAND POST/OPERATIONS/EDUCATION

\$ 5,000

**PRIORITY 1
0 - 2 years**



No Image Available

DEFERRED ADA - 8/1/2025

0125-ADA-2: DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This project will fund the purchase and installation of two ADA-compliant drinking fountains to replace an existing unit that does not meet accessibility standards. In accordance with the 2024 International Building Code (IBC) Section 1109.5, when drinking fountains are provided on an exterior site, on a floor, or within a secured area, at least two must be installed: one accessible to individuals using wheelchairs and one for standing persons. The new units will be selected and installed in compliance with the 2024 IBC, ICC A117.1-2023, Nevada Revised Statute (NRS) 338.180, and the most current ADA Standards for Accessible Design.

MAIN GATE HOUSE

\$ 5,000

**PRIORITY 1
0 - 2 years**

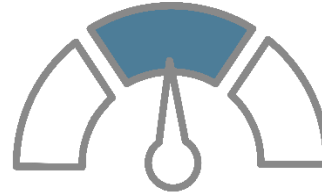


No Image Available

REINSTATED ADA - 8/1/2025

0124-ADA-2: DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This project will fund the purchase and installation of two ADA-compliant drinking fountains to replace an existing unit that does not meet accessibility standards. In accordance with the 2024 International Building Code (IBC) Section 1109.5, when drinking fountains are provided on an exterior site, on a floor, or within a secured area, at least two must be installed: one accessible to individuals using wheelchairs and one for standing persons. The new units will be selected and installed in compliance with the 2024 IBC, ICC A117.1-2023, Nevada Revised Statute (NRS) 338.180, and the most current ADA Standards for Accessible Design.

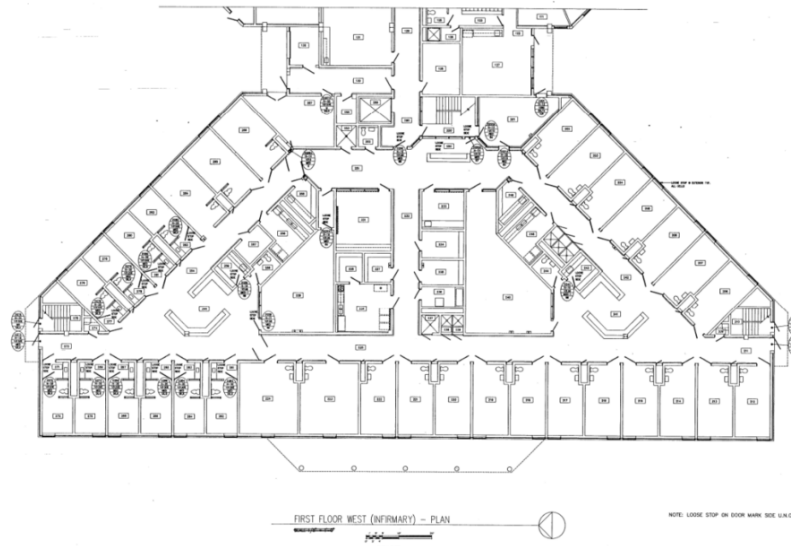


PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

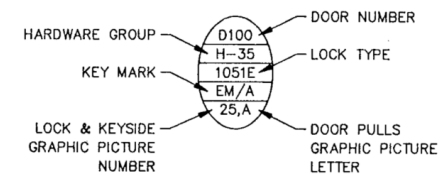
REGIONAL MEDICAL FACILITY UNIT 8

\$3,716,200

PRIORITY 2
2 - 4 years



DOOR MARK LEGEND



IN PROGRESS SECURITY - 9/29/2025

1673-SEC-1: CELL DOOR LOCK REPLACEMENT

The existing cell door locks are original to the building. The control panel, paracentric and mogul electric door cylinders are worn, have reached the end of their expected life and have become a security and safety concern for correctional officers. This project would provide for a new electric door control system including cylinders, keys, control panel and all required electrical connections.

CULINARY/DINING

\$2,191,200

PRIORITY 2
2 - 4 years



NEW HVAC - 8/18/2025

0129-HVA-3: CULINARY HVAC SYSTEMS REPLACEMENT

The culinary building provides food services the entire prison population, making reliable HVAC operation critical to food service continuity. The existing culinary HVAC systems, including direct-fired make-up air units (MAUs) with evaporative cooling, have been in service for nearly 20 years. Portions of the equipment are now inoperable, and maintenance demands and costs have steadily increased. This project recommends a complete replacement of all culinary HVAC equipment to restore full operational capacity, improve energy efficiency, and ensure long-term system reliability.

To optimize construction efficiency and reduce disruptions, this work should be implemented in coordination with the Roof Replacement project.

NORTHERN NEVADA CORRECTIONAL CENTER SITE

\$2,038,300

PRIORITY 2
2 - 4 years



NEW SECURITY - 9/30/2025

9990-SEC-1: SITEWIDE VIDEO SURVEILLANCE REPLACEMENT

The existing video surveillance system, approximately 15 years old, suffers from inadequate and failing storage systems, and equipment obsolescence has made maintenance and repairs increasingly difficult. With manufacturers no longer supporting key components, the system poses growing safety risks. This project recommends a complete replacement and enhancement of the surveillance system, including expanded data storage capacity to improve reliability and security.

HOUSING UNIT 4

\$1,888,000

PRIORITY 2
2 - 4 years



Image Applicable to Housing Units 4-5



Image Applicable to Housing Units 4-5

DEFERRED BUILDING EXTERIOR - 9/26/2025

0141-EXT-2: WINDOW REPLACEMENT

The existing exterior window units are original to the building and are damaged or broken and are not energy efficient. They present a safety and security issue due to their condition. This project would provide for the removal and replacement of the existing exterior window units with new institutional grade high security glazed window units.

HOUSING UNIT 5

\$1,881,800

PRIORITY 2
2 - 4 years



Image Applicable to Housing Units 4-5



Image Applicable to Housing Units 4-5

DEFERRED BUILDING EXTERIOR - 9/26/2025

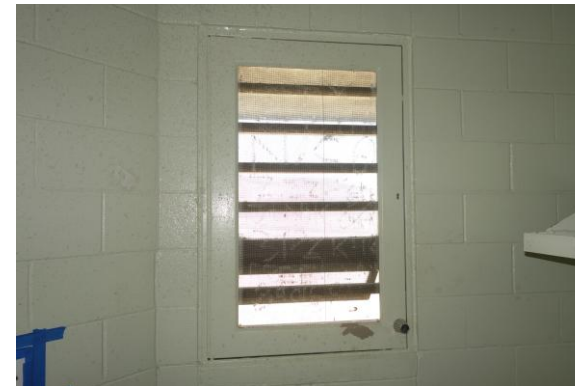
0142-EXT-2: WINDOW REPLACEMENT

The existing exterior window units are original to the building and are damaged or broken and are not energy efficient. They present a safety and security issue due to their condition. This project would provide for the removal and replacement of the existing exterior window units with new institutional grade high security glazed window units.

HOUSING UNIT 6

\$1,881,800

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 10/1/2025 0149-EXT-7: WINDOW REPLACEMENT

The existing exterior window units are original to the building and are damaged or broken and are not energy efficient. They present a safety and security issue due to their condition. This project would provide for the removal and replacement of the existing exterior window units with new institutional grade high security glazed window units.

HOUSING UNIT 3

\$1,726,900

PRIORITY 2
2 - 4 years



Image Applicable to Housing Units 1-5



Image Applicable to Housing Units 1-5

NEW BUILDING EXTERIOR - 9/26/2025

0140-EXT-5: EXTERIOR INSULATION & FINISH SYSTEM (EIFS) INSTALLATION

The Housing Unit is currently an uninsulated concrete structure, resulting in poor energy efficiency. In such facilities, evaporative cooling is typically used for climate control. Most corrections sites are located in areas with heavily mineral laden evaporative cooler supply water. The lack of insulation significantly increases the cooling load, which in turn drives excessive water usage and contributes to ongoing maintenance challenges. To address these inefficiencies, this project recommends the installation of an

Exterior Insulation and Finish System (EIFS). Implementing EIFS will dramatically reduce heat transfer, lower the building's cooling demand, and consequently reduce water consumption and maintenance requirements. This improvement will enhance overall operational efficiency, sustainability, and long-term cost savings.

HOUSING UNIT 1

\$1,726,900

PRIORITY 2
2 - 4 years



Image Applicable to Housing Units 1-5



Image Applicable to Housing Units 1-5

NEW BUILDING EXTERIOR - 9/26/2025

0138-EXT-6: EXTERIOR INSULATION & FINISH SYSTEM (EIFS) INSTALLATION

The Housing Unit is currently an uninsulated concrete structure, resulting in poor energy efficiency. In such facilities, evaporative cooling is typically used for climate control. Most corrections sites are located in areas with heavily mineral laden evaporative cooler supply water. The lack of insulation significantly increases the cooling load, which in turn drives excessive water usage and contributes to ongoing maintenance challenges. To address these inefficiencies, this project recommends the installation of an

Exterior Insulation and Finish System (EIFS). Implementing EIFS will dramatically reduce heat transfer, lower the building's cooling demand, and consequently reduce water consumption and maintenance requirements. This improvement will enhance overall operational efficiency, sustainability, and long-term cost savings.

HOUSING UNIT 2

\$1,726,900

PRIORITY 2
2 - 4 years



Image Applicable to Housing Units 1-5



Image Applicable to Housing Units 1-5

NEW BUILDING EXTERIOR - 9/26/2025

0139-EXT-6: EXTERIOR INSULATION & FINISH SYSTEM (EIFS) INSTALLATION

The Housing Unit is currently an uninsulated concrete structure, resulting in poor energy efficiency. In such facilities, evaporative cooling is typically used for climate control. Most corrections sites are located in areas with heavily mineral laden evaporative cooler supply water. The lack of insulation significantly increases the cooling load, which in turn drives excessive water usage and contributes to ongoing maintenance challenges. To address these inefficiencies, this project recommends the installation of an

Exterior Insulation and Finish System (EIFS). Implementing EIFS will dramatically reduce heat transfer, lower the building's cooling demand, and consequently reduce water consumption and maintenance requirements. This improvement will enhance overall operational efficiency, sustainability, and long-term cost savings.

HOUSING UNIT 6

\$1,663,300

PRIORITY 2
2 - 4 years



NEW PLUMBING - 9/26/2025

0149-PLM-1: BUILDING SEWER & DOMESTIC WATER REPLACEMENT

The building's domestic water piping, waste & vent systems are over 60 years old and have exceeded their useful life. This project will involve the complete removal and replacement of all piping with durable, code-compliant materials suited to the building's conditions. All work will meet current plumbing codes and safety standards.

HOUSING UNIT 3

\$1,663,300

PRIORITY 2
2 - 4 years



Image Applicable to Housing Units 1-6



Image Applicable to Housing Units 1-6

NEW PLUMBING - 9/26/2025

0140-PLM-1: BUILDING SEWER & DOMESTIC WATER REPLACEMENT

The building's domestic water piping, waste & vent systems are over 60 years old and have exceeded their useful life. This project will involve the complete removal and replacement of all piping with durable, code-compliant materials suited to the building's conditions. All work will meet current plumbing codes and safety standards.

HOUSING UNIT 2

\$1,663,300

PRIORITY 2
2 - 4 years



Image Applicable to Housing Units 1-6



Image Applicable to Housing Units 1-6

NEW PLUMBING - 9/26/2025

0139-PLM-1: BUILDING SEWER & DOMESTIC WATER REPLACEMENT

The building's domestic water piping, waste & vent systems are over 60 years old and have exceeded their useful life. This project will involve the complete removal and replacement of all piping with durable, code-compliant materials suited to the building's conditions. All work will meet current plumbing codes and safety standards.

HOUSING UNIT 1

\$1,663,300

PRIORITY 2
2 - 4 years



Image Applicable to Housing Units 1-6



Image Applicable to Housing Units 1-6

NEW PLUMBING - 9/26/2025

0138-PLM-1: BUILDING SEWER & DOMESTIC WATER REPLACEMENT

The building's domestic water piping, waste & vent systems are over 60 years old and have exceeded their useful life. This project will involve the complete removal and replacement of all piping with durable, code-compliant materials suited to the building's conditions. All work will meet current plumbing codes and safety standards.

HOUSING UNIT 4

\$1,663,300

PRIORITY 2
2 - 4 years



Image Applicable to Housing Units 1-6



Image Applicable to Housing Units 1-6

NEW PLUMBING - 9/26/2025

0141-PLM-1: BUILDING SEWER & DOMESTIC WATER REPLACEMENT

The building's domestic water piping, waste & vent systems are over 60 years old and have exceeded their useful life. This project will involve the complete removal and replacement of all piping with durable, code-compliant materials suited to the building's conditions. All work will meet current plumbing codes and safety standards.

HOUSING UNIT 5

\$1,663,300

PRIORITY 2
2 - 4 years



Image Applicable to Housing Units 1-6



Image Applicable to Housing Units 1-6

NEW PLUMBING - 9/26/2025

0142-PLM-1: BUILDING SEWER & DOMESTIC WATER REPLACEMENT

The building's domestic water piping, waste & vent systems are over 60 years old and have exceeded their useful life. This project will involve the complete removal and replacement of all piping with durable, code-compliant materials suited to the building's conditions. All work will meet current plumbing codes and safety standards.

HOUSING UNIT 7

\$1,635,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 9/29/2025

1648-EXT-4: EXTERIOR INSULATION & FINISH SYSTEM (EIFS) INSTALLATION

The Housing Unit is currently an uninsulated concrete structure, resulting in poor energy efficiency. In such facilities, evaporative cooling is typically used for climate control. Most corrections sites are located in areas with heavily mineral laden evaporative cooler supply water. The lack of insulation significantly increases the cooling load, which in turn drives excessive water usage and contributes to ongoing maintenance challenges. To address these inefficiencies, this project recommends the installation of an

Exterior Insulation and Finish System (EIFS). Implementing EIFS will dramatically reduce heat transfer, lower the building's cooling demand, and consequently reduce water consumption and maintenance requirements. This improvement will enhance overall operational efficiency, sustainability, and long-term cost savings.

PRISON INDUSTRY/CANTEEN BUILDING A

\$1,619,600

PRIORITY 2
2 - 4 years



NEW ELECTRICAL - 10/1/2025 0133-ELE-3: ELECTRICAL UPGRADE

The building's 50+ year-old electrical system is nearing the end of its service life. Aging circuit breakers pose a safety risk due to potential failure or delayed operation, and replacement breakers are increasingly difficult to source due to obsolescence, limiting system maintainability or expansion. To ensure safety compliance and support required electrical studies, full replacement of the existing electrical equipment is recommended. As part of this project, a breaker coordination study and arc flash risk assessment will be performed in accordance with NFPA 70E standards. The project also

includes the removal and proper disposal of the existing electrical system.

CULINARY/DINING

\$1,471,900

PRIORITY 2
2 - 4 years



DEFERRED ELECTRICAL - 8/15/2025 0129-ELE-2: ELECTRICAL UPGRADE

The building's 50+ year-old electrical system is nearing the end of its service life. Aging circuit breakers pose a safety risk due to potential failure or delayed operation, and replacement breakers are increasingly difficult to source due to obsolescence, limiting system maintainability or expansion. To ensure safety compliance and support required electrical studies, full replacement of the existing electrical equipment is recommended. As part of this project, a breaker coordination study and arc flash risk assessment will be performed in accordance with NFPA 70E standards. The project also

includes the removal and proper disposal of the existing electrical system.

MULTI-PURPOSE/GYM/CHAPEL

\$1,467,500

PRIORITY 2
2 - 4 years



DEFERRED ELECTRICAL - 9/25/2025 0137-ELE-2: ELECTRICAL UPGRADE

The building's 50+ year-old electrical system is nearing the end of its service life. Aging circuit breakers pose a safety risk due to potential failure or delayed operation, and replacement breakers are increasingly difficult to source due to obsolescence, limiting system maintainability or expansion. To ensure safety compliance and support required electrical studies, full replacement of the existing electrical equipment is recommended. As part of this project, a breaker coordination study and arc flash risk assessment will be performed in accordance with NFPA 70E standards. The project also

includes the removal and proper disposal of the existing electrical system.

COMMAND POST/OPERATIONS/EDUCATION

\$1,125,000

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 8/1/2025

0125-INT-4: INTERIOR DOOR REPLACEMENT

The interior doors are original to the building. Many are damaged, difficult to lock and operate and do not have lever action handles. This project would provide for the removal of the existing doors and the purchase and installation of new metal security grade doors and frames. All hardware and painting is included in this estimate. Hardware to match security lock format at the site.

HOUSING UNIT 5

\$1,091,300

PRIORITY 2
2 - 4 years



Image Applicable to Housing Units 1-5



Image Applicable to Housing Units 1-5

NEW BUILDING EXTERIOR - 9/26/2025

0142-EXT-5: EXTERIOR INSULATION & FINISH SYSTEM (EIFS) INSTALLATION

The Housing Unit is currently an uninsulated concrete structure, resulting in poor energy efficiency. In such facilities, evaporative cooling is typically used for climate control. Most corrections sites are located in areas with heavily mineral laden evaporative cooler supply water. The lack of insulation significantly increases the cooling load, which in turn drives excessive water usage and contributes to ongoing maintenance challenges. To address these inefficiencies, this project recommends the installation of an

Exterior Insulation and Finish System (EIFS). Implementing EIFS will dramatically reduce heat transfer, lower the building's cooling demand, and consequently reduce water consumption and maintenance requirements. This improvement will enhance overall operational efficiency, sustainability, and long-term cost savings.

HOUSING UNIT 4

\$1,091,300

PRIORITY 2
2 - 4 years



Image Applicable to Housing Units 1-5



Image Applicable to Housing Units 1-5

NEW BUILDING EXTERIOR - 9/26/2025

0141-EXT-5: EXTERIOR INSULATION & FINISH SYSTEM (EIFS) INSTALLATION

The Housing Unit is currently an uninsulated concrete structure, resulting in poor energy efficiency. In such facilities, evaporative cooling is typically used for climate control. Most corrections sites are located in areas with heavily mineral laden evaporative cooler supply water. The lack of insulation significantly increases the cooling load, which in turn drives excessive water usage and contributes to ongoing maintenance challenges. To address these inefficiencies, this project recommends the installation of an

Exterior Insulation and Finish System (EIFS). Implementing EIFS will dramatically reduce heat transfer, lower the building's cooling demand, and consequently reduce water consumption and maintenance requirements. This improvement will enhance overall operational efficiency, sustainability, and long-term cost savings.

NORTHERN NEVADA CORRECTIONAL CENTER SITE

\$1,020,000

PRIORITY 2
2 - 4 years



DEFERRED SITE ISSUES - 9/30/2025

9990-SIT-2: CRACK FILL & SEAL ASPHALT PAVING

The access street, parking lot, perimeter road and pavements inside the secure perimeter paving is severely deteriorated, exhibiting extensive cracking and areas of alligatoring. This project includes the replacement of the most deteriorated pavement, crack filling, and application of a microsurface seal. The microsurfacing process is recommended to address surface deformations, subsidence, and other minor irregularities. Pavement striping is included in the scope of work and cost estimate.

PRISON INDUSTRY BUILDING C

\$950,400

PRIORITY 2
2 - 4 years



NEW ELECTRICAL - 8/19/2025 0131-ELE-3: ELECTRICAL UPGRADE

The building's 50+ year-old electrical system is nearing the end of its service life. Aging circuit breakers pose a safety risk due to potential failure or delayed operation, and replacement breakers are increasingly difficult to source due to obsolescence, limiting system maintainability or expansion. To ensure safety compliance and support required electrical studies, full replacement of the existing electrical equipment is recommended. As part of this project, a breaker coordination study and arc flash risk assessment will be performed in accordance with NFPA 70E standards. The project also

includes the removal and proper disposal of the existing electrical system.

PRISON INDUSTRY BUILDING D

\$950,400

PRIORITY 2
2 - 4 years



NEW ELECTRICAL - 8/19/2025 0130-ELE-3: ELECTRICAL UPGRADE

The building's 50+ year-old electrical system is nearing the end of its service life. Aging circuit breakers pose a safety risk due to potential failure or delayed operation, and replacement breakers are increasingly difficult to source due to obsolescence, limiting system maintainability or expansion. To ensure safety compliance and support required electrical studies, full replacement of the existing electrical equipment is recommended. As part of this project, a breaker coordination study and arc flash risk assessment will be performed in accordance with NFPA 70E standards. The project also

includes the removal and proper disposal of the existing electrical system.

PRISON INDUSTRY BUILDING B

\$950,400

PRIORITY 2
2 - 4 years



DEFERRED ELECTRICAL - 8/15/2025 0127-ELE-1: ELECTRICAL UPGRADE

The building's 50+ year-old electrical system is nearing the end of its service life. Aging circuit breakers pose a safety risk due to potential failure or delayed operation, and replacement breakers are increasingly difficult to source due to obsolescence, limiting system maintainability or expansion. To ensure safety compliance and support required electrical studies, full replacement of the existing electrical equipment is recommended. As part of this project, a breaker coordination study and arc flash risk assessment will be performed in accordance with NFPA 70E standards. The project also

includes the removal and proper disposal of the existing electrical system.

PRISON INDUSTRY BUILDING D

\$897,600

PRIORITY 2
2 - 4 years



NEW HVAC - 8/19/2025

0130-HVA-2: HVAC REPLACEMENT

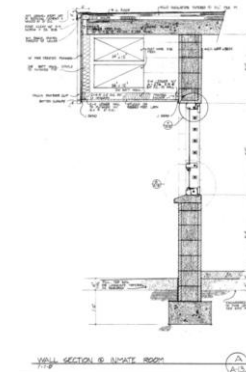
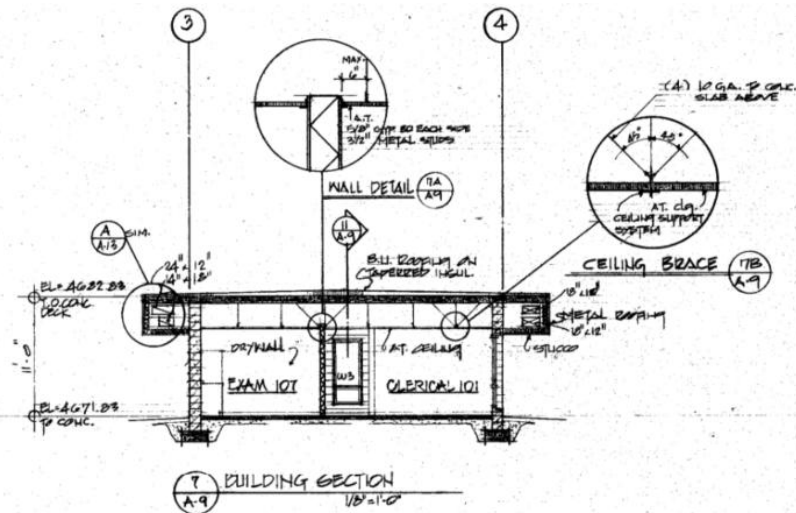
The existing HVAC system serving the building is approaching 60 years of service, and well beyond its expected life. Given its age and the likelihood of decreased efficiency and reliability, it is recommended that a full replacement of the system be completed within the next 2 to 4 years. This includes not only the HVAC units themselves but also the Direct Digital Control (DDC) system that manages them. The proposed project scope will involve the demolition and disposal of all existing HVAC equipment, followed

by the installation of new, energy-efficient systems that meet current performance and code requirements.

HOUSING UNIT 6

\$850,700

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 9/26/2025

0149-EXT-6: EXTERIOR INSULATION & FINISH SYSTEM (EIFS) INSTALLATION

The Housing Unit is currently an uninsulated concrete structure, resulting in poor energy efficiency. In such facilities, evaporative cooling is typically used for climate control. Most corrections sites are located in areas with heavily mineral laden evaporative cooler supply water. The lack of insulation significantly increases the cooling load, which in turn drives excessive water usage and contributes to ongoing maintenance challenges. To address these inefficiencies, this project recommends the installation of an Exterior Insulation and Finish System (EIFS). Implementing EIFS will

dramatically reduce heat transfer, lower the building's cooling demand, and consequently reduce water consumption and maintenance requirements. This improvement will enhance overall operational efficiency, sustainability, and long-term cost savings.

ADMINISTRATION/VISITING I

\$837,400

PRIORITY 2
2 - 4 years



DEFERRED ELECTRICAL - 9/24/2025 0136-ELE-2: ELECTRICAL UPGRADE

The building's 50+ year-old electrical system is nearing the end of its service life. Aging circuit breakers pose a safety risk due to potential failure or delayed operation, and replacement breakers are increasingly difficult to source due to obsolescence, limiting system maintainability or expansion. To ensure safety compliance and support required electrical studies, full replacement of the existing electrical equipment is recommended. As part of this project, a breaker coordination study and arc flash risk assessment will be performed in accordance with NFPA 70E standards. The project also

includes the removal and proper disposal of the existing electrical system.

COMMAND POST/OPERATIONS/EDUCATION

\$829,400

PRIORITY 2
2 - 4 years



NEW ELECTRICAL - 8/1/2025

0125-ELE-2: ELECTRICAL UPGRADE

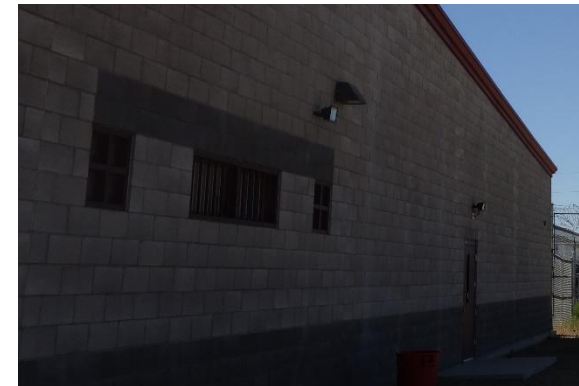
The building's 50+ year-old electrical system is nearing the end of its service life. Aging circuit breakers pose a safety risk due to potential failure or delayed operation, and replacement breakers are increasingly difficult to source due to obsolescence, limiting system maintainability or expansion. To ensure safety compliance and support required electrical studies, full replacement of the existing electrical equipment is recommended. As part of this project, a breaker coordination study and arc flash risk assessment will be performed in accordance with NFPA 70E standards. The project also

includes the removal and proper disposal of the existing electrical system.

HOUSING UNIT #10

\$700,000

PRIORITY 2
2 - 4 years



NEW ENERGY SAVINGS - 11/10/2025

2785-ENR-1: EXTERIOR INSULATION & FINISH SYSTEM (EIFS) INSTALLATION

The Housing Unit is currently an uninsulated concrete structure, resulting in poor energy efficiency. In such facilities, evaporative cooling is typically used for climate control. Most corrections sites are located in areas with heavily mineral laden evaporative cooler supply water. The lack of insulation significantly increases the cooling load, which in turn drives excessive water usage and contributes to ongoing maintenance challenges. To address these inefficiencies, this project recommends the installation of an

Exterior Insulation and Finish System (EIFS). Implementing EIFS will dramatically reduce heat transfer, lower the building's cooling demand, and consequently reduce water consumption and maintenance requirements. This improvement will enhance overall operational efficiency, sustainability, and long-term cost savings.

NORTHERN NEVADA CORRECTIONAL CENTER SITE

\$700,000

PRIORITY 2
2 - 4 years



DEFERRED SITE ISSUES - 10/1/2025

9990-SIT-3: ASPHALT PAVING INSTALLATION

The Prison Industries buildings do not have paved access roads around them and the drainage in this area is problematic. The unpaved areas make it difficult to transport materials and supplies between the buildings especially during and after inclement weather. The dirt areas do not provide proper drainage and graded areas are easily damaged by rain, snow and ice which exacerbates the problem. This project would provide asphalt cement paving for a 20' wide access road between and around the Prison Industries

buildings. The estimate includes grading, 6" base, compaction and installation of 4" thick asphalt cement paving.

EDUCATION

\$690,300

PRIORITY 2
2 - 4 years



No Image Available

DEFERRED ELECTRICAL - 9/29/2025 1436-ELE-2: ELECTRICAL UPGRADE

The building's 50+ year-old electrical system is nearing the end of its service life. Aging circuit breakers pose a safety risk due to potential failure or delayed operation, and replacement breakers are increasingly difficult to source due to obsolescence, limiting system maintainability or expansion. To ensure safety compliance and support required electrical studies, full replacement of the existing electrical equipment is recommended. As part of this project, a breaker coordination study and arc flash risk assessment will be performed in accordance with NFPA 70E standards. The project also includes the removal and proper disposal of the existing electrical system.

CULINARY/DINING

\$674,900

PRIORITY 2
2 - 4 years



NEW PLUMBING - 8/19/2025

0129-PLM-5: BUILDING SEWER REPLACEMENT

The sewer waste and vent system in the culinary building is over 60 years old and has significantly deteriorated. The cast iron waste piping located in the crawl space beneath the culinary floor is failing, resulting in multiple recent repairs. Given the system's age and ongoing issues, a complete replacement is recommended to maintain reliable operation and avoid further disruptions. The proposed project will involve concrete saw cutting, excavation, and backfilling to access and replace the failing piping. It will also include the demolition and removal of the existing cast iron piping,

followed by the installation of new, approved piping that meets current plumbing codes and standards.

EDUCATION

\$652,000

PRIORITY 2
2 - 4 years



No Image Available

DEFERRED HVAC - 9/29/2025

1436-HVA-1: HVAC EQUIPMENT REPLACEMENT

The existing HVAC system consists of 8 rooftop evaporative coolers and several air handlers connected to the sitewide hot water loop. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new HVAC units, ductwork and piping modifications, chemical treatment, temperature control modifications, testing, balancing and commissioning.

VISITORS CENTER II

\$429,100

PRIORITY 2
2 - 4 years



DEFERRED ELECTRICAL - 9/24/2025 0135-ELE-2: ELECTRICAL UPGRADE

The building's 50+ year-old electrical system is nearing the end of its service life. Aging circuit breakers pose a safety risk due to potential failure or delayed operation, and replacement breakers are increasingly difficult to source due to obsolescence, limiting system maintainability or expansion. To ensure safety compliance and support required electrical studies, full replacement of the existing electrical equipment is recommended. As part of this project, a breaker coordination study and arc flash risk assessment will be performed in accordance with NFPA 70E standards. The project also

includes the removal and proper disposal of the existing electrical system.

CULINARY/DINING

\$418,700

PRIORITY 2
2 - 4 years



No Image Available

NEW PLUMBING - 8/19/2025

0129-PLM-6: DOMESTIC WATER PIPING REPLACEMENT

The domestic water piping system in the culinary building is original to the construction and has been exposed to a high-humidity environment with frequent wash-downs, which creates a harsh and corrosive setting for water piping. Over time, this exposure has compromised the integrity of the piping system. To address this issue, the proposed project will involve the complete removal and replacement of all gas piping located downstream of the gas meter. The new piping system will be installed using materials suitable for the building's demanding conditions and will comply with all applicable codes and safety standards.

PRISON INDUSTRY/CANTEEN BUILDING A

\$395,900

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 4/23/2024 0133-EXT-5: ROOF REPLACEMENT

At the time of the survey, the building's roof was found to be in fair condition. Installed in 1994, the current roofing system has exceeded its typical 20–25-year useful life, and the original warranty has expired. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 2 – 3 years to align with the statewide roofing program and address the aging system.

GUARD TOWER 4

\$350,000

PRIORITY 2
2 - 4 years



Image Applicable to Guard Towers 1-5



Image Applicable to Guard Towers 1-5

NEW BUILDING INTERIOR - 9/26/2025

0147-INT-3: INTERIOR REFURBISHMENT

The Guard Tower interiors appear to be original construction and in need of refurbishment. The original HVAC system has failed and subsequently replaced by a split unit cut into the exterior wall. The recommended improvements include repair or replacement of plumbing & sewer, HVAC system, single pane windows & sliding door, spot lights, security locks, interior finishes, plumbing fixtures and flooring.

GUARD TOWER 3

\$350,000

PRIORITY 2
2 - 4 years



Image Applicable to Guard Towers 1-5



Image Applicable to Guard Towers 1-5

NEW BUILDING INTERIOR - 9/26/2025

0146-INT-4: INTERIOR REFURBISHMENT

The Guard Tower interiors appear to be original construction and in need of refurbishment. The original HVAC system has failed and subsequently replaced by a split unit cut into the exterior wall. The recommended improvements include repair or replacement of plumbing & sewer, HVAC system, single pane windows & sliding door, spot lights, security locks, interior finishes, plumbing fixtures and flooring.

GUARD TOWER 5

\$350,000

PRIORITY 2
2 - 4 years



Image Applicable to Guard Towers 1-5



Image Applicable to Guard Towers 1-5

NEW BUILDING INTERIOR - 9/26/2025

0148-INT-3: INTERIOR REFURBISHMENT

The Guard Tower interiors appear to be original construction and in need of refurbishment. The original HVAC system has failed and subsequently replaced by a split unit cut into the exterior wall. The recommended improvements include repair or replacement of plumbing & sewer, HVAC system, single pane windows & sliding door, spot lights, security locks, interior finishes, plumbing fixtures and flooring.

GUARD TOWER 2

\$350,000

PRIORITY 2
2 - 4 years



Image Applicable to Guard Towers 1-5



Image Applicable to Guard Towers 1-5

NEW BUILDING INTERIOR - 9/26/2025

0145-INT-4: INTERIOR REFURBISHMENT

The Guard Tower interiors appear to be original construction and in need of refurbishment. The original HVAC system has failed and subsequently replaced by a split unit cut into the exterior wall. The recommended improvements include repair or replacement of plumbing & sewer, HVAC system, single pane windows & sliding door, spot lights, security locks, interior finishes, plumbing fixtures and flooring.

GUARD TOWER 1

\$350,000

PRIORITY 2
2 - 4 years



Image Applicable to Guard Towers 1-5



Image Applicable to Guard Towers 1-5

NEW BUILDING INTERIOR - 9/26/2025

0144-INT-3: INTERIOR REFURBISHMENT

The Guard Tower interiors appear to be original construction and in need of refurbishment. The original HVAC system has failed and subsequently replaced by a split unit cut into the exterior wall. The recommended improvements include repair or replacement of plumbing & sewer, HVAC system, single pane windows & sliding door, spot lights, security locks, interior finishes, plumbing fixtures and flooring.

MAINTENANCE BUILDING

\$322,600

PRIORITY 2
2 - 4 years



No Image Available

DEFERRED ELECTRICAL - 8/1/2025 0126-ELE-1: ELECTRICAL UPGRADE

The building's 50+ year-old electrical system is nearing the end of its service life. Aging circuit breakers pose a safety risk due to potential failure or delayed operation, and replacement breakers are increasingly difficult to source due to obsolescence, limiting system maintainability or expansion. To ensure safety compliance and support required electrical studies, full replacement of the existing electrical equipment is recommended. As part of this project, a breaker coordination study and arc flash risk assessment will be performed in accordance with NFPA 70E standards. The project also includes the removal and proper disposal of the existing electrical system.

REGIONAL MEDICAL FACILITY UNIT 8

\$300,000

PRIORITY 2
2 - 4 years



IN PROGRESS HVAC - 9/29/2025

1673-HVA-1: BOILER REPLACEMENT

The hot water boilers servicing the building were installed more than 20 years ago and should be scheduled for replacement. The life expectancy of these units is 20 to 25 years with proper maintenance and water treatment programs. Replacement parts for performing routine and emergency maintenance are hard to find for this older equipment. The controls and mixing valves should be replaced for the same reasons. This project would provide for the removal and disposal of the existing boilers, controls and mixing valves and replacement with new equipment including all required connections

to utilities and equipment. The estimate is based on two 1,145 MBH maximum output hot water boilers and associated equipment. The existing chemical water treatment system will need to be tested and adjusted once equipment is operational. \$2,000 is included in this estimate for testing of the chemical water treatment system.

AUTO SHOP



\$299,300

PRIORITY 2
2 - 4 years



NEW ELECTRICAL - 9/29/2025 0150-ELE-3: ELECTRICAL UPGRADE

The building's 50+ year-old electrical system is nearing the end of its service life. Aging circuit breakers pose a safety risk due to potential failure or delayed operation, and replacement breakers are increasingly difficult to source due to obsolescence, limiting system maintainability or expansion. To ensure safety compliance and support required electrical studies, full replacement of the existing electrical equipment is recommended. As part of this project, a breaker coordination study and arc flash risk assessment will be

performed in accordance with NFPA 70E standards. The project also includes the removal and proper disposal of the existing electrical system.

LAUNDRY/CENTRAL PLANT

\$280,000

PRIORITY 2
2 - 4 years



DEFERRED ELECTRICAL - 8/15/2025 0128-ELE-1: ELECTRICAL UPGRADE

The central plant mechanical and electrical systems have been replaced. However, a portion of the building electrical systems appear to be original construction and approaching 60 years in service. The Aging circuit breakers pose a safety risk due to potential failure or delayed operation, and replacement breakers are increasingly difficult to source due to obsolescence, limiting system maintainability or expansion. To ensure safety compliance and support required electrical studies, full replacement of the existing electrical equipment is recommended. As part of this project, a

breaker coordination study and arc flash risk assessment will be performed in accordance with NFPA 70E standards. The project also includes the removal and proper disposal of the existing electrical system.

COMMAND POST/OPERATIONS/EDUCATION

\$277,500

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 8/1/2025 0125-EXT-1: WINDOW REPLACEMENT

The existing windows in this building are single-pane wire mesh construction, with some units broken and all lacking energy efficiency. This project will fund the removal and replacement of these windows with new dual-pane, security-rated window systems that comply with all applicable NDOC standards, improving both safety and energy performance.

CENTRAL WAREHOUSE

\$277,200

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 9/29/2025

2004-EXT-3: ROOF REPLACEMENT

At the time of the survey, the building's roof was found to be in fair condition. Installed in 1993, the current roofing system has exceeded its typical 20 – 25-year useful life, and the original warranty has expired. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 2 – 3 years to align with the statewide roofing program and address the aging system.

MAIN GATE HOUSE

\$262,500

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 8/1/2025 0124-EXT-2: WINDOW REPLACEMENT

The existing windows in this building are single-pane wire mesh construction, with some units broken and all lacking energy efficiency. This project will fund the removal and replacement of these windows with new dual-pane, security-rated window systems that comply with all applicable NDOC standards, improving both safety and energy performance.

CULINARY/DINING

\$259,800

PRIORITY 2
2 - 4 years



No Image Available

IN PROGRESS BUILDING EXTERIOR - 8/15/2025 0129-EXT-5: ROOF REPLACEMENT

The roof on this building was in fair to poor condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The current roofing system was installed in 1999 and is now 15 years old. The roof warranty for this roof expires on 8-8-2015. 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 2-3 years to be consistent with the roofing program.

COMMAND POST/OPERATIONS/EDUCATION

\$255,000

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 8/1/2025

0125-EXT-4: EXTERIOR DOOR REPLACEMENT

The existing exterior metal doors and frames appear to be original to the building and show signs of damage due to age and general wear. This project will fund the removal and disposal of the existing units and the replacement with security-grade metal doors, complete with frames and hardware. The scope also includes painting the new doors to ensure durability and a consistent exterior finish. Hardware to match security lock format at the site.

CULINARY/DINING

\$247,500

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 8/18/2025

0129-EXT-3: WINDOW REPLACEMENT

The existing windows in this building are single-pane wire mesh construction, with some units broken and all lacking energy efficiency. This project will fund the removal and replacement of these windows with new dual-pane, security-rated window systems that comply with all applicable NDOC standards, improving both safety and energy performance.

CULINARY/DINING

\$245,300

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 8/15/2025

0129-INT-3: INTERIOR FINISHES

The interior finishes are in poor condition and require attention to maintain the building's overall appearance and integrity. It is recommended that the interior walls and ceilings be repainted within the next two to four years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high-humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support

the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

PRISON INDUSTRY BUILDING B

\$232,300

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 8/15/2025 0127-EXT-5: ROOF REPLACEMENT

At the time of the survey, the building's roof was found to be in fair condition. Installed in 1994, the current roofing system has exceeded its typical 20–25-year useful life, and the original warranty has expired. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 2–3 years to align with the statewide roofing program and address the aging system.

PRISON INDUSTRY BUILDING D

\$232,300

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 8/19/2025

0130-EXT-3: ROOF REPLACEMENT

At the time of the survey, the building's roof was found to be in fair condition. Installed in 2000, the current roofing system has exceeded its typical 20–25-year useful life, and the original warranty has expired. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 3 - 4 years to align with the statewide roofing program and address the aging system.

PRISON INDUSTRY BUILDING C

\$232,300

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 8/19/2025

0131-EXT-6: ROOF REPLACEMENT

At the time of the survey, the building's roof was found to be in fair condition. Installed in 1994, the current roofing system has exceeded its typical 20–25-year useful life, and the original warranty has expired. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 2 – 3 years to align with the statewide roofing program and address the aging system.

COMMAND POST/OPERATIONS/EDUCATION

\$230,400

PRIORITY 2
2 - 4 years



DEFERRED BUILDING INTERIOR - 8/1/2025 0125-INT-1: FLOORING REPLACEMENT

The vinyl composite tile (VCT) and carpet in the building are damaged and nearing the end of their useful life. There is a possibility that asbestos-containing materials (ACM) may be present in the existing floor tile and mastic; testing by a licensed abatement professional will be required. This project will fund the removal and disposal of the existing flooring and the installation of new 12" x 12" VCT with a 6" base and heavy-duty commercial-grade carpet within the next 2 to 3 years. Any costs related to ACM testing or abatement are not included in this project.

PRISON INDUSTRY/CANTEEN BUILDING A

\$225,000

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 8/20/2025 0133-EXT-3: WINDOWS REPLACEMENT

The existing windows in this building are single-pane wire mesh construction, with some units broken and all lacking energy efficiency. This project will fund the removal and replacement of these windows with new dual-pane, security-rated window systems that comply with all applicable NDOC standards, improving both safety and energy performance.

COMMAND POST/OPERATIONS/EDUCATION

\$202,700

PRIORITY 2
2 - 4 years



No Image Available

DEFERRED BUILDING EXTERIOR - 8/1/2025 0125-EXT-5: ROOF REPLACEMENT

At the time of the survey, the building's roof was found to be in fair to poor condition. Installed in 1993, the current roofing system has exceeded its typical 20 – 25-year useful life, and the original warranty has expired. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 2 – 3 years to align with the statewide roofing program and address the aging system.

AUTO SHOP

\$199,500

PRIORITY 2
2 - 4 years



DEFERRED HVAC - 9/29/2025

0150-HVA-1: HVAC EQUIPMENT REPLACEMENT

The existing HVAC system consists of hydronic unit heaters and evaporative coolers. They are not energy efficient, insufficient for the spaces and have reached the end of their expected and useful life. This project would provide for installation of new HVAC units, ductwork and piping modifications, chemical treatment, temperature control modifications, testing, balancing and commissioning. The cost for abatement of any asbestos containing materials (ACM) is not included in this estimate.

CULINARY/DINING

\$196,000

PRIORITY 2
2 - 4 years



DEFERRED BUILDING INTERIOR - 8/15/2025

0129-INT-5: INTERIOR DOOR REPLACEMENT

The interior doors are original to the building. Many are damaged, difficult to lock and operate and do not have lever action handles. This project would provide for the removal of the existing doors and the purchase and installation of new metal security grade doors and frames. All hardware and painting is included in this estimate. Hardware to include security keys and fusible locks. This estimate is for 28 doors.

EDUCATION

\$187,500

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 9/29/2025 1436-EXT-4: WINDOW REPLACEMENT

The existing windows in this building are single-pane construction, with some units broken and all lacking energy efficiency. This project will fund the removal and replacement of these windows with new dual-pane, security-rated window systems that comply with all applicable NDOC standards, improving both safety and energy performance.

VISITORS CENTER II

\$187,500

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 9/24/2025

0135-EXT-4: WINDOW WALL SYSTEM REPLACEMENT

The existing windows in this building are single-pane construction, with some units broken and all lacking energy efficiency. This project will fund the removal and replacement of these windows with new dual-pane, security-rated window systems that comply with all applicable NDOC standards, improving both safety and energy performance.

COMMAND POST/OPERATIONS/EDUCATION

\$180,000

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 8/1/2025

0125-INT-6: RESTROOM REFURBISHMENT

The building's non-accessible restrooms are original and in poor condition. This project will fund the complete refurbishment of each non-accessible restroom throughout the facility. The scope of work may include tile replacement, installation of new sinks, toilets, hardware, mirrors, fixtures, flooring, and finishes to improve functionality, appearance, and overall condition.

PRISON INDUSTRY/CANTEEN BUILDING A

\$179,900

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 8/20/2025

0133-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 3 to 4 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

MAINTENANCE BUILDING

\$179,200

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 8/4/2025

0126-INT-7: MINOR RENOVATION

Constructed in 1969, the building has undergone minimal improvements over the years, resulting in an interior that is currently in poor condition. A minor renovation is recommended to address existing deficiencies and bring the facility up to modern standards. The proposed scope includes refurbishing restrooms by installing non-absorbent finishes behind toilets, sinks, and urinals, as well as replacing outdated fixtures to comply with current accessibility requirements. Additionally, many interior doors are not equipped with accessible hardware and will require retrofitting or

replacement to meet code compliance. Given the building's age and the potential for unforeseen needs during renovation, a budget estimate of \$50 per square foot has been used to account for additional improvements that may be necessary.

MULTI-PURPOSE/GYM/CHAPEL

\$163,100

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 9/25/2025

0137-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 3 to 4 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

MAIL BUILDING

\$156,900

PRIORITY 2
2 - 4 years



NEW ENERGY SAVINGS - 9/29/2025 2005-ENR-1: BUILDING RENOVATION

Constructed in the 1970's, the building has undergone minimal improvements over the years, resulting in an interior and exterior that is currently in poor condition. A full renovation is recommended to address existing deficiencies and bring the facility up to modern standards. The proposed scope includes a complete refurbishment of the interior, exterior, roofing and HVAC systems.

LAUNDRY/CENTRAL PLANT

\$154,000

PRIORITY 2
2 - 4 years



No Image Available

IN PROGRESS BUILDING EXTERIOR - 8/15/2025 0128-EXT-5: ROOF REPLACEMENT

At the time of the survey, the building's roof was found to be in fair condition. Installed in 1993, the current roofing system has exceeded its typical 20–25-year useful life, and the original warranty has expired. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 2–3 years to align with the statewide roofing program and address the aging system.

MULTI-PURPOSE/GYM/CHAPEL

\$150,000

PRIORITY 2
2 - 4 years



DEFERRED BUILDING INTERIOR - 9/25/2025 0137-INT-1: CEILING TILE REPLACEMENT

The ceiling in the Gym portion of this building is covered with acoustical ceiling tiles. The ceiling tiles are damaged and stained and many have fallen off of the substrate. This project would provide for the replacement of the ceiling tiles. Removal and disposal of the existing tiles is included in this estimate. Additional costs would be required if there is asbestos in the tiles or adhesive.

MAIN GATE HOUSE

\$150,000

PRIORITY 2
2 - 4 years



DEFERRED BUILDING INTERIOR - 8/1/2025

0124-INT-5: INTERIOR DOOR REPLACEMENT

The interior doors are original to the building. Many are damaged, difficult to lock and operate and do not have lever action handles. This project would provide for the removal of the existing doors and the purchase and installation of new metal security grade doors and frames. All hardware and painting is included in this estimate. Hardware to match security lock format at the site.

CULINARY/DINING

\$150,000

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 8/15/2025

0129-EXT-4: EXTERIOR DOOR REPLACEMENT

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

HOUSING UNIT 6

\$149,600

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 9/26/2025

0149-EXT-5: ROOF REPLACEMENT

At the time of the survey, the portion of the building's membrane roof was found to be in fair condition. Installed in 1993, the current roofing system has exceeded its typical 20–25-year useful life, and the original warranty has expired. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 2 – 3 years to align with the statewide roofing program and address the aging system.

COMMAND POST/OPERATIONS/EDUCATION

\$138,200

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 8/1/2025

0125-EXT-3: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will provide funding to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining or sealing the exterior walls and caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that the building be painted and recaulked within the next 3 to 4 years and that this work be

scheduled on a recurring cycle to preserve the structural integrity and appearance of the facility.

COMMAND POST/OPERATIONS/EDUCATION

\$138,200

PRIORITY 2
2 - 4 years



DEFERRED BUILDING INTERIOR - 8/1/2025

0125-INT-3: INTERIOR FINISHES

The interior finishes are in poor condition and require attention to maintain the building's overall appearance and integrity. It is recommended that the interior walls and ceilings be repainted within the next two to four years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high-humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support

the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

MAIN GATE HOUSE

\$129,600

PRIORITY 2
2 - 4 years



No Image Available

NEW ELECTRICAL - 8/8/2025

0124-ELE-2: ELECTRICAL UPGRADE

The building's 50+ year-old electrical system is nearing the end of its service life. Aging circuit breakers pose a safety risk due to potential failure or delayed operation, and replacement breakers are increasingly difficult to source due to obsolescence, limiting system maintainability or expansion. To ensure safety compliance and support required electrical studies, full replacement of the existing electrical equipment is recommended. As part of this project, a breaker coordination study and arc flash risk assessment will be performed in accordance with NFPA 70E standards. The project also includes the removal and proper disposal of the existing electrical system.

CENTRAL WAREHOUSE

\$125,000

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 9/29/2025

2004-INT-4: OFFICE SPACE RENOVATION

Constructed in 1972, the building has undergone minimal improvements over the years, resulting in an interior that is currently in poor condition. A minor renovation is recommended to address existing deficiencies and bring the facility up to modern standards. The proposed scope includes refurbishing restrooms by installing non-absorbent finishes behind toilets, sinks, and urinals, as well as replacing outdated fixtures to comply with current accessibility requirements. Additionally, many interior doors are not equipped with accessible hardware and will require retrofitting or

replacement to meet code compliance. Given the building's age and the potential for unforeseen needs during renovation, a budget estimate of \$50 per square foot has been used to account for additional improvements that may be necessary.

CENTRAL WAREHOUSE

\$125,000

PRIORITY 2
2 - 4 years



DEFERRED HVAC - 9/29/2025

2004-HVA-1: HVAC EQUIPMENT REPLACEMENT

The existing HVAC system serving the office space in the building is over 20 years of service, which is the typical expected lifespan for most HVAC equipment. Given its age and the likelihood of decreased efficiency and reliability, it is recommended that planning begin for the replacement of the equipment within the next 7 to 9 years. This project also recommends the replacement of the Direct Digital Control (DDC) system that manages them. The proposed project scope will involve the demolition and proper disposal of all existing HVAC equipment, followed by the installation of new, energy-

efficient systems that meet current performance and code requirements.

REGIONAL MEDICAL FACILITY UNIT 8

\$125,000

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 9/29/2025 1673-INT-5: FLOORING REPLACEMENT

The epoxy flooring systems in the building are failing. The flooring is chipping and flaking in multiple rooms. This project recommends the replacement of the epoxy flooring. An estimate of 5,000 square feet of flooring area was used for this project.

CULINARY/DINING

\$119,100

PRIORITY 2
2 - 4 years



No Image Available

NEW PLUMBING - 8/18/2025

0129-PLM-4: GAS PIPING REPLACEMENT

The gas piping system in the culinary building is original construction and has been exposed to a high-humidity environment with frequent wash-downs, which creates a harsh and corrosive setting for black iron piping. Over time, this exposure has compromised the integrity of the piping system. To address this issue, the proposed project will involve the complete removal and replacement of all gas piping located downstream of the gas meter. The new piping system will be installed using materials suitable for the building's demanding conditions and will comply with all applicable codes and safety standards.

VISITORS CENTER II

\$109,400

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 9/24/2025

0135-INT-4: FLOORING REPLACEMENT

The vinyl composite tile (VCT) and carpet in the building are damaged and nearing the end of their useful life. There is a possibility that asbestos-containing materials (ACM) may be present in the existing floor tile and mastic; testing by a licensed abatement professional will be required. It is recommended that the VCT and carpet be replaced. This project will fund the removal and disposal of the existing flooring and the installation of new 12" x 12" VCT with a 6" base and heavy-duty commercial-grade carpet within the

next 2 to 3 years. Any costs related to ACM testing or abatement are not included in this project.

PRISON INDUSTRY BUILDING D

\$105,600

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 8/19/2025

0130-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 3 to 4 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

PRISON INDUSTRY BUILDING C



\$105,600

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 8/19/2025 0131-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 3 to 4 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

PRISON INDUSTRY BUILDING B

\$105,600

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 8/15/2025

0127-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 3 to 4 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

VISITORS CENTER II

\$104,000

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 11/6/2025

0135-INT-5: CEILING GRID REPLACEMENT

The suspended acoustic tile ceiling system in the building is deteriorating, with bent and rusted T-bar framing and multiple damaged or stained tiles. This project includes the removal and disposal of the existing system and the installation of a new suspended acoustic ceiling, including new T-bar grid and tiles, to restore functionality and appearance.

PRISON INDUSTRY BUILDING C

\$80,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 8/19/2025

0131-EXT-9: OVERHEAD DOOR REPLACEMENT

The existing overhead doors on the exterior of the building appear to be original to the structure. They show visible signs of physical damage and have increasingly become a source of maintenance issues. In addition to their deteriorating condition, the current doors lack modern energy efficiency features. This project recommends the complete replacement of the overhead doors, including all associated tracks and seals. Modern replacement doors offer significantly improved insulation and sealing, which will

enhance energy efficiency, reduce maintenance needs, and improve overall building security and performance.

MAINTENANCE BUILDING

\$78,800

PRIORITY 2
2 - 4 years



No Image Available

DEFERRED BUILDING EXTERIOR - 8/4/2025 0126-EXT-5: ROOF REPLACEMENT

At the time of the survey, the building's roof was found to be in fair condition. Installed in 1993, the current roofing system has exceeded its typical 20–25-year useful life, and the original warranty has expired. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 2–3 years to align with the statewide roofing program and address the aging system.

EDUCATION

\$76,700

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 9/29/2025

1436-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 3 to 4 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

PRISON INDUSTRY BUILDING C

\$75,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 8/19/2025 0131-EXT-7: SKYLIGHT REPLACEMENT

A watertight roof—including properly functioning skylights—is essential to preserving the valuable assets within a building. The existing skylights appear to have been installed during the re-roof of 1994. They are now beyond their useful life. This project recommends the complete replacement of the existing skylights, along with a thorough inspection of the skylight curbs and any necessary repairs. Replacement skylights must meet OSHA 29 CFR 1910.28(b)(3) fall protection guards. This work should be coordinated with the replacement of the single-ply roofing membrane to ensure a comprehensive and integrated roofing solution.

VISITORS CENTER II

\$71,500

PRIORITY 2
2 - 4 years



DEFERRED BUILDING INTERIOR - 9/24/2025

0135-INT-3: INTERIOR FINISHES

The interior finishes are in poor condition and require attention to maintain the building's overall appearance and integrity. It is recommended that the interior walls and ceilings be repainted within the next two to four years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high-humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support

the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

LAUNDRY/CENTRAL PLANT

\$70,000

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 8/15/2025

0128-EXT-3: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 3 to 4 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

CENTRAL WAREHOUSE

\$63,000

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 9/29/2025

2004-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 3 to 4 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

MAIN GATE HOUSE

\$60,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 8/1/2025

0124-EXT-4: EXTERIOR DOOR REPLACEMENT

The existing exterior metal doors and frames appear to be original to the building and show signs of damage due to age and general wear. This project will fund the removal and disposal of the existing units and the replacement with security-grade metal doors, complete with frames and hardware. The scope also includes painting the new doors to ensure durability and a consistent exterior finish. Hardware to match security lock format at the site.

VISITORS CENTER II

\$47,800

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 9/24/2025

0135-EXT-3: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 3 to 4 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

AUTO SHOP

\$39,900

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 9/29/2025

0150-EXT-6: ROOF REPLACEMENT

At the time of the survey, the building's roof was found to be in poor condition. Installed in 1993, the current roofing system has exceeded its typical 20–25-year useful life, and the original warranty has expired. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 2–3 years to align with the statewide roofing program and address the aging system.

CENTRAL WAREHOUSE

\$37,500

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 9/29/2025 2004-EXT-5: SKYLIGHT REPLACEMENT

A watertight roof—including properly functioning skylights—is essential to preserving the valuable assets within a building. The existing skylights have experienced multiple leaks and undergone a series of repairs over time. They are now beyond their useful life. This project recommends the complete replacement of the existing skylights, along with a thorough inspection of the skylight curbs and any necessary repairs. Replacement skylights must meet OSHA 29 CFR 1910.28(b)(3) fall protection guards. This work should be coordinated with the replacement of the single-ply roofing

membrane to ensure a comprehensive and integrated roofing solution.

MAIN GATE HOUSE

\$36,000

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 8/1/2025

0124-INT-1: CEILING TILE REPLACEMENT

The ceiling in this building is finished with acoustical ceiling tiles, many of which are damaged, stained, or coming loose from the substrate. This project will fund the removal and disposal of the existing tiles and the installation of new ceiling tiles to restore functionality and appearance. Additional costs may be incurred if asbestos is found in the existing tiles or adhesive.

PRISON INDUSTRY/CANTEEN BUILDING A

\$35,000

PRIORITY 2
2 - 4 years



NEW SITE ISSUES - 8/20/2025

0133-SIT-1: CONCRETE FLATWORK REPLACEMENT

The building perimeter has concrete curbs, ramps and / or flatwork surrounding the building. Some sections have deteriorated or settled over time, resulting in noncompliant slopes and trip hazards. This project proposes the replacement of damaged flatwork, incorporating any necessary accessibility upgrades.

AUTO SHOP

\$33,300

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 9/29/2025

0150-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 3 to 4 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

MAIN GATE HOUSE

\$31,700

PRIORITY 2
2 - 4 years



No Image Available

IN PROGRESS BUILDING EXTERIOR - 8/1/2025 0124-EXT-5: ROOF REPLACEMENT

At the time of the survey, the building's roof was found to be in fair to poor condition. Installed in 1993, the current roofing system has exceeded its typical 20–25-year useful life, and the original warranty has expired. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 2 – 3 years to align with the statewide roofing program and address the aging system.

PRISON INDUSTRY BUILDING D

\$30,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 8/19/2025

0130-EXT-4: CONCRETE FLATWORK REPLACEMENT

The building perimeter has concrete curbs, ramps and / or flatwork surrounding the building. Some sections have deteriorated or settled over time, resulting in noncompliant slopes and trip hazards. This project proposes the replacement of damaged flatwork, incorporating any necessary accessibility upgrades.

MAIN GATE HOUSE

\$30,000

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 8/1/2025

0124-INT-7: RESTROOM REFURBISHMENT

The building's non-accessible restrooms are original and in poor condition. This project will fund the complete refurbishment of each non-accessible restroom throughout the facility. The scope of work may include tile replacement, installation of new sinks, toilets, hardware, mirrors, fixtures, flooring, and finishes to improve functionality, appearance, and overall condition.

PRISON INDUSTRY BUILDING C

\$30,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 8/19/2025

0131-EXT-8: CONCRETE FLATWORK REPLACEMENT

The building perimeter has concrete curbs, ramps and / or flatwork surrounding the building. Some sections have deteriorated or settled over time, resulting in noncompliant slopes and trip hazards. This project proposes the replacement of damaged flatwork, incorporating any necessary accessibility upgrades.

PRISON INDUSTRY BUILDING B

\$30,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 8/15/2025

0127-EXT-6: CONCRETE FLATWORK REPLACEMENT

The building perimeter has concrete curbs, ramps and / or flatwork surrounding the building. Some sections have deteriorated or settled over time, resulting in noncompliant slopes and trip hazards. This project proposes the replacement of damaged flatwork, incorporating any necessary accessibility upgrades.

ADMINISTRATION/VISITING I

\$30,000

PRIORITY 2
2 - 4 years



DEFERRED SITE ISSUES - 9/24/2025

0136-SIT-2: SIDEWALK REPLACEMENT

The building perimeter has concrete curbs, ramps and / or flatwork surrounding the building. Some sections have deteriorated or settled over time, resulting in noncompliant slopes and trip hazards. This project proposes the replacement of damaged flatwork, incorporating any necessary accessibility upgrades.

MAIN GATE HOUSE

\$21,600

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 4/9/2025

0124-EXT-3: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 3 to 4 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

REGIONAL MEDICAL FACILITY UNIT 8

\$15,600

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 9/29/2025

1673-EXT-4: EXTERIOR DOOR REFINISHING

The paint on the exterior metal doors is failing. This project recommends a complete refinish of each exterior door.

MAIN GATE HOUSE

\$ 7,500

PRIORITY 2
2 - 4 years



DEFERRED BUILDING INTERIOR - 8/1/2025

0124-INT-6: JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and 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" above the floor finish.

GENERATOR/ SWITCH GEAR ROOM (OLD)

\$ 5,500

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 9/26/2025

0143-EXT-2: EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the stucco and concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 2 - 3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

TV DISTRIBUTION BUILDING

\$ 3,900

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 8/19/2025

0132-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 3 to 4 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

BIKE STORAGE BUILDING

\$ 3,800

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 9/29/2025

2006-EXT-1: EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 2 - 3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

COMMAND POST/OPERATIONS/EDUCATION

\$ 2,500

PRIORITY 2
2 - 4 years



DEFERRED BUILDING INTERIOR - 8/1/2025 0125-INT-5: JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closets is mounted adjacent to gypsum board and 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" above the floor finish.

MAINTENANCE STORAGE



\$ 1,500

PRIORITY 2
2 - 4 years



NEW HVAC - 9/29/2025

2557-HVA-1: FLUE REPLACEMENT

A flue from a gas fired unit heater exits on the side of the building through the pre-finished metal siding. The siding is getting severely stained and possibly damaged by what appears to be escaping flue gases from the flue penetration through the wall. This project recommends a complete replacement of the flue and wall thimble, and repair of the metal siding.



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

HOUSING UNIT 3

\$1,834,800

PRIORITY 3
4 - 10 years



Image Applicable to Housing Units 1-3, 5



Image Applicable to Housing Units 1-3, 5

NEW HVAC - 9/26/2025

0140-HVA-2: HVAC REPLACEMENT

The existing HVAC system has been in continuous operation since 2007 and is nearing the end of its serviceable life. As the equipment ages, maintenance costs and the risk of failure continue to rise. HVAC equipment failure causes a major disruption for the occupants that may cause temporary relocation until equipment repairs are completed. Budget planning should begin to support system replacement within the next 6–8 years.

HOUSING UNIT 2

\$1,834,800

PRIORITY 3
4 - 10 years



Image Applicable to Housing Units 1-3, 5



Image Applicable to Housing Units 1-3, 5

NEW HVAC - 9/26/2025

0139-HVA-2: HVAC REPLACEMENT

The existing HVAC system has been in continuous operation since 2007 and is nearing the end of its serviceable life. As the equipment ages, maintenance costs and the risk of failure continue to rise. HVAC equipment failure causes a major disruption for the occupants that may cause temporary relocation until equipment repairs are completed. Budget planning should begin to support system replacement within the next 6–8 years.

HOUSING UNIT 5

\$1,834,800

PRIORITY 3
4 - 10 years



Image Applicable to Housing Units 1-3, 5



Image Applicable to Housing Units 1-3, 5

NEW HVAC - 9/26/2025

0142-HVA-2: HVAC REPLACEMENT

The existing HVAC system has been in continuous operation since 2007 and is nearing the end of its serviceable life. As the equipment ages, maintenance costs and the risk of failure continue to rise. HVAC equipment failure causes a major disruption for the occupants that may cause temporary relocation until equipment repairs are completed. Budget planning should begin to support system replacement within the next 6–8 years.

HOUSING UNIT 1

\$1,834,800

PRIORITY 3
4 - 10 years



Image Applicable to Housing Units 1-3, 5



Image Applicable to Housing Units 1-3, 5

NEW HVAC - 9/26/2025

0138-HVA-2: HVAC REPLACEMENT

The existing HVAC system has been in continuous operation since 2007 and is nearing the end of its serviceable life. As the equipment ages, maintenance costs and the risk of failure continue to rise. HVAC equipment failure causes a major disruption for the occupants that may cause temporary relocation until equipment repairs are completed. Budget planning should begin to support system replacement within the next 6–8 years.

HOUSING UNIT #10

\$1,189,000

PRIORITY 3
4 - 10 years



NEW HVAC - 9/29/2025

2785-HVA-1: HVAC EQUIPMENT REPLACEMENT

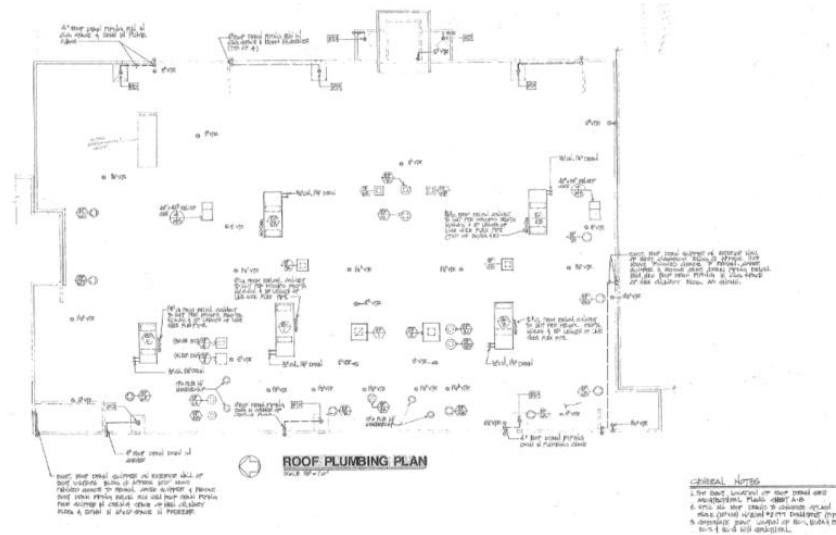
The existing HVAC system serving the building is approaching 20 years of service, which is the typical expected lifespan for most HVAC equipment. Given its age and the likelihood of decreased efficiency and reliability, it is recommended that planning begin for the replacement of the equipment within the next 7 to 9 years. This project also recommends the replacement of the Direct Digital Control (DDC) system that manages them. The proposed project scope will involve the demolition and proper disposal of all existing HVAC equipment, followed by the installation of new, energy-

efficient systems that meet current performance and code requirements.

CULINARY/DINING

\$1,154,600

PRIORITY 3
4 - 10 years



DEFERRED HVAC - 8/15/2025

0129-HVA-1: HVAC EQUIPMENT REPLACEMENT

The existing HVAC system serving the building is approaching 20 years of service, which is the typical expected lifespan for most HVAC equipment. Given its age and the likelihood of decreased efficiency and reliability, it is recommended that planning begin for the full replacement of the system within the next 7 to 9 years. This includes not only the HVAC units themselves but also the Direct Digital Control (DDC) system that manages them. The proposed project scope will involve the demolition and proper disposal of all existing HVAC equipment, followed by the installation of new, energy-efficient systems that meet current performance and code requirements.

HOUSING UNIT 5

\$300,100

PRIORITY 3
4 - 10 years



No Image Available

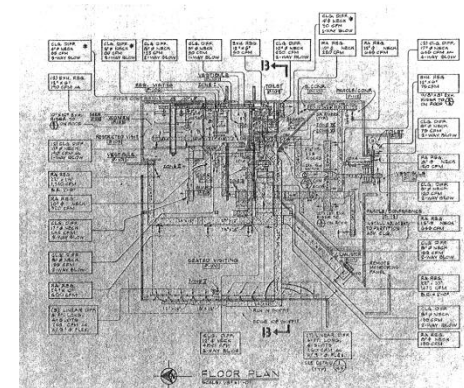
DEFERRED BUILDING EXTERIOR - 9/26/2025 0142-EXT-4: ROOF REPLACEMENT

The existing roof was replaced approximately 20 years ago and is in fair condition. Budget planning for replacement should be done for replacement in the next 6 - 9 years. It is recommended that any current leaks or necessary repairs are done immediately to ensure the structural integrity of the roof and the ceiling below.

VISITORS CENTER II

\$238,400

PRIORITY 3
4 - 10 years



NEW HVAC - 9/24/2025

0135-HVA-2: HVAC EQUIPMENT REPLACEMENT

The existing HVAC system serving the building is approaching 20 years of service, which is the typical expected lifespan for most HVAC equipment. Given its age and the likelihood of decreased efficiency and reliability, it is recommended that planning begin for the replacement of the equipment within the next 5 to 7 years. This project also recommends the replacement of the Direct Digital Control (DDC) system that manages them. The proposed project scope will involve the demolition and proper disposal of all existing HVAC equipment, followed by the installation of new, energy-

efficient systems that meet current performance and code requirements.

MULTI-PURPOSE/GYM/CHAPEL

\$195,672

PRIORITY 3
4 - 10 years



No Image Available

DEFERRED BUILDING EXTERIOR - 4/23/2024 0137-EXT-4: ROOF REPLACEMENT

The existing roof was replaced approximately 20 years ago and is in fair condition. Budget planning for replacement should be done for replacement in the next 6 - 9 years. It is recommended that any current leaks or necessary repairs are done immediately to ensure the structural integrity of the roof and ceilings below.

MULTI-PURPOSE/GYM/CHAPEL

\$163,100

PRIORITY 3
4 - 10 years



DEFERRED BUILDING INTERIOR - 9/25/2025

0137-INT-4: INTERIOR FINISHES

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

ADMINISTRATION/VISITING I

\$139,600

**PRIORITY 3
4 - 10 years**



DEFERRED BUILDING INTERIOR - 9/24/2025

0136-INT-3: INTERIOR FINISHES

The interior finishes are in fair condition and require attention to maintain the building's overall appearance and integrity. It is recommended that the interior walls and ceilings be repainted within the next two to four years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high-humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support

the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

PRISON INDUSTRY BUILDING B

\$105,600

PRIORITY 3
4 - 10 years



DEFERRED BUILDING INTERIOR - 8/20/2025

0127-INT-2: INTERIOR FINISHES

The interior finishes are in fair condition and require attention to maintain the building's overall appearance and integrity. It is recommended that the interior walls and ceilings be repainted within the next 6 - 8 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high-humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support

the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

PRISON INDUSTRY BUILDING D

\$105,600

PRIORITY 3
4 - 10 years



NEW BUILDING INTERIOR - 8/20/2025

0130-INT-2: INTERIOR FINISHES

The interior finishes are in fair condition and require attention to maintain the building's overall appearance and integrity. It is recommended that the interior walls and ceilings be repainted within the next 6 - 8 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high-humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support

the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

ADMINISTRATION/VISITING I

\$93,000

PRIORITY 3
4 - 10 years



DEFERRED BUILDING EXTERIOR - 9/24/2025

0136-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 4 to 6 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

LAUNDRY/CENTRAL PLANT

\$70,000

PRIORITY 3
4 - 10 years



DEFERRED BUILDING INTERIOR - 8/20/2025

0128-INT-2: INTERIOR FINISHES

The interior finishes are in fair condition and require attention to maintain the building's overall appearance and integrity. It is recommended that the interior walls and ceilings be repainted within the next 6 - 8 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high-humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support

the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

CULINARY/DINING

\$60,000

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 8/19/2025

0129-EXT-6: CONCRETE FLATWORK REPLACEMENT

The building perimeter has concrete curbs, ramps and / or flatwork surrounding the building. Some sections have deteriorated or settled over time, resulting in noncompliant slopes and trip hazards. This project proposes the replacement of damaged flatwork, incorporating any necessary accessibility upgrades.

MAIN GATE HOUSE

\$21,600

PRIORITY 3
4 - 10 years



DEFERRED BUILDING INTERIOR - 8/1/2025

0124-INT-4: INTERIOR FINISHES

The interior finishes are in fair condition and require attention to maintain the building's overall appearance and integrity. It is recommended that the interior walls and ceilings be repainted within the next four to five years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high-humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support

the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

MAINTENANCE BUILDING

\$17,900

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 11/4/2025 0126-EXT-2: EXTERIOR FINISHES

The exterior finishes are in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 5 - 7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

NEW GENERATOR BUILDING

\$ 8,100

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 10/1/2025

4510-EXT-1: EXTERIOR FINISHES

The exterior finishes of the building are in new condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 10 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

APPENDIX A – BUILDING MANAGEMENT CATEGORIES

BUILDING SYSTEMS

FIGURE 3 is a list of the current project building management categories. The Project ID contains the following:

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>

Example: **9999ADA1** and **9999HVA2**

FIGURE 3.



APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	1/29/2026	Initial.