

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

NORTHERN NEVADA CORRECTIONAL CENTER

1721 East Snyder Ave.
Carson City, Nevada 89702

Site Number: 9990
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in June 2015

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

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

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

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

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

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

Class Definitions

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

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

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

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

PRIORITY CLASS 3 - (Four to Ten Years)

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

Site number: 9990

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0124	MAIN GATE HOUSE	1440	1963	5/1/2014	\$35,000	\$184,680	\$11,000	\$230,680	\$432,000	53%
	1721 E. Snyder Ave									
0145	GUARD TOWER 2	75	1974	5/1/2014	\$2,500	\$52,250	\$0	\$54,750	\$120,000	46%
	1721 E. Snyder Ave									
0144	GUARD TOWER 1	75	1963	5/1/2014	\$0	\$51,650	\$0	\$51,650	\$120,000	43%
	1721 E. Snyder Ave									
0147	GUARD TOWER 4	75	1979	5/1/2014	\$0	\$45,650	\$0	\$45,650	\$120,000	38%
	1721 E. Snyder Ave									
2005	INMATE CLOTHING STORE	400		5/1/2014	\$0	\$9,800	\$4,000	\$13,800	\$40,000	35%
	1721 E. Snyder Ave									
0146	GUARD TOWER 3	864	1990	5/1/2014	\$0	\$97,788	\$0	\$97,788	\$302,400	32%
	1721 E. Snyder Ave									
0132	TV DISTRIBUTION BUILDING	196		5/1/2014	\$0	\$10,352	\$1,960	\$12,312	\$39,200	31%
	1721 E. Snyder Ave									
0129	CULINARY / DINING	16354	1987	5/1/2014	\$707,283	\$752,958	\$163,540	\$1,623,781	\$5,315,050	31%
	1721 E. Snyder Ave									
0126	MAINTENANCE BUILDING	3584	1969	5/1/2014	\$55,000	\$259,968	\$35,840	\$350,808	\$1,164,800	30%
	1721 E. Snyder Ave									
0125	COMMAND POST / OPERATIONS / EDUCATION	9215	1976	5/1/2014	\$53,000	\$631,955	\$92,150	\$777,105	\$2,994,875	26%
	1721 E. Snyder Ave									
0150	AUTO SHOP	3325	1974	5/1/2014	\$5,700	\$243,600	\$16,625	\$265,925	\$1,080,625	25%
	1721 E. Snyder Ave									
0128	LAUNDRY / CENTRAL PLANT	7000	1968	5/1/2014	\$2,500	\$528,800	\$3,500	\$534,800	\$2,275,000	24%
	1721 E. Snyder Ave									
0149	HOUSING UNIT 6	10634	1981	5/1/2014	\$466,010	\$331,948	\$0	\$797,958	\$3,456,050	23%
	1721 E. Snyder Ave									
1436	EDUCATION	7670	1963	5/1/2014	\$54,000	\$463,800	\$38,350	\$556,150	\$2,492,750	22%
	1721 E. Snyder Ave									
0136	ADMINISTRATION / VISITING I	9304	1974	5/1/2014	\$16,400	\$611,568	\$46,520	\$674,488	\$3,023,800	22%
	1721 E. Snyder Ave									
0137	MULTI-PURPOSE / GYM / CHAPEL	16306	1968	5/1/2014	\$379,784	\$459,038	\$277,202	\$1,116,024	\$5,299,450	21%
	1721 E. Snyder Ave									

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0127	PRISON INDUSTRY BUILDING B 1721 E. Snyder Ave Carson City	10560	1967	5/1/2014	\$77,500	\$616,120	\$0	\$693,620	\$3,432,000	20%
0135	VISITORS CENTER II 1721 E. Snyder Ave Carson City	4768	1974	5/1/2014	\$0	\$197,216	\$104,000	\$301,216	\$1,549,600	19%
0148	GUARD TOWER 5 1721 E. Snyder Ave Carson City	267	1979	5/1/2014	\$0	\$46,010	\$0	\$46,010	\$240,000	19%
0133	PRISON INDUSTRY / CANTEEN BUILDING A 1721 E. Snyder Ave Carson City	17995	1967	5/1/2014	\$20,500	\$1,073,290	\$0	\$1,093,790	\$5,848,375	19%
0142	HOUSING UNIT 5 1721 E. Snyder Ave Carson City	13641	1977	5/1/2014	\$294,321	\$358,092	\$149,910	\$802,323	\$4,433,325	18%
0131	PRISON INDUSTRY BUILDING C 1721 E. Snyder Ave Carson City	10560	1974	5/1/2014	\$22,800	\$591,120	\$0	\$613,920	\$3,432,000	18%
2006	BIKE STORAGE BUILDING 1721 E. Snyder Ave Carson City	384	1963	5/1/2014	\$0	\$6,528	\$0	\$6,528	\$38,400	17%
0130	PRISON INDUSTRY BUILDING D 1721 E. Snyder Ave Carson City	10560	1965	5/1/2014	\$161,900	\$405,720	\$0	\$567,620	\$3,696,000	15%
0143	GENERATOR / SWITCH GEAR ROOM 1721 E. Snyder Ave Carson City	550	1974	5/1/2014	\$0	\$17,325	\$6,600	\$23,925	\$165,000	15%
2562	MICROWAVE BUILDING 1721 E. Snyder Ave Carson City	480	2004	5/1/2014	\$0	\$2,400	\$5,760	\$8,160	\$60,000	14%
0141	HOUSING UNIT 4 1721 E. Snyder Ave Carson City	13641	1974	5/1/2014	\$298,821	\$146,400	\$149,910	\$595,131	\$4,433,325	13%
0138	HOUSING UNIT 1 1721 E. Snyder Ave Carson City	21586	1963	5/1/2014	\$302,793	\$259,032	\$215,860	\$777,685	\$7,015,450	11%
0139	HOUSING UNIT 2 1721 E. Snyder Ave Carson City	21586	1963	5/1/2014	\$302,793	\$259,032	\$215,860	\$777,685	\$7,015,450	11%
1673	REGIONAL MEDICAL FACILITY UNIT 8 1721 E. Snyder Ave Carson City	61138	1993	5/1/2014	\$0	\$1,963,880	\$300,000	\$2,263,880	\$24,255,200	9%
0140	HOUSING UNIT 3 1721 E. Snyder Ave Carson City	21586	1963	5/1/2014	\$302,793	\$2,500	\$215,860	\$521,153	\$7,015,450	7%
1648	HOUSING UNIT 7 1721 E. Snyder Ave Carson City	44500	1990	5/1/2014	\$56,000	\$828,500	\$0	\$884,500	\$14,462,500	6%
2004	CENTRAL WAREHOUSE 1721 E. Snyder Ave Carson City	25298	1972	5/1/2014	\$11,000	\$388,350	\$0	\$399,350	\$8,221,850	5%

Site number: 9990

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2785	HOUSING UNIT #10 1721 E Snyder Ave Carson City	23780	2008	5/1/2014	\$0	\$131,400	\$0	\$131,400	\$7,302,340	2%
2557	MAINTENANCE STORAGE 1721 E. Snyder Ave Carson City	3000	2004	5/1/2014	\$0	\$3,000	\$0	\$3,000	\$300,000	1%
2784	NNCC BIOMASS PLANT 1721 E. Snyder Ave Carson City	6853	2006	5/1/2014	\$0	\$6,853	\$0	\$6,853	\$3,426,500	0%
9990	NORTHERN NEVADA CORRECTIONAL CENTER SITE 1721 E. Snyder Ave Carson City		1963	5/1/2014	\$110,000	\$6,480,000	\$0	\$6,590,000		0%
3357	LICENSE PLATE FACTORY Carson City	11780	2014	8/28/2014	\$0	\$0	\$0			0%
1435	GUARD TOWER 6 1721 E. Snyder Ave Carson City	75	1979	5/1/2014	\$0	\$0	\$0		\$120,000	
Report Totals.....:		411,105			\$3,738,398	\$18,518,573	\$2,054,447	\$24,311,418	\$134,738,765	18%

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CENTRAL WAREHOUSE	2004	
REGIONAL MEDICAL FACILITY UNIT 8	1673	
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NORTHERN NEVADA CORRECTIONAL CENTER SITE

SPWB Facility Condition Analysis - 9990

Survey Date: 5/1/2014

NORTHERN NEVADA CORRECTIONAL CENTER SITE**BUILDING REPORT**

The Northern Nevada Correctional Center is a medium security institution, located In southeast Carson City, Nevada. There are multiple structures on site including housing units, vocational buildings, education facilities, central plant, culinary and dining facilities, administration and visitation buildings. The site has natural gas, city water and sewer services and is home to the Regional Medical Facility. There is a large paved parking area complete with ADA accessible parking spaces.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$110,000****Currently Critical****Immediate to Two Years****ADA PATH OF TRAVEL****Project Index #: 9990ADA2****Construction Cost \$40,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete path of travel to the recreation yards and religious group area are necessary to comply with ADA accessibility requirements. This project would provide for concrete walkways from the housing units to the recreation and religious areas to the north. This will require regrading, placement of P.C. concrete, signage and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. 4,000 square feet of concrete was used for this estimate.

ADA SITE UPGRADES**Project Index #: 9990ADA1****Construction Cost \$70,000**

The Command Post/ Operations/ Education building and the Education building are lacking an accessible entrance into the buildings from the yard. The buildings are used by the inmates and staff on a daily basis and are required to have an accessible entrance per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible ramp to access the buildings. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$6,480,000****Necessary - Not Yet Critical****Two to Four Years****ASPHALT PAVING INSTALLATION****Project Index #: 9990SIT3****Construction Cost \$250,000**

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.

BOILER PLANT AND DISTRIBUTION SYSTEM UPGRADE

Project Index #: 9990HVA1

Construction Cost \$5,500,000

The hot water and steam boilers and hot water distribution piping has reached the end of its useful life and is due for replacement. The boilers were installed in 1978 and 1982 and are over 30 years old. 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 old equipment. This project would provide for the removal and disposal of the existing boilers, controls, piping and valves and replacement with new equipment including all required connections to utilities and equipment. The estimate is based on (4) 5,000 MBH hot water boilers, (2) 100 hp steam boilers, heat exchangers, pumps, 12,500 linear feet of pre-insulated piping and temperature controls. 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. Planning for this project is recommended under CIP 15-5289.

CONCRETE CURB REPLACEMENT

Project Index #: 9990SIT5

Construction Cost \$100,000

The concrete curbing in the parking lot has been damaged and is failing in many areas. There is extensive cracking, crumbling and failure due to vehicles colliding with the curbs. Due to the high traffic volume and high percentage of large commercial vehicles in this parking lot, it is recommended to replace the curbs with a system with a longer lifespan. This project would provide for the installation of concrete curbing with a deeper footing throughout and a high strength concrete mix to ensure a longer life cycle of the new curbing. Removal and disposal of the existing curbing is included in this estimate. This project should be implemented concurrently with the Crack Fill and Seal Asphalt Paving project.

CRACK FILL & SEAL ASPHALT PAVING

Project Index #: 9990SIT2

Construction Cost \$300,000

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas, loading docks, exercise yards and the perimeter road. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 600,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

DRAINAGE IMPROVEMENTS

Project Index #: 9990SIT6

Construction Cost \$50,000

The site has several areas with inadequate drainage due to deteriorated asphalt, clogged drains or insufficient sloping. The standing water causes premature deterioration of the paving and other site improvements. The grade does not slope properly near the entrance to the Maintenance Building. The drain at the Sally Port cannot handle the large volume of water coming from the parking lot which results in standing water around the Sally Port and Education building. This project would create positive flow away from the Maintenance Building, Education Building and Sally Port by regrading, paving, installing additional drainage swales or storm drains as needed.

HIGH MAST LIGHTING UPGRADE

Project Index #: 9990ENR1

Construction Cost \$270,000

There are 15 high mast security light poles throughout the facility that have 9 security lamps each. The current lamps are an older, less efficient style and should be replaced with LED lamps. This project provides for the purchase and installation of 135 LED lamps for the high mast light poles. The cost includes removal and disposal of the existing lamps.

ISOLATION VALVE INSTALLATION

Project Index #: 9990PLM1

Construction Cost \$10,000

There are no isolation valves for the individual building's water lines. The main water line that serves each of the buildings on the site is in need of an isolation valve. This will allow the maintenance staff to do repairs and maintenance to the plumbing without shutting down the whole site. More importantly, a leak in the building can be shut down quickly minimizing damage in an emergency. This estimate provides for a 2-1/2" gate valve to be installed at each of 20 separate buildings.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$110,000
Priority Class 2:	\$6,480,000
Priority Class 3:	\$0
Grand Total:	\$6,590,000

HOUSING UNIT #10

SPWB Facility Condition Analysis - 2785

Survey Date: 5/1/2014

HOUSING UNIT #10**BUILDING REPORT**

Housing Unit 10 is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete foundation. It is a dormitory style housing unit with showers and restroom which are somewhat ADA accessible. It has a stand alone HVAC system, fire sprinklers and a fire alarm system.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$131,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2785EXT1****Construction Cost \$118,900****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 are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed 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.

Project Index #: 2785INT1**Construction Cost \$12,500****INTERIOR FINISHES**

The interior finishes are in fair condition. About 10% of the interior walls are covered by painted gypsum board. It is recommended to paint the interior walls at least once in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:**Gross Area (square feet): 23,780****Year Constructed: 2008****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: 0 %****Construction Type: Masonry with metal roof****IBC Construction Type: II-B****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.53
Priority Class 2:	\$131,400	Total Facility Replacement Construction Cost:	\$7,302,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$307
Grand Total:	\$131,400	FCNI:	2%

NNCC BIOMASS PLANT

SPWB Facility Condition Analysis - 2784

Survey Date: 5/1/2014

NNCC BIOMASS PLANT

BUILDING REPORT

The Biomass Plant is an engineered steel building which is designed for power generation using biomass product. It has the potential to generate almost 1 megawatt of power for the Northern Nevada Correctional Center. It has been idle for several years and the future use is uncertain.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$6,853

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2784EXT1

EXTERIOR FINISHES

Construction Cost \$6,853

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

BUILDING INFORMATION:

Gross Area (square feet): 6,853

Year Constructed: 2006

Exterior Finish 1: 100 % Metal Siding

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % F-1

IBC Occupancy Type 2: 0 %

Construction Type: Engineered Metal Building

IBC Construction Type: II-A

Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$1.00
Priority Class 2:	\$6,853	Total Facility Replacement Construction Cost:	\$3,426,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$500
Grand Total:	\$6,853	FCNI:	0%

MICROWAVE BUILDING

SPWB Facility Condition Analysis - 2562

Survey Date: 5/1/2014

**MICROWAVE BUILDING
BUILDING REPORT**

The Microwave building is a new structure built on the Northern Nevada Correctional Center site. The building contains equipment used by the Nevada Department of Information Technology including a microwave relay tower. The building is in good shape. The recommended projects for this structure are for informational purposes and are not NDOC's responsibility.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,400****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2562EXT1****Construction Cost \$2,400**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the stone walls caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed 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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$5,760****Long-Term Needs****Four to Ten Years****ROOF REPLACEMENT****Project Index #: 2562EXT2****Construction Cost \$5,760**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2004. It is recommended that this building be re-roofed in the next 8-10 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

Gross Area (square feet): 480
Year Constructed: 2004
Exterior Finish 1: 100 % Aggregate Wall Panel
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Aggregate Wall Panels and Concrete
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$17.00
Priority Class 2:	\$2,400	Total Facility Replacement Construction Cost:	\$60,000
Priority Class 3:	\$5,760	Facility Replacement Cost per Square Foot:	\$125
Grand Total:	\$8,160	FCNI:	14%

MAINTENANCE STORAGE

SPWB Facility Condition Analysis - 2557

Survey Date: 5/1/2014

MAINTENANCE STORAGE BUILDING REPORT

The building is a structural steel, prefabricated, insulated metal building on a concrete slab-on-grade foundation. There is an overhead coiling door on the east and west side and two emergency exits. This building is used for NNCC facility maintenance storage and was constructed in 2004.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$3,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2557EXT1****Construction Cost \$3,000****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 the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 3,000****Year Constructed: 2004****Exterior Finish 1: 100 % Metal Siding****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: 0 %****Construction Type: Metal building****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$1.00
Priority Class 2:	\$3,000	Total Facility Replacement Construction Cost:	\$300,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$3,000	FCNI:	1 %

BIKE STORAGE BUILDING

SPWB Facility Condition Analysis - 2006

Survey Date: 5/1/2014

BIKE STORAGE BUILDING

BUILDING REPORT

The old Sewage Ejection Pump house building is a concrete masonry building with a single-ply membrane roof on a concrete slab-on-grade foundation. All of the equipment has been removed and the building is currently used for general storage and is located in the bicycle storage area.

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$6,528**

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR FINISHESProject Index #: **2006EXT1**Construction Cost **\$1,920**

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.

ROOF REPLACEMENTProject Index #: **2006EXT2**Construction Cost **\$4,608**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:Gross Area (square feet): **384**Year Constructed: **1963**Exterior Finish 1: **100 % Painted CMU**Exterior Finish 2: **%**Number of Levels (Floors): **1** Basement? **No**IBC Occupancy Type 1: **100 % S-2**IBC Occupancy Type 2: **%**Construction Type: **Concrete Masonry Units and Steel**IBC Construction Type: **V-B**Percent Fire Suppressed: **0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$17.00
Priority Class 2:	\$6,528	Total Facility Replacement Construction Cost:	\$38,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$6,528	FCNI:	17%

INMATE CLOTHING STORE

SPWB Facility Condition Analysis - 2005

Survey Date: 5/1/2014

**INMATE CLOTHING STORE
BUILDING REPORT**

The Laundry/Old Inmate Store is a wood framed building with wood board and batten siding, asphalt shingle roof and single pane windows. The floor construction is wood framing resting on asphalt paving. The building does not have a foundation. It is located west of the main gate house, outside of the secured area of the prison. It is currently (2014) being used for storage.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$9,800****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 2005EXT4****Construction Cost \$3,000**

The 2 exterior wood man doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

ROOF REPLACEMENT**Project Index #: 2005LGT1****Construction Cost \$4,800**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

WINDOW REPLACEMENT**Project Index #: 2005EXT3****Construction Cost \$2,000**

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 2 units including wooden frames. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2005EXT2****Construction Cost \$2,000**

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

INTERIOR FINISHES**Project Index #: 2005INT2****Construction Cost \$2,000**

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

BUILDING INFORMATION:

Gross Area (square feet): 400
Year Constructed:
Exterior Finish 1: 100 % Wood Board & Batte
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$34.50
Priority Class 2:	\$9,800	Total Facility Replacement Construction Cost:	\$40,000
Priority Class 3:	\$4,000	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$13,800	FCNI:	35%

CENTRAL WAREHOUSE

SPWB Facility Condition Analysis - 2004

Survey Date: 5/1/2014

CENTRAL WAREHOUSE BUILDING REPORT

The Central Warehouse is located on the east side of the prison, outside of the secured area. The building construction consists of about 50% precast concrete walls and the remainder is an engineered steel building structure on a concrete foundation. The roofing is comprised of a combination of single-ply and sloped metal. The interior of the building consist of pallet racking for storage and there are offices located on a mezzanine level. It also contains large freezers and coolers for food storage. It has a fire alarm and sprinkler system but is not ADA accessible.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$11,000****Currently Critical****Immediate to Two Years****EXIT SIGN AND EGRESS LIGHTING UPGRADE****Project Index #: 2004SFT3****Construction Cost \$6,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

INTERIOR STAIRWAY REPLACEMENT**Project Index #: 2004SFT1****Construction Cost \$5,000**

The wood stairs and handrails in the north side of the original warehouse do not meet the requirements in the 2012 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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$388,350****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2004EXT2****Construction Cost \$63,900**

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 scraping, priming and painting the painted concrete 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.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 2004HVA1****Construction Cost \$127,800**

The existing HVAC system consists of 2 roof mounted evaporative coolers and an original oil fired boiler. They are not energy efficient and have reached the end of their expected and useful life. The cooling is insufficient and does not provide a comfortable work environment in the summer. This project would provide for installation of new HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

INTERIOR FINISHES

Project Index #: 2004INT2
Construction Cost \$32,500

The interior finishes are in fair condition. Approximately 1/3 of the interior walls are painted. It is recommended to paint the interior walls at least once in the next 2-3 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.

JANITORS CLOSET REPAIRS

Project Index #: 2004INT3
Construction Cost \$1,400

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.

LIGHTING UPGRADE

Project Index #: 2004ENR1
Construction Cost \$25,000

The existing lighting fixtures in the refrigerators and freezers are not performing well in the cold temperatures. The T-8 lamps are slow to start, work intermittently and burn out prematurely. This project will upgrade the T-8 lamps to LED's or another fixture appropriate for the cold temperatures. Any electrical wiring upgrades are not included in this estimate.

OVERHEAD DOOR REPLACEMENT

Project Index #: 2004EXT4
Construction Cost \$10,000

There are two 10'x10' overhead coiling doors in the original portion of the warehouse. One of them has been replaced, the other has not and is damaged and does not function properly. Exposure and wind have caused the door to bend, crack and lose its finish. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the motorized overhead coiling door and replacement with a new motorized overhead coiling door including remote operation, safety controls and connection to existing utilities.

ROOF REPLACEMENT

Project Index #: 2004EXT3
Construction Cost \$120,000

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in the 1980's. It is recommended that the single-ply roof on the older half of the structure of this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

SERVICE OUTLET INSTALLATION

Project Index #: 2004ELE1
Construction Cost \$4,000

The NEC 2011 Section 210.63 requires a 125-volt, single-phase, 15 or 20 ampere-rated receptacle outlet to be located on the same level and within 25' of an HVAC unit. The rooftop HVAC units do not have a receptacle located near them and neither does the emergency generator. This project would provide funding to install two 125 volt receptacles, one for the HVAC units and the other for the emergency generator. This estimate includes an allowance for 100 feet of conduit and electrical wire.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

WATER HEATER REPLACEMENT

Project Index #: 2004PLM1
Construction Cost \$3,750

There is a 20 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 25,298
Year Constructed: 1972
Exterior Finish 1: 50 % Painted Precast Conc
Exterior Finish 2: 50 % Metal Siding
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: %
Construction Type: Concrete and Steel
IBC Construction Type: II-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$11,000	Project Construction Cost per Square Foot:	\$15.79
Priority Class 2:	\$388,350	Total Facility Replacement Construction Cost:	\$8,222,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$399,350	FCNI:	5%

REGIONAL MEDICAL FACILITY UNIT 8

SPWB Facility Condition Analysis - 1673

Survey Date: 5/1/2014

REGIONAL MEDICAL FACILITY UNIT 8**BUILDING REPORT**

The Regional Medical Facility is located on the Northern Nevada Correctional Center site. The facility's primary purpose is to handle inmate medical conditions throughout the State of Nevada's Correctional Facilities. It also serves as the trauma center, infectious disease treatment and isolation facility, and houses terminally ill inmates. It has a fire alarm and sprinkler system and also is mostly ADA accessible. This facility has a stand alone generator and HVAC system

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,963,880****Necessary - Not Yet Critical****Two to Four Years****ACOUSTICAL CEILING TILE REPLACEMENT****Project Index #: 1673INT3****Construction Cost \$35,000**

The existing ceiling is covered by 12"x 12" interlocking acoustical tiles. They do not appear to be a hospital-grade product and many of the tiles are damaged and stained and need to be replaced. There is also a need for a tamper-proof tile in the inmate areas and access panels for HVAC equipment servicing. This project would provide for the replacement of the damaged, staining and missing ceiling tiles and installation of six 12"x12" one- hour rated access panels at HVAC equipment locations.

This project or a portion thereof was previously recommended in the FCA report dated 04/21/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

CABINET AND BREAK ROOM UPGRADES**Project Index #: 1673INT4****Construction Cost \$15,000**

The cabinets and countertops in the building are showing signs of wear and tear and the break rooms are not ADA compliant. The countertops are delaminating and failing particularly at the Formica edges and corners. This condition is prevalent throughout the building including staff desks and 3 staff break rooms. This project recommends the replacement of the existing damaged laminate on the counters and cabinets with heavy duty, quality finishes. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing accessible sinks. This project would provide funding for the removal and replacement of the existing materials.

This project or a portion thereof was previously recommended in the FCA report dated 04/21/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

CELL DOOR LOCK REPLACEMENT**Project Index #: 1673SEC1****Construction Cost \$1,300,000**

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.

EXTERIOR FINISHES**Project Index #: 1673EXT2****Construction Cost \$305,690**

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

This project or a portion thereof was previously recommended in the FCA report dated 04/21/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 1673INT1
Construction Cost \$305,690

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 2-3 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. This project or a portion thereof was previously recommended in the FCA report dated 04/21/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 1673ENV1
Construction Cost \$2,500

PEST CONTROL

The roof, roof cap flashing, and exterior lights have become a roosting place for birds. The roof and exterior lights are covered in bird droppings. This project would provide for the removal and cleaning of the bird droppings from the above mentioned areas.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$300,000

Long-Term Needs

Four to Ten Years

Project Index #: 1673HVA1
Construction Cost \$300,000

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.

BUILDING INFORMATION:

Gross Area (square feet): 61,138

Year Constructed: 1993

Exterior Finish 1: 95 % Natural Grey CMU

Exterior Finish 2: 5 % Glazing/Windows/Do

Number of Levels (Floors): 2 Basement? No

IBC Occupancy Type 1: 100 % I-3

IBC Occupancy Type 2: %

Construction Type: Concrete & Steel Framing

IBC Construction Type: II-A

Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$37.03
Priority Class 2:	\$1,963,880	Total Facility Replacement Construction Cost:	\$24,255,000
Priority Class 3:	\$300,000	Facility Replacement Cost per Square Foot:	\$397
Grand Total:	\$2,263,880	FCNI:	9%

HOUSING UNIT 7

SPWB Facility Condition Analysis - 1648

Survey Date: 5/1/2014

HOUSING UNIT 7**BUILDING REPORT**

The building is constructed of tilt-up precast concrete walls, concrete floors at lower and upper levels, prefabricated steel frame trusses, metal decking and has a single-ply membrane roof. Unit 7A is the reception processing unit and houses inmates placed in administrative segregation. Unit 7B is also used as transitional housing for inmates pending transfer to other facilities, or placement in the general population. It has a fire alarm and sprinkler system and is mostly ADA accessible.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$56,000****Currently Critical****Immediate to Two Years****ADA PROJECTS****Project Index #: 1648ADA1****Construction Cost \$50,000**

The existing accessible cells do not meet the Americans with Disabilities Act (ADA) requirements. The sinks have inadequate underside clearances and the mirrors are mounted too high. This project proposes providing new sinks and relocating the mirrors in each of the ADA accessible cells.

The bank of phones does not have an accessible installation and is not equipped with hearing assisted equipment. This project provides an adaptive phone on each side of the housing unit.

ADA requirements states that a threshold at an entrance door will not exceed 1/2 inch in height. The thresholds at the entrances to this building are about 1-1/4 inches high. It is recommended that a new accessible threshold and a door shoe be installed. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design

This project or a portion thereof was previously recommended in the FCA report dated 03/30/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 1648SFT2****Construction Cost \$6,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$828,500****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1648EXT3****Construction Cost \$89,000**

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

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

GLAZING REPLACEMENT

Project Index #: 1648SFT3
Construction Cost \$37,000

The 2 control rooms are located on the upper level of each wing. The flooring in these rooms contains structural glass block vision panels of which two are damaged and many are scratched and cloudy. This project would provide for the removal and replacement of 74 8"x8" structural glass blocks to ensure that the guards have clear vision below them. This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 1648HVA1
Construction Cost \$450,000

The existing HVAC system consists of 4 unit heaters and window mounted evaporative coolers. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of 4 new HVAC units, ductwork and piping modifications, chemical treatment, temperature control modifications, testing, balancing and commissioning. This project is recommended under CIP 13-M17. This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

INTERIOR FINISHES

Project Index #: 1648INT3
Construction Cost \$222,500

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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. This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PLUMBING UPGRADES

Project Index #: 1648PLM1
Construction Cost \$30,000

This building has a hose bib in each of the plumbing chases serving a pair of toilets on each floor. None of these hose bibs are equipped with a backflow prevention device. Additionally, every other plumbing chase has a floor drain in case the inmates clog the toilets and flood the cells. The existing drip-type trap primers have been extremely problematic, requiring frequent service and replacement. Without a functioning primer, the trap seal can dry out, permitting sewer gases to back into the building. This project addresses the installation of backflow prevention devices for each of the hose bibs and a flush-action trap primer for each of the floor drains. The flush action primers are activated each time the toilets are flushed.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

BUILDING INFORMATION:

Gross Area (square feet): 44,500
Year Constructed: 1990
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete and Steel
IBC Construction Type: II-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$56,000	Project Construction Cost per Square Foot:	\$19.88
Priority Class 2:	\$828,500	Total Facility Replacement Construction Cost:	\$14,462,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$884,500	FCNI:	6%

EDUCATION

SPWB Facility Condition Analysis - 1436

Survey Date: 5/1/2014

**EDUCATION
BUILDING REPORT**

The Education Building is constructed with concrete masonry unit walls, steel truss roof framing and a single-ply membrane roofing system. The facility provides educational classrooms and services including a snack bar and law library for the general inmate population. The facility has a fire alarm and sprinkler system and has restrooms which are mostly ADA compliant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$54,000****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 1436ADA1****Construction Cost \$50,000**

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the staff restroom and the inmate restroom into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 1436ADA2****Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$463,800****Necessary - Not Yet Critical****Two to Four Years****CEILING TILE REPLACEMENT****Project Index #: 1436INT1****Construction Cost \$38,350**

The ceiling in the building is covered with acoustical ceiling tiles. The ceiling tiles are damaged and stained and some are coming loose from 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.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

ELECTRICAL UPGRADE**Project Index #: 1436ELE2****Construction Cost \$115,050**

This building was constructed before the high demand for electrical services were needed for maintenance equipment, computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building including three-phase power.

Project Index #: 1436INT2
Construction Cost \$61,360

FLOORING REPLACEMENT

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years. This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 1436HVA1
Construction Cost \$115,050

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.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 1436INT4
Construction Cost \$38,350

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 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 1436EXT3
Construction Cost \$95,640

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 1993 and is now 21 years old. The roof warranty for this roof expired on 9-27-2009. 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.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$38,350

Long-Term Needs

Four to Ten Years

Project Index #: 1436EXT2
Construction Cost \$38,350

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 5-6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 7,670
Year Constructed: 1963
Exterior Finish 1: 80 % Painted CMU
Exterior Finish 2: 20 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry and Steel
IBC Construction Type: II-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$54,000	Project Construction Cost per Square Foot:	\$72.51
Priority Class 2:	\$463,800	Total Facility Replacement Construction Cost:	\$2,493,000
Priority Class 3:	\$38,350	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$556,150	FCNI:	22%

AUTO SHOP

SPWB Facility Condition Analysis - 0150

Survey Date: 5/1/2014

**AUTO SHOP
BUILDING REPORT**

The Auto Shop Building is constructed with concrete masonry unit walls on a concrete slab-on-grade foundation, steel truss roof framing and a single-ply roofing system. The facility has a fire alarm and sprinkler system but is not ADA accessible.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,700**
Currently Critical **Immediate to Two Years**

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0150ADA2**
Construction Cost \$4,000

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0150SFT2**
Construction Cost \$1,700

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$243,600**
Necessary - Not Yet Critical **Two to Four Years**

ELECTRICAL UPGRADE**Project Index #: 0150ELE2**
Construction Cost \$49,875

This building was constructed before the high demand for electrical services were needed for equipment, computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building including three-phase power.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0150EXT4**
Construction Cost \$20,000

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 5 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.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 0150HVA1

Construction Cost \$66,500

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. This project includes the removal and disposal of approximately 50 asbestos mudded elbows on the hot water piping.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

INTERIOR FINISHES

Project Index #: 0150INT2

Construction Cost \$16,625

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

JANITORS CLOSET REPAIRS

Project Index #: 0150INT3

Construction Cost \$1,400

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.

OVERHEAD DOOR REPLACEMENT

Project Index #: 0150EXT5

Construction Cost \$18,000

There are three 16'x14' overhead coiling doors which are damaged and do not function properly. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with three new motorized doors.

ROOF REPLACEMENT

Project Index #: 0150EXT6

Construction Cost \$39,900

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 1997 and is now 17 years old. The roof warranty for this roof expired on 12-15-2013. 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.

SAND/ OIL INTERCEPTOR

Project Index #: 0150SIT1

Construction Cost \$25,000

There is no sand/ oil interceptor for the repair garage. It is recommended that a sand/ oil interceptor be installed and connected to the sewer drain to prevent oils and solids from entering the city sewer lines. This project would provide funding for the purchase and installation of a 50 GPM sand/ oil interceptor with a high oil alarm.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

WATER HEATER REPLACEMENT

Project Index #: 0150PLM1

Construction Cost \$1,500

There is a 19 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new on-demand water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0150EXT3
Construction Cost \$4,800

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 safety glazed window units.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$16,625

Long-Term Needs

Four to Ten Years

Project Index #: 0150EXT2
Construction Cost \$16,625

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 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.

BUILDING INFORMATION:

Gross Area (square feet): 3,325
Year Constructed: 1974
Exterior Finish 1: 90 % Painted CMU
Exterior Finish 2: 10 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % F-1
IBC Occupancy Type 2: %
Construction Type: Concrete and Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,700	Project Construction Cost per Square Foot:	\$79.98
Priority Class 2:	\$243,600	Total Facility Replacement Construction Cost:	\$1,081,000
Priority Class 3:	\$16,625	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$265,925	FCNI:	25%

HOUSING UNIT 6

SPWB Facility Condition Analysis - 0149

Survey Date: 5/1/2014

HOUSING UNIT 6**BUILDING REPORT**

Housing Unit 6 is located in the center of Northern Nevada Correctional Center site. The building is constructed of concrete masonry unit walls, concrete slab-on-grade foundation, steel trusses, metal decking and has a single-ply membrane roof. The facility is not ADA accessible but does have a fire alarm and sprinkler system.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$466,010****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0149ADA2****Construction Cost \$25,000**

The building does not have an accessible restroom. The existing restrooms in the staff area do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

CELL DOOR LOCK REPLACEMENT**Project Index #: 0149SEC1****Construction Cost \$250,000**

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.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0149ADA1****Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0149SFT2****Construction Cost \$2,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

HVAC SYSTEM REPLACEMENT

Project Index #: 0149HVA1

Construction Cost \$159,510

The existing HVAC system consists of older air handling units and hot water coils and a cooling tower that is 8 years old. The air handlers and coils are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of 2 new air handling units and hot water coils, ductwork and piping modifications, chemical treatment, temperature control modifications, testing, balancing and commissioning. This project is recommended under CIP 13-M17.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

RESTROOM REMODEL

Project Index #: 0149ADA3

Construction Cost \$25,000

The building does not have an accessible staff restroom. The existing staff restrooms have some accessible upgrades but they do not fully meet the Americans with Disabilities Act (ADA) requirements. A partial retrofit is necessary. This project would provide funding to bring the restrooms into full ADA compliance. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$331,948

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR DOOR REPLACEMENT

Project Index #: 0149EXT3

Construction Cost \$32,000

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 8 new security grade metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

EXTERIOR FINISHES

Project Index #: 0149EXT4

Construction Cost \$53,170

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed 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.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

INTERIOR FINISHES

Project Index #: 0149INT2

Construction Cost \$53,170

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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. This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0149EXT5

Construction Cost \$127,608

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 1991 and is now 23 years old. The roof warranty for this roof expired on 7-16-2008. 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.

Project Index #: 0149EXT2

Construction Cost \$66,000

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 safety glazed window units. This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

BUILDING INFORMATION:

Gross Area (square feet): 10,634

Year Constructed: 1981

Exterior Finish 1: 90 % Painted CMU

Exterior Finish 2: 10 % Glazing

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % I-3

IBC Occupancy Type 2: %

Construction Type: Concrete Masonry and Steel

IBC Construction Type: II-A

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$466,010	Project Construction Cost per Square Foot:	\$75.04
Priority Class 2:	\$331,948	Total Facility Replacement Construction Cost:	\$3,456,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$797,958	FCNI:	23%

GUARD TOWER 5

SPWB Facility Condition Analysis - 0148

Survey Date: 5/1/2014

**GUARD TOWER 5
BUILDING REPORT**

Guard Tower 5 is located at the east of the Northern Nevada Correctional Center. It is located outside of the prison area and has a steel frame with wood siding. An interior staircase leads to the observation deck.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$46,010****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0148EXT3****Construction Cost \$4,000**

The existing exterior metal door and frame appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement and installation of one new security grade metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

EXTERIOR FINISHES**Project Index #: 0148EXT1****Construction Cost \$15,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. The estimate includes additional costs due to the difficulty of the work.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

FLOORING REPLACEMENT**Project Index #: 0148INT2****Construction Cost \$5,340**

The VCT (vinyl composite tile) flooring is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base. The estimate includes additional costs due to the difficulty of the installation.

INTERIOR FINISHES**Project Index #: 0148INT1****Construction Cost \$2,670**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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. This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

RESTROOM FIXTURE REPLACEMENT**Project Index #: 0148PLM1****Construction Cost \$2,500**

The existing restroom fixtures are original to the building. They are worn and damaged from many years of use and should be scheduled for replacement. This project recommends the replacement of the existing fixtures including the water closet, lavatory and faucet.

WATER HEATER REPLACEMENT**Project Index #: 0148PLM2****Construction Cost \$2,500**

There is a 15 gallon electric water heater in the tower. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new on-demand water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0148EXT2
Construction Cost \$14,000

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 7 units. Removal and disposal of the existing windows is included in this estimate. The estimate includes additional costs due to the difficulty of the installation.

BUILDING INFORMATION:

Gross Area (square feet): 267
Year Constructed: 1979
Exterior Finish 1: 80 % Metal Siding
Exterior Finish 2: 20 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Structural Steel
IBC Construction Type: II-A
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$172.32
Priority Class 2:	\$46,010	Total Facility Replacement Construction Cost:	\$240,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$899
Grand Total:	\$46,010	FCNI:	19%

GUARD TOWER 4

SPWB Facility Condition Analysis - 0147

Survey Date: 5/1/2014

**GUARD TOWER 4
BUILDING REPORT**

Guard Tower 4 is located at the southeast corner of the Northern Nevada Correctional Center. The tower is a structural steel framed building with metal siding and glazed window areas accessed by an exterior steel spiral staircase.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$45,650****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0147EXT3****Construction Cost \$4,000**

The existing exterior metal door and frame appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement and installation of one new security grade metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

EXTERIOR FINISHES**Project Index #: 0147EXT1****Construction Cost \$1,500**

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 power washing, priming and painting the metal panels, structural posts and stairs and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended to paint the building in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

FLOORING REPLACEMENT**Project Index #: 0147INT2****Construction Cost \$1,500**

The VCT (vinyl composite tile) flooring is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base. The estimate includes additional costs due to the difficulty of the installation.

INTERIOR FINISHES**Project Index #: 0147INT1****Construction Cost \$750**

The interior finishes are in fair to poor condition. It is recommended to paint the interior walls and ceiling at least once in the next 2-3 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. This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

RESTROOM FIXTURE REPLACEMENT**Project Index #: 0147PLM1****Construction Cost \$2,500**

The existing restroom fixtures are original to the building. They are worn and damaged from many years of use and should be scheduled for replacement. This project recommends the replacement of the existing fixtures including the water closet, lavatory and faucet.

Project Index #: 0147EXT4

Construction Cost \$900

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

Project Index #: 0147PLM2

Construction Cost \$2,500

WATER HEATER REPLACEMENT

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

Project Index #: 0147EXT2

Construction Cost \$32,000

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 16 units. Removal and disposal of the existing windows is included in this estimate. The estimate includes additional costs due to the difficulty of the installation.

BUILDING INFORMATION:

Gross Area (square feet): 75

Year Constructed: 1979

Exterior Finish 1: 80 % Metal Siding

Exterior Finish 2: 20 % Glazing

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % B

IBC Occupancy Type 2: %

Construction Type: Steel Framing

IBC Construction Type: II-A

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$608.67
Priority Class 2:	\$45,650	Total Facility Replacement Construction Cost:	\$120,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$1,600
Grand Total:	\$45,650	FCNI:	38%

GUARD TOWER 3

SPWB Facility Condition Analysis - 0146

Survey Date: 5/1/2014

**GUARD TOWER 3
BUILDING REPORT**

Guard Tower 3 is a structural steel framed building with metal siding and glazed window areas. It has an interior spiral staircase to the observation deck which has a toilet and sink for staff. It has a fire alarm and sprinkler system. It is located in the northeast corner of the prison yard.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$97,788****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0146EXT1****Construction Cost \$15,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the metal panels, windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

FLOORING REPLACEMENT**Project Index #: 0146INT3****Construction Cost \$17,280**

The VCT (vinyl composite tile) flooring is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base. The estimate includes additional costs due to the difficulty of the installation.

INTERIOR FINISHES**Project Index #: 0146INT2****Construction Cost \$8,640**

The interior finishes are in fair to poor condition. It is recommended to paint the interior walls and ceiling at least once in the next 2-3 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. This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PLUMBING SYSTEM UPGRADE**Project Index #: 0146PLM1****Construction Cost \$25,000**

The water supply and waste system is original to the building and in poor condition. There is not enough heating or insulation to prevent the pipes from freezing and repairs have been made frequently. This project recommends replacing all of the water and sewer lines in the building including sufficient insulation and heating to prevent freezing. This estimate includes removal and disposal of the existing system as required.

RESTROOM FIXTURE UPGRADE**Project Index #: 0146PLM2****Construction Cost \$2,500**

The existing restroom fixtures are original to the building. They are worn and damaged from many years of use and should be scheduled for replacement. This project recommends the replacement of the existing fixtures including the water closet, lavatory and faucet.

Project Index #: 0146EXT4

Construction Cost \$10,368

ROOF REPLACEMENT

The standing seam metal roof on this building was in poor condition at the time of the survey and had active leaks. It is recommended that this building be re-roofed in the next 1-2 years with a new single-ply roofing system which will be installed directly over the existing metal roof. This will allow the roof to qualify for the statewide roofing program warranty and preventative maintenance agreement.

Project Index #: 0146EXT3

Construction Cost \$2,500

SLIDING GLASS DOOR REPLACEMENT

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

Project Index #: 0146PLM3

Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is a 15 gallon electric water heater in the tower. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new on-demand water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0146EXT2

Construction Cost \$14,000

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 7 units. Removal and disposal of the existing windows is included in this estimate. The estimate includes additional costs due to the difficulty of the installation.

BUILDING INFORMATION:

Gross Area (square feet): 864
Year Constructed: 1990
Exterior Finish 1: 80 % Metal Siding
Exterior Finish 2: 20 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Structural Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$113.18
Priority Class 2:	\$97,788	Total Facility Replacement Construction Cost:	\$302,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$97,788	FCNI:	32%

GUARD TOWER 2

SPWB Facility Condition Analysis - 0145

Survey Date: 5/1/2014

**GUARD TOWER 2
BUILDING REPORT**

Guard Tower 2 is a structural steel framed building with metal siding and glazed window areas, located in the northwest corner of the prison yard. It has an exterior spiral staircase to the observation deck.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$2,500**
Currently Critical **Immediate to Two Years**

STRUCTURAL ASSESSMENT

Project Index #: 0145STR1
Construction Cost \$2,500

The Guard Tower #2 sways substantially during high winds. This project recommends that a licensed engineer perform a structural investigation to assess the swaying of the metal guard tower. Future projects would be based on this report.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$52,250**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR DOOR REPLACEMENT

Project Index #: 0145EXT3
Construction Cost \$4,000

The existing exterior metal door and frame appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement and installation of one new security grade metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

EXTERIOR FINISHES

Project Index #: 0145EXT1
Construction Cost \$7,500

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 power washing, priming and painting the metal panels, structural posts and stairs and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended to paint the building in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

FLOORING REPLACEMENT

Project Index #: 0145INT3
Construction Cost \$1,500

The VCT (vinyl composite tile) flooring is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base. The estimate includes additional costs due to the difficulty of the installation.

INTERIOR FINISHES

Project Index #: 0145INT2
Construction Cost \$750

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceiling at least once in the next 2-3 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. This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

RESTROOM FIXTURE REPLACEMENT**Project Index #: 0145PLM1****Construction Cost \$2,500**

The existing restroom fixtures are original to the building. They are worn and damaged from many years of use and should be scheduled for replacement. This project recommends the replacement of the existing fixtures including the water closet, lavatory and faucet.

ROOF REPLACEMENT**Project Index #: 0145EXT4****Construction Cost \$1,500**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

WATER HEATER REPLACEMENT**Project Index #: 0145PLM2****Construction Cost \$2,500**

There is a 15 gallon electric water heater in the tower. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new on-demand water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

WINDOW REPLACEMENT**Project Index #: 0145EXT2****Construction Cost \$32,000**

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 16 units. Removal and disposal of the existing windows is included in this estimate. The estimate includes additional costs due to the difficulty of the installation.

BUILDING INFORMATION:

Gross Area (square feet): 75
Year Constructed: 1974
Exterior Finish 1: 80 % Metal Siding
Exterior Finish 2: 20 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Steel Framing
IBC Construction Type: II-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,500	Project Construction Cost per Square Foot:	\$730.00
Priority Class 2:	\$52,250	Total Facility Replacement Construction Cost:	\$120,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$1,600
Grand Total:	\$54,750	FCNI:	46%

GUARD TOWER 1

SPWB Facility Condition Analysis - 0144

Survey Date: 5/1/2014

**GUARD TOWER 1
BUILDING REPORT**

Guard Tower 1 is a structural steel framed building with metal siding and glazed window areas, located south of the Main Gate House. It has an exterior steel spiral staircase for access to the observation deck.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$51,650****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0144EXT2****Construction Cost \$4,000**

The existing exterior metal door and frame appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement and installation of one new security grade metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

EXTERIOR FINISHES**Project Index #: 0144EXT1****Construction Cost \$7,500**

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 power washing, priming and painting the metal panels, structural posts and stairs and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended to paint the building in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

FLOORING REPLACEMENT**Project Index #: 0144INT2****Construction Cost \$1,500**

The VCT (vinyl composite tile) flooring is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base. The estimate includes additional costs due to the difficulty of the installation.

INTERIOR FINISHES**Project Index #: 0144INT1****Construction Cost \$750**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceiling at least once in the next 2-3 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. This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

RESTROOM FIXTURE REPLACEMENT**Project Index #: 0144PLM1****Construction Cost \$2,500**

The existing restroom fixtures are original to the building. They are worn and damaged from many years of use and should be scheduled for replacement. This project recommends the replacement of the existing fixtures including the water closet, lavatory and faucet.

Project Index #: 0144EXT3
Construction Cost \$900

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

Project Index #: 0144PLM2
Construction Cost \$2,500

WATER HEATER REPLACEMENT

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

Project Index #: 0144ENR1
Construction Cost \$32,000

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 16 units. Removal and disposal of the existing windows is included in this estimate. The estimate includes additional costs due to the difficulty of the installation.

BUILDING INFORMATION:

Gross Area (square feet): 75
Year Constructed: 1963
Exterior Finish 1: 80 % Metal Siding
Exterior Finish 2: 20 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Structural Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$688.67
Priority Class 2:	\$51,650	Total Facility Replacement Construction Cost:	\$120,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$1,600
Grand Total:	\$51,650	FCNI:	43%

GENERATOR / SWITCH GEAR ROOM

SPWB Facility Condition Analysis - 0143

Survey Date: 5/1/2014

**GENERATOR / SWITCH GEAR ROOM
BUILDING REPORT**

The Generator/Switch Gear Room is located outside the secured area of NNCC on the south side of the site. The building is constructed of concrete masonry unit walls, wood roof trusses, concrete slab-on-grade foundation with a single-ply roofing membrane. The building contains the back- up generator and the automatic switching gear for emergency power at NNCC.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$17,325****Necessary - Not Yet Critical****Two to Four Years****COILING DOOR REPLACEMENT****Project Index #: 0143EXT4****Construction Cost \$5,000**

There is an 8'x8' coiling door on the west side of the building which is damaged and does not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated coiling door and replacement with a new manually operated coiling door. Removal and disposal of the existing door is included in this estimate.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0143EXT3****Construction Cost \$6,000**

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the louvered double metal door assembly and the 2 single metal man door assemblies with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

EXTERIOR FINISHES**Project Index #: 0143EXT2****Construction Cost \$2,750**

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.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

INTERIOR FINISHES**Project Index #: 0143INT2****Construction Cost \$2,750**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

LIGHTING UPGRADE**Project Index #: 0143ELE1****Construction Cost \$825**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$6,600****Long-Term Needs****Four to Ten Years****Project Index #: 0143EXT5****Construction Cost \$6,600****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 2001 and is now 13 years old. The roof warranty for this roof expires on 2-27-2019. 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 6-7 years to be consistent with the roofing program.

BUILDING INFORMATION:**Gross Area (square feet): 550****Year Constructed: 1974****Exterior Finish 1: 100 % Painted CMU****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U-1****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry and Wood****IBC Construction Type: V-1 HOUR****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$43.50
Priority Class 2:	\$17,325	Total Facility Replacement Construction Cost:	\$165,000
Priority Class 3:	\$6,600	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$23,925	FCNI:	15%

HOUSING UNIT 5

SPWB Facility Condition Analysis - 0142

Survey Date: 5/1/2014

HOUSING UNIT 5**BUILDING REPORT**

Housing Unit 5 is located in the east side of Northern Nevada Correctional Center. The building is constructed of concrete masonry unit walls, concrete slab-on-grade foundation, steel trusses, metal decking and has a single-ply membrane roof. The building has a fire alarm and sprinkler system but is not ADA accessible.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$294,321****Currently Critical****Immediate to Two Years****Project Index #: 0142SEC1****CELL DOOR LOCK REPLACEMENT****Construction Cost \$287,500**

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.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0142SFT2**EXIT SIGN AND EGRESS LIGHTING UPGRADE****Construction Cost \$6,821**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$358,092****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0142SEC3****EXTERIOR DOOR REPLACEMENT****Construction Cost \$84,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 12 new security grade double metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0142EXT4**ROOF REPLACEMENT****Construction Cost \$163,692**

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 1991 and is now 23 years old. The roof warranty for this roof expired on 7-16-2008. 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.

Project Index #: 0142EXT2

Construction Cost \$110,400

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 safety glazed window units.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$149,910

Long-Term Needs

Four to Ten Years

Project Index #: 0142EXT3

Construction Cost \$68,205

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 5-6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0142INT2

Construction Cost \$81,705

INTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 13,641

Year Constructed: 1977

Exterior Finish 1: 90 % Painted CMU

Exterior Finish 2: 10 % Glazing

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % I-3

IBC Occupancy Type 2: %

Construction Type: Concrete Masonry Units and Steel

IBC Construction Type: II-A

Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$294,321	Project Construction Cost per Square Foot:	\$58.82
Priority Class 2:	\$358,092	Total Facility Replacement Construction Cost:	\$4,433,000
Priority Class 3:	\$149,910	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$802,323	FCNI:	18%

HOUSING UNIT 4

SPWB Facility Condition Analysis - 0141

Survey Date: 5/1/2014

HOUSING UNIT 4**BUILDING REPORT**

Housing Unit 4 is located in the center of Northern Nevada Correctional Center. The building is constructed of concrete masonry unit walls, concrete slab-on-grade foundation, steel trusses, metal decking and has a single-ply membrane roof. The facility has a fire sprinkler system and is somewhat ADA compliant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$298,821****Currently Critical****Immediate to Two Years****CELL DOOR LOCK REPLACEMENT****Project Index #: 0141SEC1****Construction Cost \$287,500**

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.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0141SFT2****Construction Cost \$6,821**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

ROOF CLEANUP**Project Index #: 0141ENV1****Construction Cost \$4,500**

The roof on this building was in fair condition at the time of the survey but pigeon debris had built up significantly in certain areas. Pigeon droppings, nests and dead pigeons have built up around the HVAC equipment and roof drains. Due to the potential risk of disease and damage to the building, this project provides for treatment and clean up of the pigeon debris by a licensed pest control business using cleaning materials approved by the roofing manufacturer. Using the proper cleaning agents per the roofing manufacturer should not void the warranty. The roof should be cleaned as soon as possible.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$146,400****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0141EXT3****Construction Cost \$36,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 9 new security grade metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0141EXT2
Construction Cost \$110,400

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 safety glazed window units. This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$149,910**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 0141EXT4
Construction Cost \$68,205

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 5-6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 0141INT2
Construction Cost \$81,705

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

BUILDING INFORMATION:

Gross Area (square feet): 13,641
Year Constructed: 1974
Exterior Finish 1: 90 % Painted CMU
Exterior Finish 2: 10 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units and Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$298,821	Project Construction Cost per Square Foot:	\$43.63
Priority Class 2:	\$146,400	Total Facility Replacement Construction Cost:	\$4,433,000
Priority Class 3:	\$149,910	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$595,131	FCNI:	13%

HOUSING UNIT 3

SPWB Facility Condition Analysis - 0140

Survey Date: 5/1/2014

HOUSING UNIT 3**BUILDING REPORT**

Housing Unit 3 is located in the center of Northern Nevada Correctional Center. The building is constructed of concrete masonry unit walls, concrete slab-on-grade foundation, steel trusses, metal decking and has a single-ply membrane roof. The building has a fire alarm and sprinkler system and the restrooms and showers have been remodeled to be mostly ADA accessible. This housing unit is a dormitory style unit with 3 wings.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$302,793****Currently Critical****Immediate to Two Years****CELL DOOR LOCK REPLACEMENT****Project Index #: 0140SEC1****Construction Cost \$287,500**

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.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0140SFT2****Construction Cost \$10,793**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

ROOF CLEANUP**Project Index #: 0140ENV1****Construction Cost \$4,500**

The roof on this building was in fair condition at the time of the survey but pigeon debris had built up significantly in certain areas. Pigeon droppings, nests and dead pigeons have built up around the HVAC equipment and roof drains. Due to the potential risk of disease and damage to the building, this project provides for treatment and clean up of the pigeon debris by a licensed pest control business using cleaning materials approved by the roofing manufacturer. Using the proper cleaning agents per the roofing manufacturer should not void the warranty. The roof should be cleaned as soon as possible.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,500****Necessary - Not Yet Critical****Two to Four Years****JANITORS CLOSET REPAIRS****Project Index #: 0140INT3****Construction Cost \$2,500**

The ceramic mop sink in the Janitors Closet is cracked and the paint on the CMU surround has peeled off. This project would provide for a new mop sink to be installed and applying an epoxy based paint to the surrounding CMU walls. The epoxy paint shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$215,860****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0140EXT4****Construction Cost \$107,930**

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 5-6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 0140INT2****Construction Cost \$107,930**

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

BUILDING INFORMATION:**Gross Area (square feet): 21,586****Year Constructed: 1963****Exterior Finish 1: 90 % Painted CMU****Exterior Finish 2: 10 % Glazing****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry and Steel****IBC Construction Type: II-A****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$302,793	Project Construction Cost per Square Foot:	\$24.14
Priority Class 2:	\$2,500	Total Facility Replacement Construction Cost:	\$7,015,000
Priority Class 3:	\$215,860	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$521,153	FCNI:	7%

HOUSING UNIT 2

SPWB Facility Condition Analysis - 0139

Survey Date: 5/1/2014

HOUSING UNIT 2**BUILDING REPORT**

Housing Unit 2 is located in the center of Northern Nevada Correctional Center. The building is constructed of concrete masonry unit walls, concrete slab-on-grade foundation, steel trusses, metal decking and has a single-ply membrane roof. The building has a fire alarm and sprinkler system and the restrooms and showers have been remodeled to be mostly ADA accessible. This housing unit is a dormitory style unit with 3 wings.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$302,793****Currently Critical****Immediate to Two Years****CELL DOOR LOCK REPLACEMENT****Project Index #: 0139SEC1****Construction Cost \$287,500**

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.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0139SFT2****Construction Cost \$10,793**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

ROOF CLEANUP**Project Index #: 0139ENV1****Construction Cost \$4,500**

The roof on this building was in fair condition at the time of the survey but pigeon debris had built up significantly in certain areas. Pigeon droppings, nests and dead pigeons have built up around the HVAC equipment and roof drains. Due to the potential risk of disease and damage to the building, this project provides for treatment and clean up of the pigeon debris by a licensed pest control business using cleaning materials approved by the roofing manufacturer. Using the proper cleaning agents per the roofing manufacturer should not void the warranty. The roof should be cleaned as soon as possible.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$259,032****Necessary - Not Yet Critical****Two to Four Years****ROOF REPLACEMENT****Project Index #: 0139EXT5****Construction Cost \$259,032**

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 1991 and is now 23 years old. The roof warranty for this roof expired on 7-16-2008. 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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$215,860****Long-Term Needs****Four to Ten Years****Project Index #: 0139EXT4****EXTERIOR FINISHES****Construction Cost \$107,930**

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 5-6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0139INT2**INTERIOR FINISHES****Construction Cost \$107,930**

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

BUILDING INFORMATION:**Gross Area (square feet): 21,586****Year Constructed: 1963****Exterior Finish 1: 90 % Painted CMU****Exterior Finish 2: 10 % Glazing****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry and Steel****IBC Construction Type: II-A****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$302,793	Project Construction Cost per Square Foot:	\$36.03
Priority Class 2:	\$259,032	Total Facility Replacement Construction Cost:	\$7,015,000
Priority Class 3:	\$215,860	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$777,685	FCNI:	11 %

HOUSING UNIT 1

SPWB Facility Condition Analysis - 0138

Survey Date: 5/1/2014

**HOUSING UNIT 1
BUILDING REPORT**

Housing Unit 1 is located in the center of Northern Nevada Correctional Center. The building is constructed of concrete masonry unit walls, concrete slab-on-grade foundation, steel trusses, metal decking and has a single-ply membrane roof. The building has a fire alarm and sprinkler system and the restrooms and showers have been remodeled to be mostly ADA accessible. This housing unit is a dormitory style unit with 3 wings.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$302,793****Currently Critical****Immediate to Two Years****CELL DOOR LOCK REPLACEMENT****Project Index #: 0138SEC1****Construction Cost \$287,500**

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.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0138SFT2****Construction Cost \$10,793**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

ROOF CLEANUP**Project Index #: 0138ENV1****Construction Cost \$4,500**

The roof on this building was in fair condition at the time of the survey but pigeon debris had built up significantly in certain areas. Pigeon droppings, nests and dead pigeons have built up around the HVAC equipment and roof drains. Due to the potential risk of disease and damage to the building, this project provides for treatment and clean up of the pigeon debris by a licensed pest control business using cleaning materials approved by the roofing manufacturer. Using the proper cleaning agents per the roofing manufacturer should not void the warranty. The roof should be cleaned as soon as possible.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$259,032****Necessary - Not Yet Critical****Two to Four Years****ROOF REPLACEMENT****Project Index #: 0138EXT5****Construction Cost \$259,032**

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 1991 and is now 23 years old. The roof warranty for this roof expired on 7-16-2008. 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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$215,860****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0138EXT4****Construction Cost \$107,930**

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 5-6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 0138INT2****Construction Cost \$107,930**

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

BUILDING INFORMATION:**Gross Area (square feet): 21,586****Year Constructed: 1963****Exterior Finish 1: 90 % Painted CMU****Exterior Finish 2: 10 % Glazing****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry and Steel****IBC Construction Type: II-A****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$302,793	Project Construction Cost per Square Foot:	\$36.03
Priority Class 2:	\$259,032	Total Facility Replacement Construction Cost:	\$7,015,000
Priority Class 3:	\$215,860	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$777,685	FCNI:	11 %

MULTI-PURPOSE / GYM / CHAPEL

SPWB Facility Condition Analysis - 0137

Survey Date: 5/1/2014

MULTI-PURPOSE / GYM / CHAPEL**BUILDING REPORT**

The Multi-Purpose / Gym / Chapel is located inside the secured area of NNCC on the west side. The building is constructed with concrete masonry unit walls, concrete slab-on-grade foundation, steel roof trusses and a single-ply membrane roof. The facility contains a gymnasium, Chapel, Law library, and a Multi-Purpose room. The facility has a new (2014) fire alarm system but does not have a fire sprinkler system except for the area above the raised stage. It also is not ADA accessible.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$379,784****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0137ADA1****Construction Cost \$90,000**

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the restrooms in the gym and in the classroom hallway into ADA compliant restrooms. These items may include sinks, toilets, showers, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

ADA SIGNAGE**Project Index #: 0137ADA2****Construction Cost \$2,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

CEILING TILE REPLACEMENT**Project Index #: 0137INT1****Construction Cost \$50,000**

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.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0137ADA3****Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

EXIT SIGN AND EGRESS LIGHTING UPGRADE

Project Index #: 0137SFT2
Construction Cost \$5,000

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0137SFT4
Construction Cost \$228,284

The building has a floor area greater than 12,000 square feet. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$459,038

Necessary - Not Yet Critical

Two to Four Years

ELECTRICAL UPGRADE

Project Index #: 0137ELE2
Construction Cost \$163,060

This building was constructed before the high demand for electrical services were needed for equipment, computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building including three-phase power.

EXTERIOR DOOR REPLACEMENT

Project Index #: 0137EXT3
Construction Cost \$36,000

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 9 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.

FLOORING REPLACEMENT

Project Index #: 0137INT6
Construction Cost \$130,448

The various flooring materials in the building are damaged and reaching the end of their useful life. In the Law Library and corridor, the sheet vinyl is due for replacement as well as the carpeted Storage Rooms. The gymnasium floor is due for sanding and refinishing with a polyurethane or similar coating. It is recommended that the sheet vinyl and carpet be replaced and the gymnasium floor refinished. This project would provide for removal and disposal of the sheet vinyl, installation of new 12x12 VCT with a 6" base in its place and refinishing the gymnasium floor in the next 2-3 years.

INTERIOR DOOR REPLACEMENT

Project Index #: 0137INT5
Construction Cost \$48,000

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 12 doors.

INTERIOR FINISHES

Project Index #: 0137INT4
Construction Cost \$81,530

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 3-4 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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$277,202****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0137EXT2****Construction Cost \$81,530**

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 5-6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT**Project Index #: 0137EXT4****Construction Cost \$195,672**

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 2001 and is now 13 years old. The roof warranty for this roof expired on 2-27-2019. 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 7-8 years to be consistent with the roofing program.

BUILDING INFORMATION:**Gross Area (square feet): 16,306****Year Constructed: 1968****Exterior Finish 1: 90 % Painted CMU****Exterior Finish 2: 10 % Glazing****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry and Steel****IBC Construction Type: II-A****Percent Fire Suppressed: 10 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$379,784	Project Construction Cost per Square Foot:	\$68.44
Priority Class 2:	\$459,038	Total Facility Replacement Construction Cost:	\$5,299,000
Priority Class 3:	\$277,202	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$1,116,024	FCNI:	21 %

ADMINISTRATION / VISITING I

SPWB Facility Condition Analysis - 0136

Survey Date: 5/1/2014

**ADMINISTRATION / VISITING I
BUILDING REPORT**

The Administration / Visiting building is located outside the secured area on the west side of the NNCC site. The building is constructed with concrete masonry unit walls, concrete slab-on-grade foundation, steel roof trusses and a single-ply membrane roof. The facility contains all administrative support offices and the visitor check in area. The building does have a fire sprinkler and alarm system and has had some ADA accessibility improvements to the restrooms and entrance landing / threshold.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$16,400****Currently Critical****Immediate to Two Years****BREAK ROOM REMODEL****Project Index #: 0136ADA3****Construction Cost \$15,000**

The kitchenette and associated cabinets in the employee break room are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

JANITORS CLOSET REPAIRS**Project Index #: 0136INT5****Construction Cost \$1,400**

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$611,568****Necessary - Not Yet Critical****Two to Four Years****CARPET REPLACEMENT****Project Index #: 0136INT4****Construction Cost \$2,800**

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

CEILING SYSTEM REPLACEMENT**Project Index #: 0136INT1****Construction Cost \$93,040**

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

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

ELECTRICAL UPGRADE

Project Index #: 0136ELE2

Construction Cost \$139,560

This building was constructed before the high demand for electrical services were needed for equipment, computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building including three-phase power.

INTERIOR FINISHES

Project Index #: 0136INT3

Construction Cost \$46,520

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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. This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

ROOF REPLACEMENT

Project Index #: 0136EXT3

Construction Cost \$111,648

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 1993 and is now 21 years old. The roof warranty for this roof expired on 9-27-2009. 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.

SIDEWALK REPLACEMENT

Project Index #: 0136SIT2

Construction Cost \$15,000

The sidewalks serving the building between the parking lot and the entrances are deteriorated and failing. It is spalling and cracking in all areas and should be scheduled for replacement. This project addresses removal and replacement of existing sidewalks as needed. 1,500 SF of 4" thick concrete sidewalk was used for this estimate.

WINDOW WALL SYSTEM REPLACEMENT

Project Index #: 0136EXT4

Construction Cost \$203,000

There are six exterior aluminum window wall systems around the building that appear to be original to the building. They are damaged from age and general wear and tear and are a constant maintenance problem. The windows are single pane construction and the metal frames are rusted and damaged. This project would provide for the replacement of 203 linear feet of exterior aluminum window walls including dual pane, thermally broke windows, ADA compliant doors and hardware. Removal and disposal of the existing walls is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$46,520

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 0136EXT2

Construction Cost \$46,520

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 5-6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 9,304
Year Constructed: 1974
Exterior Finish 1: 80 % Painted CMU
Exterior Finish 2: 20 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry and Steel
IBC Construction Type: II-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$16,400	Project Construction Cost per Square Foot:	\$72.49
Priority Class 2:	\$611,568	Total Facility Replacement Construction Cost:	\$3,024,000
Priority Class 3:	\$46,520	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$674,488	FCNI:	22%

VISITORS CENTER II

SPWB Facility Condition Analysis - 0135

Survey Date: 5/1/2014

**VISITORS CENTER II
BUILDING REPORT**

The Visitors Center II is located inside the secured area of NNCC on the west side. The building is constructed with concrete masonry unit walls and glazed window areas, concrete slab-on-grade foundation, steel roof trusses and a single-ply roof membrane. It has a large area for visitation including non-contact areas, inmate and visitor restrooms which are mostly ADA accessible. It has a new fire alarm and sprinkler system.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$197,216****Necessary - Not Yet Critical****Two to Four Years****ELECTRICAL UPGRADE****Project Index #: 0135ELE2****Construction Cost \$71,520**

This building was constructed before the high demand for electrical services were needed for equipment, computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building including three-phase power.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0135SFT1****Construction Cost \$2,300**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0135EXT5****Construction Cost \$16,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 4 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.

EXTERIOR FINISHES**Project Index #: 0135EXT3****Construction Cost \$23,840**

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 storefront systems and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 3-4 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 0135INT3****Construction Cost \$23,840**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0135EXT6

Construction Cost \$57,216

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 1993 and is now 21 years old. The roof warranty for this roof expired on 9-27-2009. 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.

Project Index #: 0135PLM1

Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is a 20 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$104,000

Long-Term Needs

Four to Ten Years

Project Index #: 0135EXT4

Construction Cost \$104,000

WINDOW WALL SYSTEM REPLACEMENT

There are two exterior window wall systems on the north and west exteriors of the building that appear to be original to the building. They are damaged from age and general wear and tear and are a constant maintenance problem. The windows are single pane construction and the metal frames are rusted and damaged. This project would provide for the replacement of 104 linear feet of exterior aluminum window walls including dual pane, thermally broke windows, ADA compliant doors and hardware. Removal and disposal of the existing walls is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 4,768

Year Constructed: 1974

Exterior Finish 1: 70 % Painted CMU

Exterior Finish 2: 30 % Glazing

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % I-3

IBC Occupancy Type 2: %

Construction Type: Concrete Masonry and Steel

IBC Construction Type: II-A

Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$63.17
Priority Class 2:	\$197,216	Total Facility Replacement Construction Cost:	\$1,550,000
Priority Class 3:	\$104,000	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$301,216	FCNI:	19 %

PRISON INDUSTRY / CANTEEN BUILDING A

SPWB Facility Condition Analysis - 0133

Survey Date: 5/1/2014

**PRISON INDUSTRY / CANTEEN BUILDING A
BUILDING REPORT**

The Prison Industry / Canteen Building is located inside the secured area of NNCC on the south side. The building is constructed with concrete masonry unit walls, concrete slab-on-grade foundation, steel roof trusses and a single-ply membrane roof. The building contains an inmate property storage area, prison industry operations, canteen and supply room for the canteen. It has a new fire alarm and sprinkler system and has some ADA accessibility improvements to the restrooms but is not fully ADA compliant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$20,500****Currently Critical****Immediate to Two Years****EXIT SIGN AND EGRESS LIGHTING UPGRADE****Project Index #: 0133SFT2****Construction Cost \$5,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

RESTROOM REMODEL**Project Index #: 0133INT4****Construction Cost \$15,000**

The restroom in the Property Room was in overall poor condition at the time of the survey. It was not designed according to the building code. For example, the water closet seat is 34" above the finish floor and the walls and partitions do not fully enclose the restroom. This project would provide for a complete remodel of the restroom fixtures, hardware, doors, walls, floor and wall finishes. The removal and disposal of the existing fixtures and finishes is included in this estimate.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,073,290****Necessary - Not Yet Critical****Two to Four Years****DUST COLLECTION SYSTEM REPLACEMENT****Project Index #: 0133ENV1****Construction Cost \$50,000**

The existing wood working equipment has partial dust collection capacity. In order to reduce the possibility of damage or injury, each piece of equipment should have complete collection capability. This project will provide for the replacement of several existing systems and installation of additional systems to minimize explosion hazard and disruption to production schedules.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

ELECTRICAL UPGRADE**Project Index #: 0133ELE2****Construction Cost \$269,925**

This building was constructed before the high demand for electrical services were needed for equipment, computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building including three-phase power.

Project Index #: 0133EXT4
Construction Cost \$56,000

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 14 new security grade metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

Project Index #: 0133EXT2
Construction Cost \$89,975

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.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0133HVA1
Construction Cost \$269,925

HVAC EQUIPMENT REPLACEMENT

The existing HVAC system consists of 2 large air handlers in the penthouse. 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.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0133INT2
Construction Cost \$89,975

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 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0133INT3
Construction Cost \$1,400

JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and are 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.

Project Index #: 0133EXT5
Construction Cost \$215,940

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 1991 and is now 23 years old. The roof warranty for this roof expired on 7-16-2008. 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.

Project Index #: 0133PLM1
Construction Cost \$3,750

WATER HEATER REPLACEMENT

There is a 40 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0133EXT3
Construction Cost \$26,400

WINDOWS REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. Many are broken and all are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated window systems.

BUILDING INFORMATION:

Gross Area (square feet): 17,995
Year Constructed: 1967
Exterior Finish 1: 90 % Painted CMU
Exterior Finish 2: 10 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 50 % F-2
IBC Occupancy Type 2: 50 % I-3
Construction Type: Concrete Masonry and Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$20,500	Project Construction Cost per Square Foot:	\$60.78
Priority Class 2:	\$1,073,290	Total Facility Replacement Construction Cost:	\$5,848,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$1,093,790	FCNI:	19%

TV DISTRIBUTION BUILDING

SPWB Facility Condition Analysis - 0132

Survey Date: 5/1/2014

**TV DISTRIBUTION BUILDING
BUILDING REPORT**

The TV Distribution Building is located in the middle of the NNCC yard. The building is constructed of wood and steel framing, single pane glazing above and Masonite panels below. The building is used to distribute power and TV to Housing Units 1, 2, 3, and 4.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$10,352****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0132EXT3****Construction Cost \$8,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 2 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.

ROOF REPLACEMENT**Project Index #: 0132EXT4****Construction Cost \$2,352**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,960****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0132EXT2****Construction Cost \$980**

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

INTERIOR FINISHES**Project Index #: 0132INT2****Construction Cost \$980**

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

BUILDING INFORMATION:

Gross Area (square feet): 196
Year Constructed:
Exterior Finish 1: 50 % Masonite Siding
Exterior Finish 2: 50 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Wood, Concrete and Steel
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$62.82
Priority Class 2:	\$10,352	Total Facility Replacement Construction Cost:	\$39,000
Priority Class 3:	\$1,960	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$12,312	FCNI:	32%

PRISON INDUSTRY BUILDING C

SPWB Facility Condition Analysis - 0131

Survey Date: 5/1/2014

**PRISON INDUSTRY BUILDING C
BUILDING REPORT**

The Prison Industries Building is constructed with concrete masonry walls, concrete slab-on-grade foundation, steel roof trusses and a single-ply membrane roof. The facility contains metal working, painting and furniture assembly operations.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$22,800****Currently Critical****Immediate to Two Years****EXIT SIGN AND EGRESS LIGHTING UPGRADE****Project Index #: 0131SFT3****Construction Cost \$3,800**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

INTERIOR STAIRWAY REPLACEMENT**Project Index #: 0131SFT1****Construction Cost \$9,000**

The stairs and handrails between the main floor and the storage loft do not meet the requirements in the 2012 International Building Code sections 1009 and 1012. The stairs to the area have become unstable and unsafe from years of use. This project would provide funding to remove and replace the stairway and handrail.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

SAFETY CABINETS**Project Index #: 0131SFT4****Construction Cost \$10,000**

The building contains many different paints, stains, printing chemicals and other hazardous products on open shelves and on the floor. This does not meet OSHA standards for hazardous materials containment. This project would provide two hazardous storage containers in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d).

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$591,120****Necessary - Not Yet Critical****Two to Four Years****ELECTRICAL UPGRADE****Project Index #: 0131ELE1****Construction Cost \$158,400**

This building was constructed before the high demand for electrical services were needed for equipment, computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building including three-phase power.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0131EXT5
Construction Cost \$32,000

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 8 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.

Project Index #: 0131EXT2
Construction Cost \$52,800

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.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0131HVA1
Construction Cost \$158,400

HVAC EQUIPMENT REPLACEMENT

The existing HVAC system consists of 2 convectors, 10 hydronic unit heaters and 1 evaporative cooler. 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.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0131INT2
Construction Cost \$52,800

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 2-3 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. This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0131EXT4
Construction Cost \$10,000

OVERHEAD DOOR REPLACEMENT

Two out of the seven 10'x14' overhead coiling doors are damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with new manually operated overhead coiling doors.

Project Index #: 0131EXT6
Construction Cost \$126,720

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

Gross Area (square feet): 10,560
Year Constructed: 1974
Exterior Finish 1: 100 % Painted CMU
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % F-2
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry and Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$22,800	Project Construction Cost per Square Foot:	\$58.14
Priority Class 2:	\$591,120	Total Facility Replacement Construction Cost:	\$3,432,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$613,920	FCNI:	18%

PRISON INDUSTRY BUILDING D

SPWB Facility Condition Analysis - 0130

Survey Date: 5/1/2014

**PRISON INDUSTRY BUILDING D
BUILDING REPORT**

The Prison Industry Welding Building is constructed with concrete masonry walls, concrete slab-on-grade foundation, steel roof trusses and a single-ply membrane roof.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$161,900****Currently Critical****Immediate to Two Years****EXIT SIGN AND EGRESS LIGHTING UPGRADE****Project Index #: 0130SFT1****Construction Cost \$3,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 0130HVA1****Construction Cost \$158,400**

The existing HVAC system consists of a rooftop air handler. It is not energy efficient, insufficient for the spaces and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC unit, ductwork and piping modifications, chemical treatment, temperature control modifications, testing, balancing and commissioning. This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$405,720****Necessary - Not Yet Critical****Two to Four Years****ELECTRICAL UPGRADE****Project Index #: 0130ELE2****Construction Cost \$158,400**

This building was constructed before the high demand for electrical services were needed for equipment, computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building including three-phase power.

EXTERIOR FINISHES**Project Index #: 0130EXT2****Construction Cost \$52,800**

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.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0130INT2
Construction Cost \$52,800

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 2-3 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. This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0130EXT3
Construction Cost \$126,720

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.

Project Index #: 0130SFT3
Construction Cost \$15,000

WELDING VENTILATION INSTALLATION

The building has insufficient ventilation for welding under OSHA Chapter 1926.353. If welding operations continue in this building, either general mechanical ventilation or local exhaust ventilation shall be provided. This project would provide for the installation of a mechanical ventilation system for the safety of the employees. This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

BUILDING INFORMATION:

Gross Area (square feet): 10,560
Year Constructed: 1965
Exterior Finish 1: 100 % Painted CMU
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % F-2
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry and Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$161,900	Project Construction Cost per Square Foot:	\$53.75
Priority Class 2:	\$405,720	Total Facility Replacement Construction Cost:	\$3,696,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$567,620	FCNI:	15%

CULINARY / DINING

SPWB Facility Condition Analysis - 0129

Survey Date: 5/1/2014

**CULINARY / DINING
BUILDING REPORT**

The Culinary/ Dining building is located in the secured west side of the Northern Nevada Correctional Center site. The building is constructed with concrete masonry walls, concrete slab-on-grade foundation, steel roof trusses and a single-ply membrane roof. The building primarily contains a culinary and bakery, canteen, dry storage, cold storage and a dining area. The facility has a fire sprinkler and alarm system and has had a few ADA accessible improvements but is not 100% ADA compliant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$707,283****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 0129ADA1****Construction Cost \$15,000**

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

CEILING REPLACEMENT**Project Index #: 0129INT1****Construction Cost \$114,478**

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.

This project or a portion thereof was previously recommended in the FCA report dated 01/12/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

CULINARY FLOOR REPLACEMENT**Project Index #: 0129INT4****Construction Cost \$243,225**

This project recommends replacing 3,525 sq. ft. of flooring in the kitchen. The ceramic tile and substrate are damaged and failing. There are broken tiles throughout and water has infiltrated the substrate. This project would provide for removal and disposal of the existing flooring and installation of new quartz flooring in the next 1-2 years. Removal and reinstallation of kitchen equipment is also included in this estimate. This project is in design under CIP 13-M44 and the estimate is based off of that project.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0129SFT2****Construction Cost \$7,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 0129HVA1

Construction Cost \$327,080

The existing HVAC system consists of a rooftop air handler, 2 Futera hot water boilers, fan coil units 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.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$752,958

Necessary - Not Yet Critical

Two to Four Years

ELECTRICAL UPGRADE

Project Index #: 0129ELE2

Construction Cost \$245,310

This building was constructed before the high demand for electrical services were needed for equipment, computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building including three-phase power.

EXTERIOR DOOR REPLACEMENT

Project Index #: 0129EXT4

Construction Cost \$40,000

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 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.

FREEZER COMPRESSOR REPLACEMENT

Project Index #: 0129HVA2

Construction Cost \$40,000

There are 2 compressors for the freezer that will need to be replaced in the near future. They utilize older R-22 refrigerant and are original to the building. This project covers the recovery of the existing refrigerant and changing out the compressors with high efficiency units. If the existing compressor suffers a burnout and contaminates the refrigerant it will be more costly to change the unit out.

INTERIOR DOOR REPLACEMENT

Project Index #: 0129INT5

Construction Cost \$112,000

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.

PLUMBING REPLACEMENT

Project Index #: 0129PLM3

Construction Cost \$60,000

The cast iron waste and supply lines are older and in poor condition. Most of the system appears to be original to the building and should be scheduled for replacement. Excess moisture under the kitchen has contributed to the deterioration of the waste and supply piping. This project recommends replacing all of the water and sewer lines in the building. This estimate includes removal and disposal of the existing system as required.

ROOF REPLACEMENT

Project Index #: 0129EXT5

Construction Cost \$196,248

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.

Project Index #: 0129EXT3

Construction Cost \$59,400

WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. Some are broken and all are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated window systems.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$163,540

Long-Term Needs

Four to Ten Years

Project Index #: 0129EXT2

Construction Cost \$81,770

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 5-6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0129INT3

Construction Cost \$81,770

INTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 16,354

Year Constructed: 1987

Exterior Finish 1: 90 % Painted CMU

Exterior Finish 2: 10 % Glazing

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % I-3

IBC Occupancy Type 2: %

Construction Type: Concrete Masonry and Steel

IBC Construction Type: II-A

Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$707,283

Priority Class 2: \$752,958

Priority Class 3: \$163,540

Grand Total: \$1,623,781

Project Construction Cost per Square Foot: \$99.29

Total Facility Replacement Construction Cost: \$5,315,000

Facility Replacement Cost per Square Foot: \$325

FCNI: 31%

LAUNDRY / CENTRAL PLANT

SPWB Facility Condition Analysis - 0128

Survey Date: 5/1/2014

**LAUNDRY / CENTRAL PLANT
BUILDING REPORT**

The Laundry / Central Plant building is located in the secured area of the Northern Nevada Correctional Center site. The building is constructed with concrete masonry walls, concrete slab-on-grade foundation, steel roof trusses and a single-ply membrane roof. The building is primarily used for laundry services and the heating operations for the site. The facility has a fire sprinkler system that was installed under 11-S03 Statewide CIP. The building is not ADA compliant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$2,500****Currently Critical****Immediate to Two Years****EXIT SIGN AND EGRESS LIGHTING UPGRADE****Project Index #: 0128SFT1****Construction Cost \$2,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$528,800****Necessary - Not Yet Critical****Two to Four Years****DRYER REPLACEMENT****Project Index #: 0128INT3****Construction Cost \$56,000**

The commercial tumbler dryers in the laundry are original to the building and are troublesome and problematic to operate. Considering the age of the machines and the evolving needs of the facility it is recommended to replace them. This project provides for removal and disposal of the existing tumbler dryers and replacement with new units. A total of 7 dryers was used for this estimate.

ELECTRICAL UPGRADE**Project Index #: 0128ELE1****Construction Cost \$105,000**

This building was constructed before the high demand for electrical services were needed for equipment, computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building including three-phase power.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0128EXT4****Construction Cost \$44,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 11 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.

Project Index #: 0128EXT3

Construction Cost \$35,000

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, repairing and painting the stucco 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.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0128HVA1

Construction Cost \$105,000

HVAC EQUIPMENT REPLACEMENT

The existing HVAC system consists of 2 fan coil units and 1 evaporative cooler. 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. This project is recommended under CIP 13-M17.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0128INT2

Construction Cost \$35,000

INTERIOR FINISHES

The interior finishes are in fair to poor condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0128EXT5

Construction Cost \$84,000

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 1995 and is now 19 years old. The roof warranty for this roof expired on 5-8-2012. 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.

Project Index #: 0128EXT1

Construction Cost \$64,800

WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. Some are broken and all are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated window systems.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$3,500****Long-Term Needs****Four to Ten Years****Project Index #: 0128PLM2****WATER STORAGE TANK REPLACEMENT****Construction Cost \$3,500**

There is a 860 gallon water storage tank in the building. The average life span of a water storage tank is forty to fifty years. The tank was installed in 1978. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 5-6 years. This project would provide for a new water storage tank to be installed including connections to existing utilities.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

BUILDING INFORMATION:**Gross Area (square feet): 7,000****Year Constructed: 1968****Exterior Finish 1: 90 % Painted CMU****Exterior Finish 2: 10 % Glazing****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % F-1****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry and Steel****IBC Construction Type: III-A****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$2,500	Project Construction Cost per Square Foot:	\$76.40
Priority Class 2:	\$528,800	Total Facility Replacement Construction Cost:	\$2,275,000
Priority Class 3:	\$3,500	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$534,800	FCNI:	24%

PRISON INDUSTRY BUILDING B

SPWB Facility Condition Analysis - 0127

Survey Date: 5/1/2014

PRISON INDUSTRY BUILDING B

BUILDING REPORT

The Prison Industry Building B is located in the secured area of the Northern Nevada Correctional Center site. The building is constructed with concrete masonry walls, concrete slab-on-grade foundation, steel roof trusses and a single-ply membrane roof. The primary purpose of the facility is spray finishing wood dork. The building is not fully ADA compliant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$77,500****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0127ADA1****Construction Cost \$15,000**

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0127SFT3****Construction Cost \$3,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

INTERIOR STAIRWAY REPLACEMENT**Project Index #: 0127SFT1****Construction Cost \$9,000**

The stairs and handrails between the main floor and the storage loft do not meet the requirements in the 2012 International Building Code sections 1009 and 1012. The stairs to the area have become unstable and unsafe from years of use. This project would provide funding to remove and replace the stairway and handrail.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

SPRAY FINISHING BOOTH UPGRADES**Project Index #: 0127SFT4****Construction Cost \$50,000**

There is a spray finishing booth in the building that does not meet the design and fire safety guidelines outlined in the International Fire Code (IFC) and the National Fire Protection Association (NFPA) standards. Section 2404 of the 2012 IFC includes design codes for spray finishing rooms including constructing the room with approved noncombustible materials, proper means of egress, installation of an approved automatic fire-extinguishing system, fire extinguishers and mechanical ventilation requirements. NFPA 33 outlines standards for spray application areas including electrical, ventilation and fire protection systems and rules for drying and curing processes, operations and maintenance. This project would provide for installation of a spray finishing room in the building that complies with the IFC and NFPA to ensure the safety of the occupants.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$616,120****Necessary - Not Yet Critical****Two to Four Years****ELECTRICAL UPGRADE****Project Index #: 0127ELE1****Construction Cost \$158,400**

This building was constructed before the high demand for electrical services were needed for maintenance equipment, computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building including three-phase power.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0127EXT3****Construction Cost \$8,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 2 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.

EXTERIOR FINISHES**Project Index #: 0127EXT2****Construction Cost \$52,800**

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, repairing and painting the stucco 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.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 0127HVA1****Construction Cost \$158,400**

The existing HVAC system consists of fan coil units, hydronic heaters and evaporative coolers. 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. This project is recommended under CIP 13-M17.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

INTERIOR DOOR REPLACEMENT**Project Index #: 0127INT3****Construction Cost \$24,000**

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 12 doors.

INTERIOR FINISHES**Project Index #: 0127INT2****Construction Cost \$52,800**

The interior finishes are in fair to poor condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0127EXT4
Construction Cost \$35,000

OVERHEAD DOOR REPLACEMENT

There are seven 8'x10' overhead coiling doors which are damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with new manually operated overhead coiling doors.

Project Index #: 0127EXT5
Construction Cost \$126,720

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 1997 and is now 17 years old. The roof warranty for this roof expired on 12-15-2013. 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.

BUILDING INFORMATION:

Gross Area (square feet): 10,560
Year Constructed: 1967
Exterior Finish 1: 90 % Painted CMU
Exterior Finish 2: 10 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % F-2
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry and Steel
IBC Construction Type: III-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$77,500	Project Construction Cost per Square Foot:	\$65.68
Priority Class 2:	\$616,120	Total Facility Replacement Construction Cost:	\$3,432,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$693,620	FCNI:	20%

MAINTENANCE BUILDING

SPWB Facility Condition Analysis - 0126

Survey Date: 5/1/2014

**MAINTENANCE BUILDING
BUILDING REPORT**

The Maintenance Building is located in the secured west side of the Northern Nevada Correctional Center. The building is constructed with concrete masonry walls, concrete slab-on-grade foundation, steel roof trusses and a single-ply membrane roof. The building is used by maintenance staff for storing and repairing items needed to maintain the correctional center buildings and site. The facility is not ADA compliant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$55,000****Currently Critical****Immediate to Two Years****ADA DOOR & THRESHOLD REPLACEMENT****Project Index #: 0126ADA2****Construction Cost \$4,500**

The existing exterior entrance door and threshold to the building is not accessible. It is missing a lever action door handle and the threshold is too tall. This project would provide for a new accessible door and threshold assembly including removal of the existing door assembly and installation of the new accessible door assembly. ADA compliant signage is also included in this project. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

ADA RESTROOM UPGRADE**Project Index #: 0126ADA1****Construction Cost \$15,000**

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0126ADA3****Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0126SFT1****Construction Cost \$1,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

SAFETY CABINETS

Project Index #: 0126SFT4
Construction Cost \$10,000

The Maintenance Building contains many different paints, stains, pesticides and other hazardous products on open shelves and on the floor. This does not meet OSHA standards for hazardous materials containment. This project would provide two hazardous storage containers in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d).

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

WATER HEATER REPLACEMENT

Project Index #: 0126PLM2
Construction Cost \$5,000

There is a 120 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 1-2 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

WELDING VENTILATION INSTALLATION

Project Index #: 0126SFT3
Construction Cost \$15,000

The building has insufficient ventilation for welding under OSHA Chapter 1926.353. If welding operations continue in this building, either general mechanical ventilation or local exhaust ventilation shall be provided. This project would provide for the installation of a mechanical ventilation system for the safety of the employees.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$259,968

Necessary - Not Yet Critical Two to Four Years

CEILING SYSTEM REPLACEMENT

Project Index #: 0126INT4
Construction Cost \$20,000

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

ELECTRICAL UPGRADE

Project Index #: 0126ELE1
Construction Cost \$53,760

This building was constructed before the high demand for electrical services were needed for maintenance equipment, computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building including three-phase power.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

EXTERIOR DOOR REPLACEMENT

Project Index #: 0126EXT4
Construction Cost \$20,000

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 5 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.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 0126HVA1

Construction Cost \$53,760

The existing HVAC system consists of 2 four-ton condensing units and 2 original Fedderer furnaces. 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. This project is recommended under CIP 13-M17.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

INTERIOR DOOR REPLACEMENT

Project Index #: 0126INT5

Construction Cost \$16,000

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 8 doors.

JANITORS CLOSET REPAIRS

Project Index #: 0126INT6

Construction Cost \$1,400

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.

ROOF REPLACEMENT

Project Index #: 0126EXT5

Construction Cost \$43,008

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 roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

VCT FLOORING REPLACEMENT

Project Index #: 0126INT1

Construction Cost \$35,840

The VCT (vinyl composite tile) in the building is damaged and reaching the end of their useful life. There is asbestos in the floor tile mastic that will need to be abated by a licensed abatement professional. It is recommended that the VCT be replaced. Additional monies are included in this project for asbestos removal and disposal. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base in the next 2-3 years.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

WINDOW REPLACEMENT

Project Index #: 0126EXT3

Construction Cost \$16,200

The existing windows in this building are of single pane wire mesh construction. Some are broken and all are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated window systems.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$35,840

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 0126EXT2

Construction Cost \$17,920

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.

Project Index #: 0126INT3
Construction Cost \$17,920

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 5-6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 3,584
Year Constructed: 1969
Exterior Finish 1: 90 % Painted CMU
Exterior Finish 2: 10 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry and Steel
IBC Construction Type: III-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$55,000	Project Construction Cost per Square Foot:	\$97.88
Priority Class 2:	\$259,968	Total Facility Replacement Construction Cost:	\$1,165,000
Priority Class 3:	\$35,840	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$350,808	FCNI:	30%

COMMAND POST / OPERATIONS / EDUCATION

SPWB Facility Condition Analysis - 0125

Survey Date: 5/1/2014

COMMAND POST / OPERATIONS / EDUCATION**BUILDING REPORT**

The Command Post / Operation / Education Building is located in the secured south side of the Northern Nevada Correctional Center. The building is constructed with CMU, steel truss roof framing and a single-ply roofing system. The building is used as offices for the NNCC staff, correctional officer training operations, and a computer education center for inmate use. The building does not have fire sprinklers, is non-ADA compliant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$53,000****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0125ADA1****Construction Cost \$45,000**

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 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0125ADA2****Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0125SFT3****Construction Cost \$4,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$631,955****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0125EXT4****Construction Cost \$68,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 17 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.

Project Index #: 0125INT1
Construction Cost \$92,150

FLOORING REPLACEMENT

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. There is asbestos in the floor tile mastic that will need to be abated by a licensed abatement professional. It is recommended that the VCT and carpet be replaced. Additional monies are included in this project for asbestos removal and disposal. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years. This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0125HVA1
Construction Cost \$138,225

HVAC EQUIPMENT REPLACEMENT

The existing HVAC system consists of 4 air handling units connected to the central boiler, a chiller, 2 split system air conditioners and window mounted evaporative coolers. 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. This project is recommended under CIP 13-M17.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0125INT4
Construction Cost \$150,000

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 75 doors.

Project Index #: 0125INT5
Construction Cost \$1,400

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.

Project Index #: 0125EXT5
Construction Cost \$110,580

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 roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

Project Index #: 0125PLM1
Construction Cost \$5,000

WATER HEATER REPLACEMENT

There is a 120 gallon natural gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is missing proper seismic bracing and an expansion tank. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate. This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0125EXT1
Construction Cost \$66,600

WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. Some are broken and all are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated window systems.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$92,150**
Long-Term Needs **Four to Ten Years**

Project Index #: 0125EXT3
Construction Cost \$46,075

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 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.

Project Index #: 0125INT3
Construction Cost \$46,075

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 5-6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 9,215
Year Constructed: 1976
Exterior Finish 1: 80 % Painted CMU
Exterior Finish 2: 20 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry and Steel
IBC Construction Type: III-A
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$53,000	Project Construction Cost per Square Foot:	\$84.33
Priority Class 2:	\$631,955	Total Facility Replacement Construction Cost:	\$2,995,000
Priority Class 3:	\$92,150	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$777,105	FCNI:	26%

MAIN GATE HOUSE

SPWB Facility Condition Analysis - 0124

Survey Date: 5/1/2014

**MAIN GATE HOUSE
BUILDING REPORT**

The Main Gate House Building is located on the West side of the Northern Nevada Correctional Center. The building is constructed with concrete masonry walls, concrete slab-on-grade foundation, steel roof trusses and a single-ply membrane roof. The facility does not have fire sprinklers and is not ADA compliant. The building is the primary entrance for staff of NNCC.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$35,000****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0124ADA1****Construction Cost \$30,000**

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0124ADA2****Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0124SFT1****Construction Cost \$1,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$184,680****Necessary - Not Yet Critical****Two to Four Years****CEILING TILE REPLACEMENT****Project Index #: 0124INT1****Construction Cost \$22,000**

The ceiling in this building is covered with acoustical ceiling tiles. The ceiling tiles are damaged and stained and some are coming loose from 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. Given the location of HVAC equipment in the ceiling, this work could be performed concurrent with proposed HVAC equipment replacement.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0124EXT4****Construction Cost \$16,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 4 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.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 0124HVA1****Construction Cost \$33,000**

The existing HVAC system consists of 4 unit heaters and window mounted evaporative coolers. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of 4 new HVAC units, ductwork and piping modifications, chemical treatment, temperature control modifications, testing, balancing and commissioning. This project is recommended under CIP 13-M17.

This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

INTERIOR DOOR REPLACEMENT**Project Index #: 0124INT5****Construction Cost \$20,000**

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 10 doors.

INTERIOR FINISHES**Project Index #: 0124INT4****Construction Cost \$11,000**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

JANITORS CLOSET REPAIRS**Project Index #: 0124INT6****Construction Cost \$1,400**

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.

ROOF REPLACEMENT**Project Index #: 0124EXT5****Construction Cost \$17,280**

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 1997 and is now 17 years old. The roof warranty for this roof expired on 12-15-2013. 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.

Project Index #: 0124INT2
Construction Cost \$22,000

VCT FLOORING REPLACEMENT

The VCT (vinyl composite tile) flooring in the building is damaged and reaching the end of its useful life. There is asbestos in the floor tile mastic that will need to be abated by a licensed abatement professional. It is recommended that the VCT flooring be replaced. Additional monies are included in this project for asbestos removal and disposal. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base. This project or a portion thereof was previously recommended in the FCA reports dated 04/22/1999 and 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

Project Index #: 0124EXT2
Construction Cost \$42,000

WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. Some are broken and all are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated window systems.

This project or a portion thereof was previously recommended in the FCA report dated 01/11/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2014.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$11,000

Long-Term Needs

Four to Ten Years

Project Index #: 0124EXT3
Construction Cost \$11,000

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 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.

BUILDING INFORMATION:

Gross Area (square feet): 1,440
Year Constructed: 1963
Exterior Finish 1: 70 % Painted CMU
Exterior Finish 2: 30 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry and Steel
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$35,000	Project Construction Cost per Square Foot:	\$160.19
Priority Class 2:	\$184,680	Total Facility Replacement Construction Cost:	\$432,000
Priority Class 3:	\$11,000	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$230,680	FCNI:	53%

NOTES:

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

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

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

REPORT DEVELOPMENT:

State Public Works Board	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Northern Nevada Correctional Center Site – FCA Site #9990
Description: View of ADA accessible parking.



Housing Unit 10 – FCA Building #2785
Description: Exterior of the building.



NNCC Biomass Plant – FCA Building #2784
Description: Exterior of the building.



Maintenance Storage – FCA Building #2557
Description: Exterior of the building.



Bike Storage Building – FCA Building #2006
Description: Exterior of the building.



Inmate Clothing Store – FCA Building #2005
Description: Exterior of the building.



Central Warehouse – FCA Building #2004
Description: Exterior of the building / loading dock.



Regional Medical Facility Unit 8 – FCA Building #1673
Description: Exterior of the building.



Regional Medical Facility Unit 8 – FCA Building #1673
Description: Interior of lab area.



Housing Unit 7 – FCA Building #1648
Description: Exterior of the building.



Education – FCA Building #1436
Description: Exterior of the building.



Auto Shop – FCA Building #0150
Description: Exterior of the building.



Housing Unit 6 – FCA Building #0149
Description: Exterior of the building.



Guard Tower 5 – FCA Building #0148
Description: Exterior of the tower.



Guard Tower 4 – FCA Building #0147
Description: Exterior of the tower.



Guard Tower 3 – FCA Building #0146
Description: Water damage to the interior.



Guard Tower 2 – FCA Building #0145
Description: Exterior of the tower.



Guard Tower 1 – FCA Building #0144
Description: Exterior of the tower.



Generator / Switch Gear Room – FCA Building #0143
Description: Exterior of the building.



Housing Unit 5 – FCA Building #0142
Description: Exterior of the building.



Housing Unit 4 – FCA Building #0141
Description: Exterior of the building.



Housing Unit 3 – FCA Building #0140
Description: Exterior of the building.



Housing Unit 2 – FCA Building #0139
Description: Exterior of the building.



Housing Unit 1 – FCA Building #0138
Description: Exterior of the building.



Multi-Purpose / Gym / Chapel – FCA Building #0137
Description: Interior of the gymnasium.



Administration / Visitation 1 – FCA Building #0136
Description: Exterior of the building.



Visitor's Center II – FCA Building #0135
Description: Interior of the visitor's center.



Prison Industry / Canteen Building A – FCA Building #0133
Description: Exterior of the building.



Prison Industry Building C – FCA Building #0131
Description: Exterior of the building.



Prison Industry Building D – FCA Building #0130
Description: Exterior of the building.



Culinary / Dining – FCA Building #0129
Description: Exterior of the building.



Culinary / Dining – FCA Building #0129
Description: Culinary floor in need of replacement.



Laundry / Central Plant – FCA Building #0128
Description: Exterior of the building.



Prison Industry Building B – FCA Building #0127
Description: Exterior of the building.



Maintenance Building – FCA Building #0126
Description: Exterior of the building.



Command Post / Operations / Education – FCA Building #0125
Description: Exterior of the building.



Main Gate House – FCA Building #0124
Description: Exterior of the building.