



September 26, 2024

REQUEST FOR PROPOSALS

Ground Lease of State-Owned Property 1 Prison Road Jean, Nevada 89019

The Nevada Division of State Lands (NDSL) is soliciting proposals from qualified bidders to lease state-owned property in Clark County, Nevada. The subject property is located at 1 Prison Road, Jean, Nevada 89019 (Clark County Assessor's Parcel Numbers 217-13-601-003, 217-13-501-003, 217-13-101-013 and 217-13-101-010) (**EXHIBITS A and B**). The State of Nevada through NDSL intends to provide an exclusive-use ground lease of the majority of the 94.57-acre property to the successful bidder.

Deadline for Submission: November 14, 2024, at 5:00 PM PST

Bid Opening (Part 1): November 15, 2024

Bid Opening (Part 2): December 6, 2024, at 1:30 PM PST

Proposals are required to be submitted in TWO (2) parts, sealed individually, and included in ONE (1) envelope:

Part 1 will include the company's qualifications and proposed use of the property. Part 1 will be opened by NDSL to determine whether a company is a "responsible person" (NRS 321.335(6)). Part 2 will be the lease bid amount. Both parts must be in printed hard copy format, individually sealed, included within one envelope, and submitted to NDSL by November 14, 2024, 5:00 PM.

Part 1 will be opened by NDSL to qualify responsible persons to move on to the Part 2 live opening of sealed lease bids and the oral auction. Only those bidders determined by NDSL to be responsible persons may participate in the oral auction.

Part 2 sealed lease bids will be opened by NDSL's State Land Registrar at the Bryan Building, 901 South Stewart Street, 1st Floor Bonnie Conference Room, Carson City, Nevada 89701 on December 6, 2024 at 1:30 PM. Responsible bidders will be invited to participate in person or virtually. At the conclusion of the Part 2 bid opening and oral auction, the State Land Registrar will identify the successful bidder.

Pursuant to NRS 321.414(4), the Division of State Lands through its State Land Registrar has the authority to keep any proprietary information disclosed as a result of this solicitation confidential.

LOCATION AND PROPERTY INFORMATION

The subject property is located approximately 30 miles south of Las Vegas and east of I-15 in unincorporated Clark County. The property includes a vacant 500-bed prison in a "mothballed" status and an active medium-security conservation camp ("Jean Conservation Camp"), which houses low-level female offenders and is operated by the Nevada Department of Corrections and the Nevada Division of Forestry. The State has no plans to re-open the vacant prison.

The vacant prison complex includes approximately 170,192 square feet of space, including SEVEN (7) housing units, ONE (1) medical unit, an administration building, TWO (2) educational buildings, a kitchen and dining facility, a laundry building, TWO (2) guard towers, and other ancillary facilities. The complex includes approximately 80,000 square feet of asphalt concrete driveway and parking areas. The prison complex improvements are considered by the Nevada State Public Works Division to be at the end of their useful life. A 2016 Facility Condition Analysis is included as **EXHIBIT C**.

The proposed ground lease area includes APNs 217-13-601-003, 217-13-501-003, 217-13-101-013 and 217-13-101-010 containing a combined 94.57-acres. The ground lease area will exclude an approximately 9-acre portion of APN 217-13-601-003 required by the Jean Conservation Camp.

The prison and conservation camp facilities have electrical service. Water service is provided by the Las Vegas Valley Water District using the State's water supply and distribution system, including two wells (one potable and one non-potable), and water storage tanks located immediately offsite to the east. Potable and non-potable water service is provided by the District up to a combined 88 million gallons per year for the State's APN 217-13-601-003. No additional water rights are associated with the property. The State cannot guarantee service, nor is current service at the site a guarantee of future use. A portion of the sewer system is served by the Rapid Infiltration Basins located on the 57.61-acre parcel (APN 217-13-301-001) located southwest of the prison, which also provides service to the surrounding community and provides aquifer recharge credits to Las Vegas Valley Water District. Limited gas service has historically been provided through on-site propane tanks.

The State of Nevada desires to lease the property to further economic development goals in Southern Nevada. Due to the property's proximity to I-15 and the future Ivanpah airport, the site has development potential to support economic diversification, foster workforce transition to emerging opportunities in light manufacturing, technology and logistics, and other sectors; result in good paying and stable jobs for Nevadans; offer complementary and synergistic uses for the planned Southern Nevada Supplemental Airport; and reduce congestion and truck traffic on I-15 and in the Las Vegas metro core, among other benefits.

In addition to the 94.57 acres held in fee title, the State also holds 480 acres of land surrounding the Jean Prison property by BLM Patent. The BLM Patent restricts use to public correctional purposes. The active Jean Conservation Camp currently satisfies this restriction. The State is actively working with the BLM to free the 480-acre Patent of the restriction so it too can be used for economic development purposes as well.

LEASE OVERVIEW

NDSL is soliciting proposals to lease the state-owned APNs 217-13-601-003, 217-13-501-003, 217-13-101-013 and 217-13-101-010 containing a combined 94.57-acres but excluding the approximately 9-acre portion of APN 217-13-601-003 required by the active Jean Conservation Camp.

NDSL will issue one Lease Agreement to the successful bidder resulting from this RFP.

The Lease is anticipated to begin May 1, 2025, subject to the Nevada Board of Examiners and Interim Finance Committee's approval. It will have an initial term of FORTY-NINE (49) years,

with two TWENTY-FIVE (25) year options to extend the lease term at Lessee's request and approved by Lessor in its sole discretion based on Lessee's performance and compliance with lease conditions. The maximum lease term is NINETY-NINE (99) years.

The Lessee will be responsible for constructing, operating, and maintaining its own facilities consistent with federal, state and local laws, regulations and ordinances and in compliance with Nevada State Public Works Division throughout the lease term. At the end of the Lease, the State will reserve the option to require the Lessee to return the property to an undeveloped, restored and natural condition. Lessee will be required to post a bond of sufficient value to ensure restoration at the end of lease term.

Upon Lease execution, the Lessee will be responsible for beginning onsite operations within a reasonable and agreed upon timeframe, which may be phased and occur in tranches. The Lessee will be responsible for local jurisdiction planning conformance; State Public Works Division compliance; survey; design, planning, demolition, and construction; roadway improvements and rail crossings; separation of any shared infrastructure or utilities from the adjacent Jean Conservation Camp, establishing utility connections, upgrades and billing; and the infrastructure improvements required by Lessee to support its operation. Lessee will be responsible for any and all fees, taxes, special assessments, insurance, and financing associated with the property. The Lessee would not be subject to prevailing wage laws if the Lessee's project is entirely privately funded and the State does not provide financial incentives or subsidies to the Lessee. The Lessee should consult with its own legal counsel.

Lessee will have the ability to encumber its leasehold interest by a leasehold mortgage or other financing instrument, subject to and subordinate to the rights of the Lessor.

The minimum ground lease rate is \$91,233.33 per month based on the June 4, 2024 fair market value opinion of a third-party, certified and licensed appraiser. The final ground lease rate will be established by the successful bidder as accepted by the State Land Registrar. The one-time reimbursement of the State's appraisal, noticing, and other expenses related to the leasing of state property is required to be paid by the successful bidder (NRS 321.335(10)).

The Lease will include a provision for an annual rent adjustment and a periodic rental re-evaluation to stay current with fair market value ground lease conditions over time.

Finally, the Lease may include an option to extend the lease area to include the area occupied by the Jean Conservation Camp and the 480-acre buffer ground if the BLM Patent restriction is lifted and conditions related to closing or relocating the camp are met. The Lease option to extend the lease area to include the 480-acre patented ground would also be subject to pre-existing Rights of Way and patent conditions.

RFP SUBMITTAL REQUIREMENTS

To be considered, eligible entities must submit a complete bid package that includes all items below:

RFP Cover Sheet

Complete the form below and include it as the cover sheet to Parts 1 and 2 of your bid package due by November 14, 2024 at 5:00 PM:

RFP Cover Sheet

**Ground Lease of State-Owned Property
1 Prison Road
Jean, Nevada 89019**

1	Company/Entity Name	
2	Company/Entity Address and Telephone Number	
	Street Address:	
	City, State, Zip Code:	
	Telephone Number:	
3	Company/Entity Contact Person	
	Name:	
	Title:	
	Address:	
	Email Address:	
	Telephone Number:	
4	Name of Individual Authorized to Bind the Organization	
	Name:	
	Title:	
5	Signature (Individual legally authorized)	
	Signature:	Date:

Part 1 Bid Proposal - Requirements

1. Company/Entity Background and References

Please complete the tables below and furnish requested information. Use additional sheets if necessary.

1.1 Company/Entity Background

Describe your entity's history, mission and location. Include an organizational chart and key personnel. Identify whether your company is a Nevada-based business with Nevada-based leadership and key personnel.

Describe your company's experience as a primary developer and describe any previous land-lease developments your company has completed in Nevada and out of state.

1.2 Company/Entity Profile

Question	Response
Legal Entity Name:	
Nevada Business License number:	
List of top officers:	
Location of company headquarters:	
Location(s) of the office(s) that will provide the services described in this RFP:	
Number of local employees:	
Ability to provide proof of Insurance by the Lease execution date (Y/N):	

Please be advised: Pursuant to NRS 80.010, a corporation organized pursuant to the laws of another state shall register with the State of Nevada, Secretary of State's Office as a foreign corporation before a lease can be executed between the State of Nevada and the successful bidder, unless specifically exempted by NRS 80.015.

The successful bidder, if a corporate entity, prior to lease execution and prior to doing business in the State of Nevada, shall be appropriately licensed by the State of Nevada, Secretary of State's Office pursuant to NRS 76. Information regarding the Nevada Business License can be located at <http://nvsos.gov>.

In addition, the successful bidder, at their expense, will include the State of Nevada as additionally insured on buildings, structures and tangible assets located on state-owned property against any loss with extended coverage property policies. Such insurance shall be in an amount as determined by the State of Nevada, Department of Administration, Risk Management Division.

1.3 Is “Legal Entity Name” the same name as vendor is doing business as?

Yes		No	
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If “No”, provide explanation.

1.4 Has your company ever been engaged under contract by any State of Nevada agency?

Yes		No	
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If “Yes”, complete the following table for each State contract. This table should be replicated for each contract if your company has been engaged in multiple State contracts.

Question	Response
Name of State agency:	
State agency contact name:	
Dates when services were performed:	
Type of duties performed:	
Total dollar value of the contract:	

1.5 Do you now or have you employed an employee of the State of Nevada, or any of its agencies, departments, or divisions within the past two years?

Yes		No	
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If you employ (a) any person who is a current employee of an agency of the State of Nevada, or (b) any person who has been an employee of an agency of the State of Nevada within the past two (2) years, and if such person shall be performing or producing services on state property or in association with this lease, you shall disclose the identity of each such person in your response to this RFP, and specify the services that each person shall be expected to perform. Please attach a separate sheet.

Please explain when the employee is planning to render services, while on annual leave, compensatory time, or on their own time.

1.6 Breach of Contract/Litigation

Please disclose any significant prior or ongoing contract failures, contract breaches, civil or criminal litigation in which your company/entity has been alleged to be liable or held liable in a matter involving a contract with the State of Nevada or any other governmental entity. Also

disclose any pending claim or litigation occurring within the past six (6) years which may adversely affect your company/entity's ability to perform or fulfill its obligations if a lease is awarded as a result of this RFP.

Does any of the above apply to your company/entity?

Yes		No	
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If "Yes", please provide the following information. This table should be replicated for each issue identified.

Breach of Contract:

Question	Response
Date of alleged contract failure or breach:	
Parties involved:	
Description of the contract failure, breach, or litigation, including the products or services involved:	
Amount in controversy:	

Litigation:

Question	Response	
Resolution or current status of the dispute:		
If the matter has resulted in a court case:	Court	Case Number
Status of the litigation:		

1.7 Proposed Use of the Property

Describe your understanding of the State's economic development and diversification goals, and the potential regional economic development opportunity related to the property.

Describe your intended use of the property, how it will be developed, and over what time period.

1.8 Financial Disclosures

Provide an overview of your entity's financial capacity to hold a ground lease, develop the property, and put the property to active and productive use in furtherance of the State's economic development objectives.

Please include the following financial information and documentation:

Dun and Bradstreet Number:

Federal Tax Identification Number:

Year of Incorporation:

The last five (5) years and current year interim:

- a. Profit and Loss Statement
- b. Balance Statement

Please note: Pursuant to NRS 321.414(4), the State Land Registrar has the authority to keep any proprietary information disclosed as a result of this solicitation confidential.

1.9. Sublease Information

Sublessees are defined as a third party, not directly employed by the bidding business or entity, who would use or occupy state-owned property. This does not include third parties who provide support or incidental services to the bidding business or entity.

Does this proposal include the subletting the state-owned property?

Yes		No	
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If "Yes":

Complete Sections 1.1-1.6 above for each sublessee. In addition:

- Describe how sublessees will be supervised, channels of communication maintained and compliance with lease terms assured; and
- Describe your previous experience with sublessees.

Sublessees will be subject to and must adhere to all Lease terms.

1.10 Business References

Provide a minimum of three (3) business references from lessors or property managers who leased/managed land for similar projects.

The State reserves the right to contact and verify any and all references listed regarding the quality and degree of satisfaction for such performance.

1.11 Owner/Operator Resumes

Submit resumes for the key personnel who will be responsible for performance of the lease resulting from this RFP.

Part 2 Bid Proposal - Requirements

Please submit the following information as Part 2 of your bid proposal. Ensure it is separated from Part 1, individually sealed, and marked Part 2.

2. Monthly Lease Payment Bid

Based on a third-party appraisal dated June 4, 2024, the fair market value of a ground lease at 1 Prison Road, Jean, NV is NINETY-ONE THOUSAND TWO HUNDRED THIRTY-THREE AND 33/100 DOLLARS (\$91,233.33) per month. Pursuant to NRS 321.335, the minimum ground lease bid amount that can be accepted by NDSL is \$91,233.33 per month.

The State's appraisal and public noticing expenses must be borne by the successful bidder (NRS 321.335(10)). The appraisal cost is FOUR THOUSAND SEVEN HUNDRED DOLLARS (\$4,700.00) and the noticing costs are anticipated to be approximately ONE THOUSAND DOLLARS (\$1,000.00). These costs will be recovered in a one-time reimbursement at the start of the lease.

Submit a bid for the ground lease payment your company will pay monthly to use state property. Your bid must be at a minimum the base monthly lease rate of \$91,233.33

Please complete the bid table below:

Lease Bid

Ground Lease Bid	Bid Amount (\$/Month)
Ground Lease Bid (Minimum accepted: \$91,233.33/month)	\$ _____

RFP TIMELINE

The RFP timeline is outlined below. These dates represent the currently planned schedule of events. The State reserves the right to modify these dates at any time.

Milestone	Date/Time
Submission of Bidder's Questions	October 18, 2024, 5:00 PM PST
Responses to Questions by NDSL	October 25, 2024, 5:00 PM PST
Deadline for Proposal Submission	November 14, 2024, 5:00 PM PST
Part 1 Bid Opening	November 15, 2024
Part 1 Determination of Responsible Person	November 29, 2024
Part 2 Bid Opening and Oral Auction	December 6, 2024, 1:30 PM PST
Selection of successful bidder	December 6, 2024
Lease Negotiation	December - January 2025
Anticipated BOE and IFC approval	February - April 2025
Lease Start Date	May 1, 2025

RFP submittals will be kept sealed until Part 1 and Part 2 bid opening dates. NDSL will identify responsible bidders and invite them to participate in person or virtually to the Part 2 bid opening.

Part 2 bid proposals will be opened in person at the Bryan Building, First Floor Bonnie Conference Room, 901 South Stewart Street, Carson City, Nevada 89701 on December 6, 2024, 1:30 PM PST.

Before a Part 2 bid can be accepted, there will be a call for oral offers. Oral offers may only be made by a responsible person as determined by NDSL as a result of the Part 1 bid review.

The State Land Registrar may accept an oral offer if it is made by a responsible person upon the terms and conditions specified in this Request for Proposals and for a price that exceeds by at least five percent (5%) the highest written bid (NRS 321.335(6)). If there is such an oral offer, the State Land Registrar will call again for a bid that is at least 5% higher than the last oral offer until there are no more oral offers. The bidder with the highest oral offer will be selected as the successful bidder. If there are no oral offers, the bidder with the highest written bid will be selected.

A bid may be rejected if deemed contrary to the public interest, for a lesser amount than is reasonable for the land involved, on lands which may be more beneficial for the state to reserve, or on lands requested by the State of Nevada or any department, agency or institution thereof (NRS 321.335(7)).

NDSL will pursue execution of a lease with the successful bidder. Lease commencement is subject to Nevada Board of Examiners and Interim Finance Committee approval.

RFP SUBMITTAL INSTRUCTIONS

- Complete all required elements of the bid proposal package.
- Deliver a complete RFP submittal package to:

Nevada Division of State Lands

Attn: Ellery Stahler
901 South Stewart Street, Suite 5003
Carson City, Nevada 89701







- Proposals must be received by NDSL by November 14, 2024, no later than 5:00 PM PST.
- Questions may be submitted by email to Ellery Stahler at estahler@lands.nv.gov no later than October 18, 2024, 5:00 PM PST.
- Responses will be posted to the NDSL website <https://lands.nv.gov/#newsandnotes> by October 25, 2024, 5:00 PM PST.

BID SUBMISSION DEADLINE: November 14, 2024, no later than 5:00 PM PST



0 250 500 1,000 1,500 2,000
Feet

**PRIS-3
SOUTHERN NEVADA CORRECTIONAL CENTER
(JEAN PRISON)
SEC 13, T 25 S, R 59 E
CLARK COUNTY, NEVADA**

-  State_Lands
-  R&PP Patent #27-80-0056, dated 12/13/1979
-  Simon Warranty Deed, dated 5/31/1985. Fee Simple Title
-  Clark County Parcels
-  Township Lines
-  Section Lines

This map has been prepared for the use of the Nevada Division of State Lands for illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

**Jean Prison Property
Parcels and Acreage Detail**

APN	OWNER	PARCEL SIZE	DESCRIPTION
FEE TITLE			
217-13-101-013	STATE OF NEVADA	0.76	
217-13-501-003	STATE OF NEVADA	1.11	
217-13-101-010	STATE OF NEVADA	0.05	
217-13-601-003	STATE OF NEVADA	92.65	
TOTAL FEE TITLE		94.57	

SOURCE: Clark County <https://maps.clarkcountynv.gov/openweb/?@738824,26617974,4>

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

SOUTHERN NEVADA CORRECTIONAL CENTER SITE

#1 Prison Road
Jean, NV 89026

Site Number: 9994
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in August 2016

State of Nevada
Department of Corrections
Southern 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 the 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: 9994

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
0183	HOUSING UNIT 4(VACANT) #1 Prison Road	13850	1976	3/8/2016	\$3,606,750	\$0	\$0	\$3,606,750	\$4,847,500	74%
0185	HOUSING UNIT 6(VACANT) #1 Prison Road	13850	1978	3/8/2016	\$3,601,150	\$0	\$0	\$3,601,150	\$4,847,500	74%
0180	HOUSING UNIT 1(VACANT) #1 Prison Road	13850	1976	3/8/2016	\$3,597,150	\$0	\$0	\$3,597,150	\$4,847,500	74%
0181	HOUSING UNIT 2(VACANT) #1 Prison Road	13850	1976	3/8/2016	\$3,597,150	\$0	\$0	\$3,597,150	\$4,847,500	74%
0182	HOUSING UNIT 3(VACANT) #1 Prison Road	13850	1976	3/8/2016	\$3,597,150	\$0	\$0	\$3,597,150	\$4,847,500	74%
0184	HOUSING UNIT 5(VACANT) #1 Prison Road	13850	1978	3/8/2016	\$3,597,150	\$0	\$0	\$3,597,150	\$4,847,500	74%
0187	HOUSING UNIT 7(VACANT) #1 Prison Road	18090	1976	3/8/2016	\$4,474,710	\$0	\$0	\$4,474,710	\$6,331,500	71%
0190	CULINARY/ DINING/ CENTRAL PLANT(VACANT) #1 Prison Road	14000	1976	3/8/2016	\$3,591,500	\$0	\$0	\$3,591,500	\$5,250,000	68%
0188	MEDICAL UNIT 8(VACANT) #1 Prison Road	5150	1976	3/8/2016	\$1,193,350	\$0	\$0	\$1,193,350	\$1,802,500	66%
0194	GUARD TOWER 1(VACANT) #1 Prison Road	288	1982	3/8/2016	\$183,812	\$0	\$0	\$183,812	\$288,000	64%
0195	GUARD TOWER 2(VACANT) #1 Prison Road	288	1982	3/8/2016	\$183,812	\$0	\$0	\$183,812	\$288,000	64%
0193	MAINTENANCE SHOP(VACANT) #1 Prison Road	3850	1978	3/8/2016	\$586,300	\$0	\$0	\$586,300	\$962,500	61%
0192	AUTO MAINT SHOP/ WAREHOUSE(VACANT) #1 Prison Road	5030	1978	3/8/2016	\$758,660	\$0	\$0	\$758,660	\$1,257,500	60%
0191	LAUNDRY & DRY CLEANING(VACANT) #1 Prison Road	2400	1978	3/8/2016	\$540,800	\$0	\$0	\$540,800	\$900,000	60%
0179	CHAPEL/ LAW LIBRARY(VACANT) #1 Prison Road	6350	1979	3/8/2016	\$1,233,700	\$0	\$0	\$1,233,700	\$2,063,750	60%
0178	EDUCATION A(VACANT) #1 Prison Road	6350	1979	3/8/2016	\$1,105,700	\$0	\$0	\$1,105,700	\$2,063,750	54%

Site number: 9994

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
0186	RECREATION/ GYM(VACANT) #1 Prison Road Jean	12800	1976	3/8/2016	\$2,140,300	\$0	\$0	\$2,140,300	\$4,480,000	48%
0176	ADMINISTRATION/ VISITATION(VACANT) #1 Prison Road Jean	11950	1978	3/8/2016	\$1,910,850	\$0	\$0	\$1,910,850	\$4,182,500	46%
2567	SALLY PORT(VACANT) #1 Prison Road Jean	81	1976	3/8/2016	\$5,591	\$0	\$0	\$5,591	\$28,350	20%
0177	DOG KENNEL(VACANT) #1 Prison Road Jean	156	1987	3/8/2016	\$1,560	\$0	\$0	\$1,560	\$11,700	13%
9994	SOUTHERN NV CORRECT CTR SITE(VACANT) #1 Prison Road Jean		1976	3/8/2016	\$3,821,000	\$0	\$0	\$3,821,000		0%
Report Totals.....:		169,883			\$43,328,145	\$0	\$0	\$43,328,145	\$58,995,050	73%

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SALLY PORT(VACANT)	2567
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GUARD TOWER 1(VACANT)	0194
MAINTENANCE SHOP(VACANT)	0193
AUTO MAINT SHOP/ WAREHOUSE(VACANT)	0192
LAUNDRY & DRY CLEANING(VACANT)	0191
CULINARY/ DINING/ CENTRAL PLANT(VACANT)	0190
MEDICAL UNIT 8(VACANT)	0188
HOUSING UNIT 7(VACANT)	0187
RECREATION/ GYM(VACANT)	0186
HOUSING UNIT 6(VACANT)	0185
HOUSING UNIT 5(VACANT)	0184
HOUSING UNIT 4(VACANT)	0183
HOUSING UNIT 3(VACANT)	0182
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HOUSING UNIT 1(VACANT)	0180
CHAPEL/ LAW LIBRARY(VACANT)	0179
EDUCATION A(VACANT)	0178
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ADMINISTRATION/ VISITATION(VACANT)	0176

SOUTHERN NV CORRECT CTR SITE(VACANT)

SPWD Facility Condition Analysis - 9994

Survey Date: 3/8/2016

SOUTHERN NV CORRECT CTR SITE(VACANT)**BUILDING REPORT**

The Southern Nevada Correctional Center is located 30 miles south of Las Vegas and east of Interstate 15 in Jean, Nevada. The correctional center opened in January 1978 and closed in September 2000 when the High Desert State Prison opened. It subsequently has open and closed twice since 2000 and was currently closed during the 2016 site visit. The institution has 7 housing units, one medical unit, an administration building which includes the visiting, central control and administrative areas, two education buildings, a culinary and dining facility, a laundry building, maintenance shops, dog kennel, two guard towers and an automotive service shop. The complex totals approximately 170,182 square feet of space. There is ADA compliant parking for visitors and a route of travel to the visitation building but the signage needs to be improved.

There are also some ADA accessible routes inside of the facility which access Housing Unit No. 6 but not to all programs which may exist when full operations are implemented.

Water service is provided via a city well which is pumped to a large water storage tank. Both the domestic and fire sprinkler waterlines have backflow prevention. The site is basically all electric with diesel fuel fired boilers and emergency generator.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$3,821,000****Currently Critical****Immediate to Two Years****Project Index #: 9994SIT2****Construction Cost \$400,000****ASPHALT CONCRETE REPLACEMENT**

The access road and the parking area around the Maintenance and Auto Shop area is in poor condition and has significant alligating and large cracks. The paving has deteriorated to the point that it is no longer viable to re-seal. This project would provide for the removal and disposal of the existing A.C. paving and installation of 80,000 square feet of A.C. paving over a compacted sub-base. This estimate includes striping for parking areas and safety zones and excludes the main public / employee parking area.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 9994SIT5**Construction Cost \$3,380,000****FACILITY START-UP / RECOMMISSIONING**

The Southern Nevada Correctional Center was vacant during the survey of 2016. During the site visit to all of the buildings, there were numerous plumbing leaks, damaged plumbing fixtures and active water leaks. The central plant was running at minimum capacity and some of the buildings' HVAC components had not been in service since the closure of the prison. This project would provide for anticipated start-up costs and recommissioning of the entire facility including complete HVAC, plumbing and waste line testing and repairs, culinary ansul fire protection and cooking equipment start-up and inspection, and fire protection system testing and inspection. The possible replacement of existing HVAC equipment in the central plant is not included in this estimate as it is unknown. Actual fixture replacement of plumbing fixtures and cooking equipment is not included in this project as it is unknown until facility is opened again. Projects for plumbing fixture replacement are addressed in the individual building project reports and mostly address replacement of porcelain fixtures with stainless steel. Kitchen equipment replacement is addressed in the individual building report. This is a budgetary allowance for anticipated costs associated with the start-up and preoccupancy of the facility. Any potential leaks or damage to the underground hot water loop, domestic water and waste lines in unknown due to facility not being in operation.

This project is a priority one project and will need to be done prior to occupancy.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 9994ELE3

Construction Cost \$5,000

HIGH MAST LAMP REPLACEMENT

There are 10 high mast security light poles throughout the facility that have 8 security lamps each. A lot of these lamps were burned out at the time of the survey and should be scheduled for replacement. This project provides for the purchase and installation of 80 security lamps for the high mast light poles. The cost includes removal and disposal of the existing lamps.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 9994PLM1

Construction Cost \$6,000

PLUMBING SCOPE SERVICE

The plumbing supply lines and sewer lines should be thoroughly inspected prior to reoccupying the facility. After being abandoned, many problems can occur with the plumbing including breaks from shifting soils, blockages or deterioration from rust. It is recommended to have the piping scoped with a camera to determine whether there are any problems with the lines.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 9994SIT4

Construction Cost \$15,000

SITE DRAINAGE IMPROVEMENTS

The buildings across the site have visible damage to the exterior walls and foundations from improper drainage. There are many areas where the grade does not slope away from the buildings allowing water to pool up against the walls. These areas show visible water damage to the stucco and will continue to cause damage. This project would create positive flow away from the buildings by regrading and installing French drains as needed.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 9994ELE2

Construction Cost \$15,000

TRANSFORMER AND DISTRIBUTION PANELS SERVICE

Southern Nevada Correctional Center opened in 1978. There is evidence of deterioration on the transformer cabinets and main distribution panels site wide. There are no records of inspection or servicing of these electrical items. It is highly recommended that these items be serviced on an annual basis. This project would provide for a photo infrared inspection and servicing of all the transformer and main distribution panels. Other projects may be developed from the results of the inspections.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$3,821,000
Priority Class 2:	\$0
Priority Class 3:	\$0
Grand Total:	\$3,821,000

SALLY PORT(VACANT)

SPWD Facility Condition Analysis - 2567

Survey Date: 3/8/2016

SALLY PORT(VACANT)

BUILDING REPORT

The Sally Port building is a painted concrete masonry unit structure with a single-ply membrane roof on a concrete slab-on-grade foundation. The building is unoccupied and no longer is being used. It is in poor shape with damaged doors, windows and a void where the HVAC packaged unit was once located.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,591**
Currently Critical **Immediate to Two Years**

EXTERIOR DOOR REPLACEMENT **Project Index #: 2567EXT3**
Construction Cost \$1,500

The existing exterior door to the Recreation / Gym is original to the building. It is showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the door, replacement is recommended. This project would provide for the removal and disposal of the existing door and frame, and replacement with new exterior security door including door frame, hardware, security glazing, painting and connections to the security system as required. A total of 1 door was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

EXTERIOR FINISHES **Project Index #: 2567EXT2**
Construction Cost \$810

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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

FLOORING REPLACEMENT **Project Index #: 2567INT2**
Construction Cost \$1,134

The VCT (vinyl composite tile) flooring in the building is worn and 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.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

INTERIOR FINISHES **Project Index #: 2567INT1**
Construction Cost \$810

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 2567ENR1
Construction Cost \$365

LIGHTING REPLACEMENT

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 there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 2567EXT4
Construction Cost \$972

ROOF REPLACEMENT

The roof on this building was in 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. The current roofing system was installed in 1993. It is recommended to replace the singly-ply membrane and repair the Cor-ten roofing system as needed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

Gross Area (square feet): 81
Year Constructed: 1976
Exterior Finish 1: 50 % Painted CMU
Exterior Finish 2: 50 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: 0 %
Construction Type: Concrete Masonry and Wood
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,591	Project Construction Cost per Square Foot:	\$69.02
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$28,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$5,591	FCNI:	20%

**GUARD TOWER 2(VACANT)
BUILDING REPORT**

The Guard Tower 2 is a wood and steel framed structure with T1-11 siding, asphalt composition roof on a concrete slab-on-grade foundation. The building's interior contains a sink and a toilet for use by staff when occupied, painted gypsum board, windows and an observation deck. The tower is in poor shape and vacant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$183,812**
Currently Critical **Immediate to Two Years**

2" BACKFLOW ASSEMBLY **Project Index #: 0195PLM1**
Construction Cost \$25,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ELECTRICAL UPGRADE **Project Index #: 0195ELE1**
Construction Cost \$11,520

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Project Index #: 0195SFT1**
Construction Cost \$2,000

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, 1011.6.2 exit sign illumination 5 foot candles (54 lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0195EXT3
Construction Cost \$3,000

EXTERIOR DOOR REPLACEMENT

The existing exterior doors to the Guard Tower are original to the building. They are showing signs of wear and deterioration. Due to security concerns and the condition of the doors, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 2 doors was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0195EXT2
Construction Cost \$75,000

EXTERIOR SIDING REPLACEMENT

The Tower has a painted masonite siding that is due for replacement. The existing siding is in poor condition and will no longer hold paint. This project recommends removing the masonite siding and replacing it with T1-11 panels finished with an oil-based stain.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0195SFT2
Construction Cost \$2,304

FIRE ALARM INSTALLATION

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. The current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0195INT3
Construction Cost \$4,032

FLOORING REPLACEMENT

The VCT (vinyl composite tile) flooring in the Guard Tower 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.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0195HVA1
Construction Cost \$10,000

HVAC REPLACEMENT

The building is conditioned by one wall-mounted heat pump. It is reaching the end of its useful and expected life. This project would provide for a new heat pump to be installed including all required connections to utilities. The estimate includes removal and disposal of the old heat pump.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0195INT2
Construction Cost \$25,600

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0195ENR1
Construction Cost \$2,000

LIGHTING UPGRADE

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. Occupancy sensors will be installed where appropriate for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0195PLM3
Construction Cost \$3,000

PLUMBING FIXTURES REPLACEMENT

The existing water closet and sink are reaching the end of their expected life. They are worn and damaged from many years of use and should be scheduled for replacement. This project would provide for the installation of a new water closet and sink including all plumbing parts and connections. Removal and disposal of the old fixtures is included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0195PLM5
Construction Cost \$14,400

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0195EXT1
Construction Cost \$3,456

ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. Interior ceiling stains and exterior soffit stains indicate that there are active leaks. It is recommended that this building be re-roofed in the next 1-2 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 there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0195PLM4
Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is a 10 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 1-2 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 288
Year Constructed: 1982
Exterior Finish 1: 100 % Painted T1-11 Wood
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Wood and Steel Framing
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$183,812	Project Construction Cost per Square Foot:	\$638.24
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$288,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$1,000
Grand Total:	\$183,812	FCNI:	64%

**GUARD TOWER 1(VACANT)
BUILDING REPORT**

The Guard Tower 1 is a wood and steel framed structure with T1-11 siding, asphalt composition roof on a concrete slab-on-grade foundation. The building's interior contains a sink and a toilet for use by staff when occupied, painted gypsum board, windows and an observation deck. The tower is in poor shape and vacant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$183,812**
Currently Critical **Immediate to Two Years**

2" BACKFLOW ASSEMBLY **Project Index #: 0194PLM1**
Construction Cost \$25,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ELECTRICAL UPGRADE **Project Index #: 0194ELE1**
Construction Cost \$11,520

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Project Index #: 0194SFT1**
Construction Cost \$2,000

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, 1011.6.2 exit sign illumination 5 foot candles (54 lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0194EXT2
Construction Cost \$3,000

EXTERIOR DOOR REPLACEMENT

The existing exterior doors to the Guard Tower are original to the building. They are showing signs of wear and deterioration. Due to security concerns and the condition of the doors, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 2 doors was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0194EXT1
Construction Cost \$75,000

EXTERIOR SIDING REPLACEMENT

The Tower has a painted masonite siding that is due for replacement. The existing siding is in poor condition and will no longer hold paint. This project recommends removing the masonite siding and replacing it with T1-11 panels finished with an oil-based stain.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0194SFT2
Construction Cost \$2,304

FIRE ALARM INSTALLATION

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. The current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0194INT3
Construction Cost \$4,032

FLOORING REPLACEMENT

The VCT (vinyl composite tile) flooring in the Guard Tower is damaged and has reached 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.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0194HVA1
Construction Cost \$10,000

HVAC REPLACEMENT

The building is conditioned by one wall-mounted heat pump. It is reaching the end of its useful and expected life. This project would provide for a new heat pump to be installed including all required connections to utilities. The estimate includes removal and disposal of the old heat pump.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0194INT2
Construction Cost \$25,600

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0194ENR1
Construction Cost \$2,000

LIGHTING UPGRADE

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. Occupancy sensors will be installed where appropriate for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0194PLM3
Construction Cost \$3,000

PLUMBING FIXTURES REPLACEMENT

The existing water closet and sink are reaching the end of their expected life. They are worn and damaged from many years of use and should be scheduled for replacement. This project would provide for the installation of a new water closet and sink including all plumbing parts and connections. Removal and disposal of the old fixtures is included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0194PLM5
Construction Cost \$14,400

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0194EXT3
Construction Cost \$3,456

ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. Interior ceiling stains and exterior soffit stains indicate that there are active leaks. It is recommended that this building be re-roofed in the next 1-2 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 there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0194PLM4
Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is a 10 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 1-2 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 288
Year Constructed: 1982
Exterior Finish 1: 100 % Painted T1-11 Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Wood and Steel Framing
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$183,812	Project Construction Cost per Square Foot:	\$638.24
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$288,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$1,000
Grand Total:	\$183,812	FCNI:	64%

**MAINTENANCE SHOP(VACANT)
BUILDING REPORT**

The Maintenance Building is a concrete masonry unit structure with a single-ply roof system on a concrete slab-on-grade foundation. The facility contains a shop area and support offices for facility maintenance personnel including a storage mezzanine and a non-ADA compliant restroom. It has a fire alarm system but no sprinklers and the HVAC systems consists of roof mounted evaporative coolers and electrical heating units. The building is in fair to poor shape and staff still uses this structure during closure of the prison.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$586,300**
Currently Critical **Immediate to Two Years**

2" BACKFLOW ASSEMBLY **Project Index #: 0193PLM1**
Construction Cost \$25,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ADA RESTROOM REMODEL **Project Index #: 0193ADA2**
Construction Cost \$30,000

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. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ELECTRICAL UPGRADE **Project Index #: 0193ELE1**
Construction Cost \$154,000

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

Project Index #: 0193SFT4
Construction Cost \$6,000

EMERGENCY EYE WASH STATION

The building has outdated containers of eye wash solution. Where the eyes or body of any person may be exposed to injurious corrosive materials, suitable facilities for quick drenching or flushing of the eyes and body shall be provided within the work area for immediate emergency use, reference OSHA 1910.151(c). This project would provide funding for the purchase and installation of an emergency eye and body wash station.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0193HVA1
Construction Cost \$15,000

EXHAUST FAN INSTALLATION - WELDING AREA

The building has a welding area. Depending on what type of material is being welded, it may require a local hood and ventilation system. This project would provide funding for the engineering, exhaust fan, ducting, electrical connections, installation and repairs to the roof as required. OSHA 1910.252(3) was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0193SFT2
Construction Cost \$9,625

EXIT SIGN AND EGRESS LIGHTING UPGRADE

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, 1011.6.2 exit sign illumination 5 foot candles (54 lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0193EXT5
Construction Cost \$3,000

EXTERIOR DOOR REPLACEMENT

The existing exterior doors to the Auto Maintenance Shop are original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the doors, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 2 doors was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0193EXT4
Construction Cost \$38,500

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 flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0193SFT6
Construction Cost \$30,800

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. The current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0193HVA2
Construction Cost \$96,250

HVAC REPLACEMENT

There are four electric heaters/air conditioning units installed in the Maintenance Shop. They are in poor condition and have reached the end of their useful and expected life. This project would provide for four new electric heaters/air conditioning units to be installed, and would include all required connections to the electrical. The estimate includes removal and disposal of the old heating/air conditioning units.

The water source heat pumps in this building are also being recommended for replacement. These heat pumps are not energy efficient, and have reached the end of their expected and useful life. This project would provide for installation of new water source heat pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing water source heat pump units and all required connections to utilities.

Project Index #: 0193INT3
Construction Cost \$38,500

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the painted gypsum board interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0193INT2
Construction Cost \$5,600

JANITORS CLOSET REPAIRS

The mop sinks in the Janitor Closets are 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. Typical of two Janitor Closets.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0193ADA1
Construction Cost \$2,500

LEVER ACTION HARDWARE INSTALLATION

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0193ENR1
Construction Cost \$17,325

LIGHTING UPGRADE

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. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0193EXT3
Construction Cost \$20,000

OVERHEAD COILING DOOR REPLACEMENT

There are two 10'x12' 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.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0193SFT7
Construction Cost \$2,000

PIPE BOLLARD INSTALLATION

The Maintenance Shop has two sectional overhead doors. These areas are in need of bollards to protect the building. This project would provide funding for 4 eight inch diameter bollards to be located on each side of the sectional overhead doors at the exterior.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0193PLM4
Construction Cost \$38,500

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0193EXT1
Construction Cost \$46,200

ROOF REPLACEMENT

The roof on this building was in 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. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0193INT1
Construction Cost \$5,000

STRUCTURAL ASSESSMENT

A second floor area was added to this building accessed via two different wooden staircases. There is no record of a CIP project for this work or of any structural evaluations having been conducted. This project recommends that a licensed engineer perform a structural investigation to assess the load bearing capacity of the structure. Future projects would be based on this report.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0193PLM3
Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is a 30 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 1-2 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 3,850
Year Constructed: 1978
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 70 % S-2
IBC Occupancy Type 2: 30 % B
Construction Type: Concrete Masonry and Steel
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$586,300	Project Construction Cost per Square Foot:	\$152.29
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$962,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$586,300	FCNI:	61 %

AUTO MAINT SHOP/ WAREHOUSE(VACANT)

SPWD Facility Condition Analysis - 0192

Survey Date: 3/8/2016

AUTO MAINT SHOP/ WAREHOUSE(VACANT)

BUILDING REPORT

The Auto Maintenance Shop/ Warehouse building is a concrete masonry unit structure with a single-ply roof system on a concrete slab-on-grade foundation. The building contains a shop area for equipment maintenance and repair, and general storage. There is a mezzanine inside used as a storage area. There are non-ADA compliant restrooms and the facility does not have a fire sprinkler system. The structure is in fair to poor shape and vacant. Some minor remodeling was done to accommodate Clark County School District classes which used to be taught there according to staff.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$758,660

Currently Critical

Immediate to Two Years

Project Index #: 0192PLM1

Construction Cost \$25,000

2" BACKFLOW ASSEMBLY

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0192ADA3

Construction Cost \$30,000

ADA RESTROOM REMODEL

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. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0192ADA1

Construction Cost \$3,000

ADA SIGNAGE

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. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0192ELE2
Construction Cost \$201,200

ELECTRICAL UPGRADE

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

Project Index #: 0192SFT2
Construction Cost \$12,575

EXIT SIGN AND EGRESS LIGHTING UPGRADE

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, 1011.6.2 exit sign illumination 5 foot candles (54 lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0192EXT5
Construction Cost \$4,500

EXTERIOR DOOR REPLACEMENT

The existing exterior doors to the Auto Maintenance Shop/Warehouse are original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the doors, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 3 doors was used to generate this estimate.

Project Index #: 0192EXT4
Construction Cost \$50,300

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 and sealing 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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0192SFT8
Construction Cost \$40,240

FIRE ALARM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. The current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0192SFT6
Construction Cost \$5,000

HANDRAIL INSTALLATION

There are two steps leading from one bay to the next that do not have handrails. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports. NRS 338.180, 2012 IBC Chapter 10, Section 1012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0192HVA1

Construction Cost \$125,750

HVAC REPLACEMENT

There are two electric heaters installed in the Auto Maint Shop. They are in poor condition and have reached the end of their useful and expected life. This project would provide for two new electric heaters to be installed, and would include all required connections to the electrical. The estimate includes removal and disposal of the old electric heaters.

The water source heat pumps in this building are also being recommended for replacement. These heat pumps are not energy efficient, and have reached the end of their expected and useful life. This project would provide for installation of new water source heat pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing water source heat pump units and all required connections to utilities.

Project Index #: 0192INT2

Construction Cost \$50,300

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0192SFT7

Construction Cost \$2,000

INTERIOR LANDING INSTALLATION

There is an out-swinging interior door in the building which swings out over a step and does not have a landing. This does not comply with 2012 IBC Section 1008.1 which requires a proper landing and for the landing to be not more than 1/2" below the threshold. This project would provide for the installation of a compliant landing for the door.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0192ADA2

Construction Cost \$3,000

LEVER ACTION HARDWARE INSTALLATION

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0192ELE1

Construction Cost \$22,635

LIGHTING UPGRADE

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. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0192SFT5
Construction Cost \$10,000

MEZZANINE REMOVAL

The second floor mezzanine appears to be constructed without building permits or structural calculations. Since the mezzanine is now enclosed, it does not meet the building code's definition of a mezzanine. The area also does not have proper ventilation, smoke detectors or compliant stairs and railings. This project would provide funding for the removal of the second floor mezzanine and stairs.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0192EXT2
Construction Cost \$10,000

OVERHEAD COILING DOOR REPLACEMENT

There is a 10'x14' overhead coiling door which is damaged and does not function properly. Exposure and wind have caused the door to bend, crack and lose the finish. 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 overhead coiling door and replacement with new manually operated overhead coiling door.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0192PLM4
Construction Cost \$50,300

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0192EXT1
Construction Cost \$60,360

ROOF REPLACEMENT

The single-ply 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 1993. It is recommended that this building be re-roofed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0192SFT4
Construction Cost \$50,000

VEHICLE EXHAUST EXTRACTION SYSTEM

The Auto Maintenance Shop has no exhaust extraction system to remove toxic exhaust fumes. In enclosed areas where motor vehicles operate, mechanical ventilation shall be provided per the 2012 IBC 406.6.3 and UMC 502.14. This project would provide for the purchase and installation of a vehicle exhaust extraction system including, hoses, automatic shut off, electrical connections and roof mounted exhaust fans and equipment as provided by manufacturer.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0192PLM3

Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is a 30 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 1-2 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 5,030
Year Constructed: 1978
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: 0 %
Construction Type: Concrete Masonry and Steel
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$758,660	Project Construction Cost per Square Foot:	\$150.83
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,258,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$758,660	FCNI:	60%

LAUNDRY & DRY CLEANING(VACANT)

SPWD Facility Condition Analysis - 0191

Survey Date: 3/8/2016

LAUNDRY & DRY CLEANING(VACANT)

BUILDING REPORT

The Laundry and Dry Cleaning building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade. The interior is a mix of painted CMU and gypsum board. The building was vacant and the boiler for the laundry operations has been completely removed.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$540,800

Currently Critical

Immediate to Two Years

2" BACKFLOW ASSEMBLY

Project Index #: 0191PLM1

Construction Cost \$25,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ADA RESTROOM UPGRADE

Project Index #: 0191ADA2

Construction Cost \$30,000

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, mirror, fixtures, flooring and paint. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ADA SIGNAGE

Project Index #: 0191ADA1

Construction Cost \$3,000

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

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0191ELE1
Construction Cost \$96,000

ELECTRICAL UPGRADE

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

Project Index #: 0191SFT1
Construction Cost \$6,000

EXIT SIGN & EGRESS LIGHTING UPGRADE

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, 1011.6.2 exit sign illumination 5 foot candles (54 lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0191EXT3
Construction Cost \$9,000

EXTERIOR DOOR REPLACEMENT

The existing exterior doors to the Laundry & Dry Cleaning are original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the doors, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 6 doors was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0191EXT4
Construction Cost \$24,000

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 power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. There are areas where the stucco is damaged from equipment hitting the walls and leaks from the rooftop HVAC equipment. This project includes funds to repair the damaged areas prior to painting. It is recommended that the building be painted in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0191SFT5
Construction Cost \$19,200

FIRE ALARM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. The current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0191HVA2

Construction Cost \$60,000

HVAC REPLACEMENT

There are two evaporative coolers installed on the roof of this building. They are severely scaled and have reached the end of their useful and expected life. This project would provide for two new evaporative coolers to be installed, and would include all required connections to the utilities. The estimate includes removal and disposal of the old evaporative coolers.

The water source heat pumps in this building are also being recommended for replacement. These heat pumps are not energy efficient, and have reached the end of their expected and useful life. This project would provide for installation of new water source heat pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing water source heat pump units and all required connections to utilities.

Project Index #: 0191INT3

Construction Cost \$24,000

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0191INT2

Construction Cost \$10,800

LIGHTING UPGRADE

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. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0191PLM3

Construction Cost \$120,000

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0191EXT2

Construction Cost \$28,800

ROOF REPLACEMENT

The roof on this building was in 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. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0191HVA1
Construction Cost \$85,000

STEAM BOILER REPLACEMENT

The steam boiler that powers the laundry equipment has been removed for use at an occupied facility. This project would provide for the installation of a new electric steam boiler including all required connections to utilities and equipment. The estimate is based on a 518 KW electric steam boiler. 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 chemical water treatment system.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 2,400
Year Constructed: 1978
Exterior Finish 1: 100 % Painted Stucco / EIFS
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 & Wood
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$540,800	Project Construction Cost per Square Foot:	\$225.33
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$900,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$375
Grand Total:	\$540,800	FCNI:	60%

CULINARY/ DINING/ CENTRAL PLANT(VACANT)

SPWD Facility Condition Analysis - 0190

Survey Date: 3/8/2016

CULINARY/ DINING/ CENTRAL PLANT(VACANT)

BUILDING REPORT

The Culinary/ Dining/ Central Plant building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade. The facility contains food service and preparation areas, food storage, dining and the central plant which serves the majority of the buildings' HVAC systems on the site. During the survey of 2016, the majority of the kitchen equipment had been removed and the building was vacant. Only minimal operations of the central plant boilers was occurring. It also is not ADA compliant and the fire sprinkler system is old and only covers certain areas of the building.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$3,591,500

Currently Critical

Immediate to Two Years

2" BACKFLOW ASSEMBLY, VAULT, AND POWER

Project Index #: 0190PLM1

Construction Cost \$25,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ADA SIGNAGE

Project Index #: 0190ADA1

Construction Cost \$3,000

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

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0190ADA3
Construction Cost \$25,000

ADA UPGRADES - DINING

The building is lacking an accessible path of travel through the interior, the ramp in the Dining area is not compliant and there are no accessible dining tables installed. The building is used for serving inmates meals and is required to have accessible facilities per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible path of travel, ramp from the dining area to the service line and an accessible dining table in the building. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0190PLM3
Construction Cost \$500,000

BOILER SYSTEM REPLACEMENT

There are two hot water boilers servicing the prison. The life expectancy of these units is 20 to 25 years with proper water treatment programs and maintenance. Replacement parts for performing routine and/or emergency maintenance are difficult to locate due to the equipment's age. 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 existing chemical water treatment system will need to be tested and adjusted once the equipment is operational. \$2,000 is included in this estimate for testing of the chemical water treatment system.

Project Index #: 0190ADA2
Construction Cost \$4,000

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain. The 2012 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0190ELE2
Construction Cost \$560,000

ELECTRICAL UPGRADE

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0190SFT1
Construction Cost \$35,000

EXIT SIGN AND EGRESS LIGHTING UPGRADE

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, 1011.6.2 exit sign illumination 5 foot candles (54 Lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0190EXT4
Construction Cost \$22,500

EXTERIOR DOOR REPLACEMENT

The existing exterior doors to the Culinary/Dining/Central Plant are original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the doors, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 15 doors was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0190EXT5
Construction Cost \$140,000

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 power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. There are areas where the stucco is damaged from equipment hitting the walls and leaks from the rooftop HVAC equipment. This project includes funds to repair the damaged areas prior to painting. It is recommended that the building be painted in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0190SFT5
Construction Cost \$112,000

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. The current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0190SFT3
Construction Cost \$196,000

FIRE SUPPRESSION SYSTEM INSTALLATION/ UPGRADE

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 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 for the areas not currently sprinklered in the event the building is remodeled or an addition is undertaken.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0190HVA1
Construction Cost \$350,000

HVAC REPLACEMENT

Four evaporative coolers are installed on the roof of this building. They are severely scaled and have reached the end of their useful and expected life. This project would provide for four new evaporative coolers to be installed including all required connections to utilities. The estimate includes removal and disposal of the old coolers.

The water source heat pumps in this building are also being recommended for replacement. These heat pumps are not energy efficient, and have reached the end of their expected and useful life. This project would provide for installation of new water source heat pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing water source heat pump units and all required connections to utilities.

Project Index #: 0190INT1
Construction Cost \$140,000

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0190CUL1
Construction Cost \$300,000

KITCHEN EQUIPMENT REPLACEMENT

Most of the kitchen cooking equipment has been removed from the building to supply occupied facilities. The equipment that is still installed is original to the building and has reached the end of its lifetime. It is recommended that the equipment be scheduled for replacement in the next one to two years, including ovens and hoods, grills, sinks and dishwashers. This project provides for the removal and disposal of the existing equipment and replacement with new equipment. The propane tanks have been removed from the site. If any propane fired equipment is installed, additional costs must be included for the purchase and installation of the propane system.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0190INT2
Construction Cost \$63,000

LIGHTING UPGRADE

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. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0190PLM4
Construction Cost \$700,000

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0190ADA4
Construction Cost \$150,000

RESTROOM REMODEL

The water closets and the lavatories in the five restrooms throughout the building are worn from many years of use and being idle due to multiple closures. It is recommended that all fixtures be replaced with new units. At least two of the new units and restroom layouts are also required to comply with ADA requirements. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0190EXT3
Construction Cost \$168,000

ROOF REPLACEMENT

The roof on this building was in 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. The current roofing system was installed in 1993. It is recommended to replace the singly-ply membrane and repair the Cor-ten roofing system as needed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0190SEC1
Construction Cost \$98,000

SECURITY SURVEILLANCE SYSTEM INSTALLATION

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

BUILDING INFORMATION:

Gross Area (square feet): 14,000
Year Constructed: 1976
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 70 % I-3
IBC Occupancy Type 2: 30 % H-4
Construction Type: Concrete Masonry and Wood
IBC Construction Type: III-B
Percent Fire Supressed: 50 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$3,591,500	Project Construction Cost per Square Foot:	\$256.54
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$5,250,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$375
Grand Total:	\$3,591,500	FCNI:	68%

MEDICAL UNIT 8(VACANT)

SPWD Facility Condition Analysis - 0188

Survey Date: 3/8/2016

**MEDICAL UNIT 8(VACANT)
BUILDING REPORT**

The Medical Unit 8 building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade foundation. The facility is a housing unit for inmates with medical issues and includes exam rooms, dental services and doctor offices. The building has an accessible shower and restroom and is fully sprinklered. The building was vacant at the time of the survey and in poor condition.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$1,193,350

Currently Critical

Immediate to Two Years

2" BACKFLOW ASSEMBLY

Project Index #: 0188PLM1

Construction Cost \$25,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ADA ACCESSIBLE COUNTER

Project Index #: 0188ADA6

Construction Cost \$2,000

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The admitting station has a service counter for the inmates and staff to approach which does not meet current codes. Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that the counter must have a portion which is at least 36" in length with a maximum height of 36" above the finish floor. This project will provide an accessible counter space in accordance with this requirement. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ADA RESTROOM REMODELS

Project Index #: 0188ADA7

Construction Cost \$30,000

The accessible restrooms in the building are not completely compliant and do not have stainless steel, institutional-grade equipment. A complete retrofit is necessary. This project would provide funding for remodeling the four Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint including that the fixtures are institutional-grade, stainless steel fixtures. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0188ADA3
Construction Cost \$2,000

ADA SIGNAGE

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. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0188SEC1
Construction Cost \$150,000

CONTROL PANEL, DOORS AND LOCKS REPLACEMENT

Problems exist with the door control panel and door locks for the controlled doors. The panel and locks are original equipment and should be scheduled for replacement. Buttons on the panel do not work or get stuck frequently and the door locks are not consistently responsive to the panel. Repairs to the control panel and locks are difficult because replacement parts are no longer being manufactured for the units. Improper operation will cause security risks to the staff and inmates. It is recommended that the door control panel and 10 door locks be replaced.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0188ADA2
Construction Cost \$4,000

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain. The 2012 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0188ELE3
Construction Cost \$206,000

ELECTRICAL UPGRADE

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

Project Index #: 0188SFT2
Construction Cost \$12,875

EXIT SIGN & EGRESS LIGHTING UPGRADE

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, 1011.6.2 exit sign illumination 5 foot candles (54 Lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0188EXT4
Construction Cost \$15,000

EXTERIOR DOOR REPLACEMENT

The existing exterior doors to the Housing Unit 8 are original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the doors, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 10 doors was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0188EXT3
Construction Cost \$51,500

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 power washing, 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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0188SFT3
Construction Cost \$41,200

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. The current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0188HVA1
Construction Cost \$128,750

HVAC REPLACEMENT

The Water Source Heat Pumps in the building should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new Water Source Heat Pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing Water Source Heat Pump units and all required connections to utilities.

Project Index #: 0188INT3
Construction Cost \$51,500

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0188ADA1
Construction Cost \$15,000

LEVER ACTION HARDWARE INSTALLATION

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0188ENR1
Construction Cost \$23,175

LIGHTING UPGRADE

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. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0188PLM5
Construction Cost \$75,000

PLUMBING FIXTURE REPLACEMENT

Approximately half of the plumbing fixtures in the cells are separate porcelain wall hung lavatories and water closets. These units are in poor condition and should be replaced with stainless steel fixtures designed for correctional facilities. This project would provide for the removal and replacement of the old porcelain plumbing fixtures with new stainless steel fixtures. The estimate is based on installing 10 separate water closets and sinks in the same place as the existing porcelain fixtures. If combination style units are feasible to install, there may be a cost savings on the materials, but additional work to install.

Project Index #: 0188PLM4
Construction Cost \$257,500

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0188EXT2
Construction Cost \$61,800

ROOF REPLACEMENT

The roof on this building was in 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. The current roofing system was installed in 1993. It is recommended to replace the singly-ply membrane and repair the Cor-ten roofing system as needed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0188ELE2

Construction Cost \$2,500

ROOFTOP SECURITY LIGHT REMOVAL

The building has roof-mounted security lights that have been superseded by the installation of a high-mast security lighting system. This project will provide funding for the removal of the fixtures, conduit and associated wiring removed back to the panel. This will free up capacity for other electrical needs in the buildings.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0188SEC2

Construction Cost \$36,050

SECURITY SURVEILLANCE SYSTEM INSTALLATION

There is no security camera or recording system in the Medical Unit 8 Building. This is a safety issue for the staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and a security system for the entire building and all required connections to existing utility systems.

Project Index #: 0188PLM3

Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is a 30 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 1-2 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 5,150
Year Constructed: 1976
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry and Wood
IBC Construction Type: III-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,193,350	Project Construction Cost per Square Foot:	\$231.72
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,802,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$1,193,350	FCNI:	66%

HOUSING UNIT 7(VACANT)

SPWD Facility Condition Analysis - 0187

Survey Date: 3/8/2016

HOUSING UNIT 7(VACANT)

BUILDING REPORT

The Housing Unit 7 building is a concrete masonry unit (CMU) and reinforced concrete structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade. This housing unit contains an A and B wing each with restroom facilities, utility room and a central control room. This unit has a mix stainless steel fixtures in the cells. The building was vacant at the time of the 2016 survey and numerous water leaks were observed coming from the cell area plumbing fixtures. This is the only housing unit with an elevator which is not operational.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$4,474,710

Currently Critical

Immediate to Two Years

2" BACKFLOW ASSEMBLY

Project Index #: 0187PLM4

Construction Cost \$30,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ADA SIGNAGE

Project Index #: 0187ADA5

Construction Cost \$3,000

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

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0187ADA6
Construction Cost \$70,000

ADA UPGRADES

3% of the cells in each housing unit are required to comply with ADA accessibility guidelines. This unit does not have any accessible cells, showers, drinking fountains or path of travel through the unit. This project would provide for 2 accessible cells, 1 accessible shower, 2 accessible drinking fountains, a compliant path of travel from the entrance of the building to these areas and any other necessary upgrades. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0187SFT4
Construction Cost \$840,000

CONTROL PANEL, DOORS AND LOCKS REPLACEMENT

Problems exist with the door control panel and door locks for the cells. The panel and locks are original equipment and should be scheduled for replacement. Buttons on the panel do not work or get stuck frequently and the door locks are not consistently responsive to the panel. Repairs to the control panel and locks are difficult because replacement parts are no longer being manufactured for the units. Improper operation will cause security risks to the staff and inmates. It is recommended that the door control panel and 56 door locks be replaced.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0187ELE3
Construction Cost \$723,600

ELECTRICAL REPLACEMENT

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0187SFT5
Construction Cost \$45,225

EXIT SIGN AND EGRESS LIGHTING UPGRADE

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, 1011.6.2 exit sign illumination 5 foot candles (54 Lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0187EXT5
Construction Cost \$1,500

EXTERIOR DOOR REPLACEMENT

The existing exterior door to the Housing Unit 7 is original to the building. It is showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the door, replacement is recommended. This project would provide for the removal and disposal of the existing door and frame, and replacement with new exterior security door including door frame, hardware, security glazing, painting and connections to the security system as required. A total of 1 door was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0187EXT4
Construction Cost \$180,900

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 is power washing, 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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0187SFT6
Construction Cost \$144,720

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. The current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0187HVA2
Construction Cost \$452,250

HVAC REPLACEMENT

The Water Source Heat Pumps in the building should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new Water Source Heat Pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing Water Source Heat Pump units and all required connections to utilities.

Project Index #: 0187INT3
Construction Cost \$180,900

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0187ADA1
Construction Cost \$3,000

LEVER ACTION HARDWARE INSTALLATION

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0187INT4
Construction Cost \$81,405

LIGHTING UPGRADE

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. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0187PLM6
Construction Cost \$375,000

PLUMBING FIXTURE REPLACEMENT

Approximately half of the plumbing fixtures in the cells are separate porcelain wall hung lavatories and water closets. These units are in poor condition and should be replaced with stainless steel fixtures designed for correctional facilities. This project would provide for the removal and replacement of the old porcelain plumbing fixtures with new stainless steel fixtures. The estimate is based on installing a 50 separate water closets and sinks in the same place as the existing porcelain fixtures. If combination style units are feasible to install, there may be a cost savings on the materials, but additional work to install.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0187PLM7
Construction Cost \$904,500

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0187INT1
Construction Cost \$80,000

REPAIR ELEVATOR

This building has an elevator, but it has been out of service for some time, and it does not comply with ADA standards. This project would provide funding to repair the elevator to improve maintenance, facilitate control of this building and comply with the ICC/ANSI A117.2009 Section 407. These repairs are to include but not limited to updating the control panel, door reversing light beams, call button, hall station upgrades, and a hands-free telephone.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0187EXT3

Construction Cost \$217,080

ROOF REPLACEMENT

The roof on this building was in 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. The current roofing system was installed in 1993. It is recommended to replace the singly-ply membrane and repair the Cor-ten roofing system as needed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0187SEC1

Construction Cost \$126,630

SECURITY SURVEILLANCE SYSTEM INSTALLATION

There is no security camera or recording system in the Housing Unit 7 Building. This is a safety issue for the staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and a security system for the entire building and all required connections to existing utility systems.

Project Index #: 0187PLM5

Construction Cost \$15,000

WATER HEATER REPLACEMENT

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

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 18,090
Year Constructed: 1976
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry, Concrete and Steel
IBC Construction Type: III-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$4,474,710	Project Construction Cost per Square Foot:	\$247.36
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$6,332,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$4,474,710	FCNI:	71%

RECREATION/ GYM(VACANT)

SPWD Facility Condition Analysis - 0186

Survey Date: 3/8/2016

**RECREATION/ GYM(VACANT)
BUILDING REPORT**

The Recreation /Gym building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade foundation. The facility contains a gymnasium area, small recreation rooms and offices, and a gun post. The building is not ADA compliant and does not have fire protection. The facility is in poor shape with some glazing panels missing from the upper level observation rooms, and visible water leaks in the restroom/ shower area.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$2,140,300

Currently Critical

Immediate to Two Years

Project Index #: 0186PLM1

Construction Cost \$25,000

2" BACKFLOW ASSEMBLY

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0186ADA5

Construction Cost \$37,000

ADA RESTROOM/ SHOWER REMODEL

The existing restroom and shower area is in poor condition and does not meet ADA accessibility standards. This project would provide for the remodeling of the restroom / shower area including new floor tile and wall finishes, fixtures and providing ADA compliance. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0186ADA1

Construction Cost \$4,000

ADA SIGNAGE

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. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0186ADA2

Construction Cost \$4,000

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain. The 2012 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0186ELE2

Construction Cost \$512,000

ELECTRICAL UPGRADE

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0186SFT2

Construction Cost \$32,000

EXIT SIGN & EGRESS LIGHTING UPGRADE

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, 1011.6.2 exit sign illumination 5 foot candles (54 Lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0186EXT4

Construction Cost \$7,500

EXTERIOR DOOR REPLACEMENT

The existing exterior doors to the Recreation / Gym are original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the doors, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames, and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 5 doors was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0186EXT2

Construction Cost \$128,000

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 power washing, 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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0186SFT5
Construction Cost \$102,400

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0186SFT3
Construction Cost \$179,200

FIRE SUPPRESSION SYSTEM INSTALLATION

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 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0186INT3
Construction Cost \$204,800

FLOORING REPLACEMENT

The composite flooring in the gymnasium and the VCT (vinyl composite tile) in the Gun Post 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 a new composite floor in the gymnasium and 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the Gun Post in the next 1-2 years.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0186HVA1
Construction Cost \$320,000

HVAC REPLACEMENT

The Water Source Heat Pumps in the building should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new Water Source Heat Pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing Water Source Heat Pump units and all required connections to utilities.

Project Index #: 0186INT1
Construction Cost \$128,000

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0186ADA4
Construction Cost \$6,000

LEVER ACTION HARDWARE INSTALLATION

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0186ENR1
Construction Cost \$57,600

LIGHTING UPGRADE

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. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0186PLM4
Construction Cost \$128,000

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0186EXT3
Construction Cost \$153,600

ROOF REPLACEMENT

The roof on this building was in 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. The current roofing system was installed in 1993. It is recommended to replace the singly-ply membrane and repair the Cor-ten roofing system as needed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0186SEC2
Construction Cost \$89,600

SECURITY SURVEILLANCE SYSTEM INSTALLATION

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

Project Index #: 0186SFT4
Construction Cost \$21,600

WINDOW INSTALLATION

The upper level room overlooking the gymnasium is missing several window panels. A total of nine panels have been removed creating a safety hazard. It is recommended to reinstall the glazing panels. This estimate is for the purchase and installation 9-6'x5' security glazing panels.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 12,800
Year Constructed: 1976
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry and Steel
IBC Construction Type: III-A
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,140,300	Project Construction Cost per Square Foot:	\$167.21
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$4,480,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$2,140,300	FCNI:	48%

HOUSING UNIT 6(VACANT)

SPWD Facility Condition Analysis - 0185

Survey Date: 3/8/2016

HOUSING UNIT 6(VACANT)

BUILDING REPORT

The Housing Unit 6 building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade foundation. This housing unit contains an A and B wing each with restroom facilities, utility room and a central control room. This unit has all stainless steel fixtures in the cells. This housing unit is the designated ADA accessible unit with ADA cells and showers as well as a route of travel into the building. Plumbing leaks were observed during the survey of 2016.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$3,601,150

Currently Critical

Immediate to Two Years

2" BACKFLOW ASSEMBLY

Project Index #: 0185PLM2

Construction Cost \$25,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ADA SIGNAGE

Project Index #: 0185ADA4

Construction Cost \$4,000

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

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

CONTROL PANEL, DOORS AND LOCKS REPLACEMENT

Project Index #: 0185SEC1

Construction Cost \$840,000

Problems exist with the door control panel and door locks for the cells. The panel and locks are original equipment and should be scheduled for replacement. Buttons on the panel do not work or get stuck frequently and the door locks are not consistently responsive to the panel. Repairs to the control panel and locks are difficult because replacement parts are no longer being manufactured for the units. Improper operation will cause security risks to the staff and inmates. It is recommended that the door control panel and 56 door locks be replaced.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0185ELE4
Construction Cost \$554,000

ELECTRICAL UPGRADE

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0185SFT3
Construction Cost \$34,625

EXIT SIGN AND EGRESS LIGHTING UPGRADE

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, 1011.6.2 exit sign illumination 5 foot candles (54 Lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0185EXT5
Construction Cost \$1,500

EXTERIOR DOOR REPLACEMENT

The existing exterior door to the Housing Unit 6 is original to the building. It is showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the door, replacement is recommended. This project would provide for the removal and disposal of the existing door and frame, and replacement with new exterior security door including door frame, hardware, security glazing, painting and connections to the security system as required. A total of 1 door was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0185EXT6
Construction Cost \$138,500

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 power washing, 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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0185SFT4
Construction Cost \$110,800

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. The current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0185HVA2
Construction Cost \$346,250

HVAC REPLACEMENT

The Water Source Heat Pumps in the building should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new Water Source Heat Pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing Water Source Heat Pump units and all required connections to utilities.

Project Index #: 0185INT4
Construction Cost \$138,500

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0185INT3
Construction Cost \$62,325

LIGHTING UPGRADE

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. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0185PLM3
Construction Cost \$375,000

PLUMBING FIXTURE REPLACEMENT

Approximately half of the plumbing fixtures in the cells are separate porcelain wall hung lavatories and water closets. These units are in poor condition and should be replaced with stainless steel fixtures designed for correctional facilities. This project would provide for the removal and replacement of the old porcelain plumbing fixtures with new stainless steel fixtures. The estimate is based on installing a 44 separate water closets and sinks in the same place as the existing porcelain fixtures. If combination style units are feasible to install, there may be a cost savings on the materials, but additional work to install.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0185PLM5
Construction Cost \$692,500

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0185EXT4

Construction Cost \$166,200

ROOF REPLACEMENT

The roof on this building was in 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. The current roofing system was installed in 1993. It is recommended to replace the singly-ply membrane and repair the Cor-ten roofing system as needed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0185SEC2

Construction Cost \$96,950

SECURITY SURVEILLANCE SYSTEM INSTALLATION

There is no security camera or recording system in the Housing Unit 6 Building. This is a safety issue for the staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and a security system for the entire building and all required connections to existing utility systems.

Project Index #: 0185PLM4

Construction Cost \$15,000

WATER HEATER REPLACEMENT

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

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 13,850
Year Constructed: 1978
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry and Steel
IBC Construction Type: III-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$3,601,150	Project Construction Cost per Square Foot:	\$260.01
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$4,848,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$3,601,150	FCNI:	74%

HOUSING UNIT 5(VACANT)

SPWD Facility Condition Analysis - 0184

Survey Date: 3/8/2016

HOUSING UNIT 5(VACANT)

BUILDING REPORT

The Housing Unit 5 building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade. This housing unit contains an A and B wing each with restroom facilities, utility room and a central control room. This unit has a mix of stainless steel and porcelain sinks and toilets. A couple of cells have damaged or missing sinks and toilets and water was leaking from some fixtures during the 2016 survey.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$3,597,150

Currently Critical

Immediate to Two Years

2" BACKFLOW ASSEMBLY

Project Index #: 0184PLM2

Construction Cost \$25,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016..

CONTROL PANEL DOORS AND LOCKS REPLACEMENT

Project Index #: 0184SEC1

Construction Cost \$840,000

Problems exist with the door control panel and door locks for the cells. The panel and locks are original equipment and should be scheduled for replacement. Buttons on the panel do not work or get stuck frequently and the door locks are not consistently responsive to the panel. Repairs to the control panel and locks are difficult because replacement parts are no longer being manufactured for the units. Improper operation will cause security risks to the staff and inmates. It is recommended that the door control panel and 56 door locks be replaced.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ELECTRICAL UPGRADE

Project Index #: 0184ELE3

Construction Cost \$554,000

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0184SFT3
Construction Cost \$34,625

EXIT SIGN AND EGRESS LIGHTING UPGRADE

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, 1011.6.2 exit sign illumination 5 foot candles (54 Lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0184EXT7
Construction Cost \$1,500

EXTERIOR DOOR REPLACEMENT

The existing exterior door to the Housing Unit 5 is original to the building. It is showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the door, replacement is recommended. This project would provide for the removal and disposal of the existing door and frame, and replacement with new exterior security door including door frame, hardware, security glazing, painting and connections to the security system as required. A total of 1 door was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0184EXT6
Construction Cost \$138,500

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 power washing, 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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0184SFT4
Construction Cost \$110,800

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. The current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0184HVA2
Construction Cost \$346,250

HVAC REPLACEMENT

The Water Source Heat Pumps in the building should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new Water Source Heat Pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing Water Source Heat Pump units and all required connections to utilities.

Project Index #: 0184INT4
Construction Cost \$138,500

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0184INT3
Construction Cost \$62,325

LIGHTING UPGRADE

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. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0184PLM5
Construction Cost \$375,000

PLUMBING FIXTURE REPLACEMENT

Approximately half of the plumbing fixtures in the cells are separate porcelain wall hung lavatories and water closets. These units are in poor condition and should be replaced with stainless steel fixtures designed for correctional facilities. This project would provide for the removal and replacement of the old porcelain plumbing fixtures with new stainless steel fixtures. The estimate is based on installing a 50 separate water closets and sinks in the same place as the existing porcelain fixtures. If combination style units are feasible to install, there may be a cost savings on the materials, but additional work to install.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0184PLM6
Construction Cost \$692,500

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0184EXT4
Construction Cost \$166,200

ROOF REPLACEMENT

The roof on this building was in 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. The current roofing system was installed in 1993. It is recommended to replace the singly-ply membrane and repair the Cor-ten roofing system as needed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0184SEC2
Construction Cost \$96,950

SECURITY SURVEILLANCE SYSTEM INSTALLATION

There is no security camera or recording system in the Housing Unit 5 Building. This is a safety issue for the staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and a security system for the entire building and all required connections to existing utility systems.

Project Index #: 0184PLM4
Construction Cost \$15,000

WATER HEATER REPLACEMENT

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

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 13,850
Year Constructed: 1978
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry and Steel
IBC Construction Type: III-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$3,597,150	Project Construction Cost per Square Foot:	\$259.72
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$4,848,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$3,597,150	FCNI:	74%

HOUSING UNIT 4(VACANT)

SPWD Facility Condition Analysis - 0183

Survey Date: 3/8/2016

HOUSING UNIT 4(VACANT)

BUILDING REPORT

The Housing Unit 4 building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade. This housing unit contains an A and B wing each with restroom facilities, utility room and a central control room. This unit has a mix of stainless steel and porcelain fixtures in the cells. Some of the plumbing fixtures were leaking at the time of the 2016 survey.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$3,606,750

Currently Critical

Immediate to Two Years

2" BACKFLOW ASSEMBLY

Project Index #: 0183PLM3

Construction Cost \$25,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

CONTROL PANEL, DOORS AND LOCKS REPLACEMENT

Project Index #: 0183SEC1

Construction Cost \$840,000

Problems exist with the door control panel and door locks for the cells. The panel and locks are original equipment and should be scheduled for replacement. Buttons on the panel do not work or get stuck frequently and the door locks are not consistently responsive to the panel. Repairs to the control panel and locks are difficult because replacement parts are no longer being manufactured for the units. Improper operation will cause security risks to the staff and inmates. It is recommended that the door control panel and 56 door locks be replaced.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ELECTRICAL UPGRADE

Project Index #: 0183ELE3

Construction Cost \$554,000

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0183SFT3

Construction Cost \$34,625

EXIT SIGN AND EGRESS LIGHTING UPGRADE

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, 1011.6.2 exit sign illumination 5 foot candles (54 lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0183EXT7

Construction Cost \$1,500

EXTERIOR DOOR REPLACEMENT

The existing exterior door to the Housing Unit 4 is original to the building. It is showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the door, replacement is recommended. This project would provide for the removal and disposal of the existing door and frame, and replacement with new exterior security door including door frame, hardware, security glazing, painting and connections to the security system as required. A total of 1 door was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0183EXT6

Construction Cost \$138,500

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 power washing, 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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0183SFT4

Construction Cost \$110,800

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. The current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0183HVA2

Construction Cost \$346,250

HVAC REPLACEMENT

The Water Source Heat Pumps in the building should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new Water Source Heat Pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing Water Source Heat Pump units and all required connections to utilities.

Project Index #: 0183INT4

Construction Cost \$138,500

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0183INT3
Construction Cost \$62,325

LIGHTING UPGRADE

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. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0183PLM1
Construction Cost \$375,000

PLUMBING FIXTURE REPLACEMENT

Approximately half of the plumbing fixtures in the cells are separate porcelain wall hung lavatories and water closets. These units are in poor condition and should be replaced with stainless steel fixtures designed for correctional facilities. This project would provide for the removal and replacement of the old porcelain plumbing fixtures with new stainless steel fixtures. The estimate is based on installing a 50 separate water closets and sinks in the same place as the existing porcelain fixtures. If combination style units are feasible to install, there may be a cost savings on the materials, but additional work to install.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0183PLM5
Construction Cost \$692,500

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0183EXT4
Construction Cost \$166,200

ROOF REPLACEMENT

The roof on this building was in 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. The current roofing system was installed in 1993. It is recommended to replace the singly-ply membrane and repair the Cor-ten roofing system as needed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0183SEC2
Construction Cost \$96,950

SECURITY SURVEILLANCE SYSTEM INSTALLATION

There is no security camera or recording system in the Housing Unit 4 Building. This is a safety issue for the staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and a security system for the entire building and all required connections to existing utility systems.

Project Index #: 0183PLM4

Construction Cost \$15,000

WATER HEATER REPLACEMENT

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

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0183EXT5

Construction Cost \$9,600

WINDOW WEATHER-STRIPPING REPLACEMENT

The exterior glazing currently has metal window stops and weather-stripping that is rusted, damaged and is in need of replacement, especially at the main entrance to the housing unit at grade level. This project would provide for the removal and replacement of the window stops and weather-stripping. This estimate includes painting to match existing conditions.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 13,850
Year Constructed: 1976
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry and Steel
IBC Construction Type: III-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$3,606,750	Project Construction Cost per Square Foot:	\$260.42
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$4,848,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$3,606,750	FCNI:	74%

HOUSING UNIT 3(VACANT)

SPWD Facility Condition Analysis - 0182

Survey Date: 3/8/2016

HOUSING UNIT 3(VACANT)

BUILDING REPORT

The Housing Unit 3 building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade. This housing unit contains an A and B wing each with restroom facilities, utility room and a central control room. This unit has a mix of stainless steel and porcelain fixtures in the cells. Some plumbing fixtures were showing signs of leaking during the 2016 survey.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$3,597,150

Currently Critical

Immediate to Two Years

2" BACKFLOW ASSEMBLY

Project Index #: 0182PLM2

Construction Cost \$25,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

CONTROL PANEL, DOORS AND LOCKS REPLACEMENT

Project Index #: 0182SEC1

Construction Cost \$840,000

Problems exist with the door control panel and door locks for the cells. The panel and locks are original equipment and should be scheduled for replacement. Buttons on the panel do not work or get stuck frequently and the door locks are not consistently responsive to the panel. Repairs to the control panel and locks are difficult because replacement parts are no longer being manufactured for the units. Improper operation will cause security risks to the staff and inmates. It is recommended that the door control panel and 56 door locks be replaced.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ELECTRICAL UPGRADE

Project Index #: 0182ELE3

Construction Cost \$554,000

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0182SFT4
Construction Cost \$34,625

EXIT SIGN AND EGRESS LIGHTING UPGRADE

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, 1011.6.2 exit sign illumination 5 foot candles (54 lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0182EXT5
Construction Cost \$1,500

EXTERIOR DOOR REPLACEMENT

The existing exterior door to the Housing Unit 3 is original to the building. It is showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the door, replacement is recommended. This project would provide for the removal and disposal of the existing door and frame, and replacement with new exterior security door including door frame, hardware, security glazing, painting and connections to the security system as required. A total of 1 door was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0182EXT6
Construction Cost \$138,500

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 power washing, 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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0182SFT5
Construction Cost \$110,800

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. the current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0182HVA2
Construction Cost \$346,250

HVAC REPLACEMENT

The Water Source Heat Pumps in the building should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new Water Source Heat Pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing Water Source Heat Pump units and all required connections to utilities.

Project Index #: 0182INT4
Construction Cost \$138,500

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0182INT3
Construction Cost \$62,325

LIGHTING UPGRADE

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. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0182PLM5
Construction Cost \$375,000

PLUMBING FIXTURE REPLACEMENT

The plumbing fixtures in the cells are a mix of porcelain and stainless steel wall hung lavatories and water closets. These units are in poor condition and should be replaced with stainless steel fixtures designed for correctional facilities. This project would provide for the removal and replacement of the old porcelain plumbing fixtures with new stainless steel fixtures. The estimate is based on installing 50 separate water closets and sinks in the same place as the existing porcelain fixtures. If combination style units are feasible to install, there may be a cost savings on the materials, but additional work to install.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0182PLM6
Construction Cost \$692,500

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0182EXT4
Construction Cost \$166,200

ROOF REPLACEMENT

The roof on this building was in 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. The current roofing system was installed in 1993. It is recommended to replace the singly-ply membrane and repair the Cor-ten roofing system as needed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0182SEC2
Construction Cost \$96,950

SECURITY SURVEILLANCE SYSTEM INSTALLATION

There is no security camera or recording system in the Housing Unit 3 Building. This is a safety issue for the staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and a security system for the entire building and all required connections to existing utility systems.

Project Index #: 0182PLM4
Construction Cost \$15,000

WATER HEATER REPLACEMENT

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

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 13,850
Year Constructed: 1976
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry and Steel
IBC Construction Type: III-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$3,597,150	Project Construction Cost per Square Foot:	\$259.72
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$4,848,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$3,597,150	FCNI:	74%

HOUSING UNIT 2(VACANT)

SPWD Facility Condition Analysis - 0181

Survey Date: 3/8/2016

HOUSING UNIT 2(VACANT)

BUILDING REPORT

The Housing Unit 2 building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade. This housing unit contains an A and B wing each with restroom facilities, utility room and a central control room. This unit has a mix of stainless steel and porcelain fixtures in the cells. Some of the plumbing fixtures were showing signs of leaking during the 2016 survey.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$3,597,150

Currently Critical

Immediate to Two Years

2" BACKFLOW ASSEMBLY

Project Index #: 0181PLM2

Construction Cost \$25,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

CONTROL PANEL, DOORS AND LOCKS REPLACEMENT

Project Index #: 0181SEC1

Construction Cost \$840,000

Problems exist with the door control panel and door locks for the cells. The panel and locks are original equipment and should be scheduled for replacement. Buttons on the panel do not work or get stuck frequently and the door locks are not consistently responsive to the panel. Repairs to the control panel and locks are difficult because replacement parts are no longer being manufactured for the units. Improper operation will cause security risks to the staff and inmates. It is recommended that the door control panel and 56 door locks be replaced.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ELECTRICAL UPGRADE

Project Index #: 0181ELE3

Construction Cost \$554,000

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

Project Index #: 0181SFT3

Construction Cost \$34,625

EXIT SIGN AND EGRESS LIGHTING UPGRADE

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, 1011.6.2 exit sign illumination 5 foot candles (54 lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0181EXT5

Construction Cost \$1,500

EXTERIOR DOOR REPLACEMENT

The existing exterior door to the Housing Unit 2 is original to the building. It is showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the door, replacement is recommended. This project would provide for the removal and disposal of the existing door and frame, and replacement with new exterior security door including door frame, hardware, security glazing, painting and connections to the security system as required. A total of 1 door was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0181EXT6

Construction Cost \$138,500

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 power washing, 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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0181SFT4

Construction Cost \$110,800

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. The current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0181HVA2

Construction Cost \$346,250

HVAC REPLACEMENT

The Water Source Heat Pumps in the building should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new Water Source Heat Pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing Water Source Heat Pump units and all required connections to utilities.

Project Index #: 0181INT4

Construction Cost \$138,500

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0181INT3
Construction Cost \$62,325

LIGHTING UPGRADE

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. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0181PLM5
Construction Cost \$375,000

PLUMBING FIXTURE REPLACEMENT

The plumbing fixtures in the cells are a mix of porcelain and stainless steel wall hung lavatories and water closets. These units are in poor condition and should be replaced with stainless steel fixtures designed for correctional facilities. This project would provide for the removal and replacement of the old porcelain plumbing fixtures with new stainless steel fixtures. The estimate is based on installing a 50 separate water closets and sinks in the same place as the existing porcelain fixtures. If combination style units are feasible to install, there may be a cost savings on the materials, but additional work to install.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0181PLM6
Construction Cost \$692,500

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0181EXT4
Construction Cost \$166,200

ROOF REPLACEMENT

The roof on this building was in 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. The current roofing system was installed in 1993. It is recommended to replace the singly-ply membrane and repair the Cor-ten roofing system as needed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0181SEC2
Construction Cost \$96,950

SECURITY SURVEILLANCE SYSTEM INSTALLATION

There is no security camera or recording system in the Housing Unit 2 Building. This is a safety issue for the staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and a security system for the entire building and all required connections to existing utility systems.

Project Index #: 0181PLM4

Construction Cost \$15,000

WATER HEATER REPLACEMENT

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

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 13,850
Year Constructed: 1976
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry and Steel
IBC Construction Type: III-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$3,597,150	Project Construction Cost per Square Foot:	\$259.72
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$4,848,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$3,597,150	FCNI:	74%

HOUSING UNIT 1(VACANT)

SPWD Facility Condition Analysis - 0180

Survey Date: 3/8/2016

HOUSING UNIT 1(VACANT)

BUILDING REPORT

The Housing Unit 1 building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade. This housing unit contains an A and B wing each with restroom facilities, utility room and a central control room. This unit has a mix of stainless steel and porcelain fixtures in the cells. Some of the plumbing fixtures were showing signs of leaking during the 2016 survey.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$3,597,150

Currently Critical

Immediate to Two Years

2" BACKFLOW ASSEMBLY, VAULT, AND POWER

Project Index #: 0180PLM2

Construction Cost \$25,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

DOORS, LOCKS AND CONTROL PANEL REPLACEMENT

Project Index #: 0180SEC1

Construction Cost \$840,000

Problems exist with the door control panel and door locks for the cells. The panel and locks are original equipment and should be scheduled for replacement. Buttons on the panel do not work or get stuck frequently and the door locks are not consistently responsive to the panel. Repairs to the control panel and locks are difficult because replacement parts are no longer being manufactured for the units. Improper operation will cause security risks to the staff and inmates. It is recommended that the door control panel and 56 door locks be replaced.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ELECTRICAL UPGRADE

Project Index #: 0180ELE3

Construction Cost \$554,000

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

Project Index #: 0180SFT3

Construction Cost \$34,625

EXIT SIGN AND EGRESS LIGHTING UPGRADE

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, 1011.6.2 exit sign illumination 5 foot candles (54 lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0180EXT5

Construction Cost \$1,500

EXTERIOR DOOR REPLACEMENT

The existing exterior door to the Housing Unit 1 is original to the building. It is showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the door, replacement is recommended. This project would provide for the removal and disposal of the existing door and frame, and replacement with new exterior security door including door frame, hardware, security glazing, painting and connections to the security system as required. A total of 1 door was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0180EXT6

Construction Cost \$138,500

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 power washing, 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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0180SFT4

Construction Cost \$110,800

FIRE ALARM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. the current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0180HVA2

Construction Cost \$346,250

HVAC REPLACEMENT

The Water Source Heat Pumps in the building should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new Water Source Heat Pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing Water Source Heat Pump units and all required connections to utilities.

Project Index #: 0180INT4

Construction Cost \$138,500

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0180ENR1
Construction Cost \$62,325

LIGHTING UPGRADE

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. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0180PLM5
Construction Cost \$375,000

PLUMBING FIXTURE REPLACEMENT

The plumbing fixtures in the cells are separate porcelain wall hung lavatories and water closets. These units are in poor condition and should be replaced with stainless steel fixtures designed for correctional facilities. This project would provide for the removal and replacement of the old porcelain plumbing fixtures with new stainless steel fixtures. The estimate is based on installing a 100 separate water closets and sinks in the same place as the existing porcelain fixtures. If combination style units are feasible to install, there may be a cost savings on the materials, but additional costs would be incurred for relocating plumbing.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0180PLM3
Construction Cost \$692,500

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0180EXT4
Construction Cost \$166,200

ROOF REPLACEMENT

The roof on this building was in 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. The current roofing system was installed in 1993. It is recommended to replace the singly-ply membrane and repair the Cor-ten roofing system as needed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0180SEC2
Construction Cost \$96,950

SECURITY SURVEILLANCE SYSTEM INSTALLATION

There is no security camera or recording system in the Housing Unit 1 Building. This is a safety issue for the staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and a security system for the entire building and all required connections to existing utility systems.

Project Index #: 0180PLM4

Construction Cost \$15,000

WATER HEATER REPLACEMENT

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

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 13,850

Year Constructed: 1976

Exterior Finish 1: 100 % Painted Stucco / EIFS

Exterior Finish 2: %

Number of Levels (Floors): 2 Basement? No

IBC Occupancy Type 1: 100 % I-3

IBC Occupancy Type 2: %

Construction Type: Concrete Masonry and Steel

IBC Construction Type: III-A

Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$3,597,150	Project Construction Cost per Square Foot:	\$259.72
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$4,848,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$3,597,150	FCNI:	74%

CHAPEL/ LAW LIBRARY(VACANT)

SPWD Facility Condition Analysis - 0179

Survey Date: 3/8/2016

CHAPEL/ LAW LIBRARY(VACANT)

BUILDING REPORT

The Chapel/ Law Library is a wood post and beam, wood framed structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade foundation. The building contains office, classroom or library spaces, a central assembly area and restrooms. The central assembly area has a pitched ceiling with clerestory windows facing south and the interior is primarily painted gypsum board. There are Men's and Women's restrooms which are not ADA compliant and one unisex restroom which is mostly ADA compliant. It has a stand alone electric forced air unit and a fire alarm system, but no sprinklers.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$1,233,700

Currently Critical

Immediate to Two Years

2" BACKFLOW ASSEMBLY, VAULT, AND POWER

Project Index #: 0179PLM1

Construction Cost \$25,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ADA SIGNAGE

Project Index #: 0179ADA2

Construction Cost \$1,500

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. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ADA UPGRADES - STAGE

Project Index #: 0179ADA4

Construction Cost \$2,500

The Chapel is lacking an accessible path to the stage. The stage is required to have an accessible path to it per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible ramp or powered lift to access the stage. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0179INT2
Construction Cost \$88,900

CARPET/ TILE 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 1-2 years.

This project or a portion there of was previously recommended in the FCA report dated 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0179ADA3
Construction Cost \$4,000

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain. The 2012 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0179ELE2
Construction Cost \$254,000

ELECTRICAL UPGRADE

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

Project Index #: 0179SFT1
Construction Cost \$15,875

EXIT SIGN & EGRESS LIGHTING UPGRADE

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, 1011.6.2 exit sign illumination 5 foot candles (54 lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0179EXT4
Construction Cost \$6,000

EXTERIOR DOOR REPLACEMENT

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

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0179EXT3
Construction Cost \$63,500

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 power washing, 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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0179SFT4
Construction Cost \$50,800

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. The current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0179SFT3
Construction Cost \$88,900

FIRE SUPPRESSION SYSTEM INSTALLATION

The building is a B occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0179HVA1
Construction Cost \$158,750

HVAC REPLACEMENT

The Water Source Heat Pumps in the building should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new Water Source Heat Pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing Water Source Heat Pump units and all required connections to utilities.

Project Index #: 0179INT4
Construction Cost \$63,500

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped including the damaged area where the HVAC unit was removed. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0179ADA1

Construction Cost \$10,000

LEVER ACTION HARDWARE INSTALLATION

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0179INT3

Construction Cost \$28,575

LIGHTING UPGRADE

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. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0179PLM4

Construction Cost \$158,750

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0179ADA5

Construction Cost \$90,000

RESTROOM REMODEL

The water closets and the lavatories in the three restrooms are worn from many years of use. It is recommended that all fixtures be replaced with new units. The new units and restroom layouts are also required to comply with ADA requirements. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0179EXT2

Construction Cost \$76,200

ROOF REPLACEMENT

The roof on this building was in 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. The current roofing system was installed in 1993. It is recommended to replace the singly-ply membrane and repair the Cor-ten roofing system as needed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

SECURITY SURVEILLANCE SYSTEM INSTALLATION

Project Index #: 0179SEC1

Construction Cost \$44,450

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

WATER HEATER REPLACEMENT

Project Index #: 0179PLM5

Construction Cost \$2,500

There is a 30 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 1-2 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 6,350
Year Constructed: 1979
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 60 % A-3
IBC Occupancy Type 2: 40 % B
Construction Type: Wood Post & Beam
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,233,700	Project Construction Cost per Square Foot:	\$194.28
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,064,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$1,233,700	FCNI:	60%

EDUCATION A(VACANT)

SPWD Facility Condition Analysis - 0178

Survey Date: 3/8/2016

**EDUCATION A(VACANT)
BUILDING REPORT**

The Education A building is a wood post and beam, wood framed structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade foundation. The building contains classrooms, a central assembly area and restrooms. The central assembly area has a pitched ceiling with clerestory windows facing south and the interior is primarily painted gypsum board. There are restrooms present which are not ADA compliant. It has a stand alone electric forced air unit, a fire alarm system but no sprinklers.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$1,105,700

Currently Critical

Immediate to Two Years

2" BACKFLOW ASSEMBLY, VAULT, AND POWER

**Project Index #: 0178PLM1
Construction Cost \$25,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ADA SIGNAGE

**Project Index #: 0178ADA2
Construction Cost \$1,500**

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. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

**Project Index #: 0178ADA3
Construction Cost \$4,000**

This building contains a water fountain. The 2012 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0178ELE2
Construction Cost \$254,000

ELECTRICAL UPGRADE

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

Project Index #: 0178SFT1
Construction Cost \$15,875

EXIT SIGN & EGRESS LIGHTING UPGRADE

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, 1011.6.2 exit sign illumination 5 foot candles (54 lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0178EXT4
Construction Cost \$7,500

EXTERIOR DOOR REPLACEMENT

The existing exterior doors to the Education are original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the doors, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames, and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 5 doors was used to generate this estimate.

Project Index #: 0178EXT3
Construction Cost \$63,500

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 power washing, 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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0178SFT5
Construction Cost \$50,800

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. The current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0178SFT3
Construction Cost \$50,800

FIRE SUPPRESSION SYSTEM INSTALLATION

The building is a B occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0178HVA1
Construction Cost \$158,750

HVAC REPLACEMENT

The Water Source Heat Pumps in the building should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new Water Source Heat Pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing Water Source Heat Pump units and all required connections to utilities.

Project Index #: 0178INT4
Construction Cost \$63,500

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0178ADA1
Construction Cost \$10,000

LEVER ACTION HARDWARE INSTALLATION

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0178INT3
Construction Cost \$28,575

LIGHTING UPGRADE

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. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0178PLM4
Construction Cost \$158,750

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0178ADA4
Construction Cost \$90,000

RESTROOM REMODEL

The water closets and the lavatories in the three restrooms and the lavatory in the hallway are worn from many years of use and inactivity. It is recommended that all fixtures be replaced with new units. The new units and restroom layouts are also required to comply with ADA requirements. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0178EXT2
Construction Cost \$76,200

ROOF REPLACEMENT

The roof on this building was in 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. The current roofing system was installed in 1993. It is recommended to replace the singly-ply membrane and repair the Cor-ten roofing system as needed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0178SEC1
Construction Cost \$44,450

SECURITY SURVEILLANCE SYSTEM INSTALLATION

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

Project Index #: 0178PLM5
Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is a 30 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 1-2 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 6,350
Year Constructed: 1979
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 60 % A-3
IBC Occupancy Type 2: 40 % B
Construction Type: Wood Post & Beam
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,105,700	Project Construction Cost per Square Foot:	\$174.13
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,064,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$1,105,700	FCNI:	54%

ADMINISTRATION/ VISITATION(VACANT)

SPWD Facility Condition Analysis - 0176

Survey Date: 3/8/2016

ADMINISTRATION/ VISITATION(VACANT)

BUILDING REPORT

The Administration/ Visitation building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), with a single-ply roofing system on a concrete slab-on-grade foundation. The facility contains all of the administrative support offices for personnel, restrooms, control room and the visitation area which has access to an enclosed courtyard. The facility has some ADA accessibility issues which will be addressed in the report.

It also has a gun post above the control room and it has a stand alone wall mounted heat pump. The rest of the facility is on the central plant loop system with individual water source heat pumps. There is a fire alarm system but no sprinklers.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$1,910,850

Currently Critical

Immediate to Two Years

Project Index #: 0176PLM1

Construction Cost \$25,000

2" BACKFLOW ASSEMBLY, VAULT, AND POWER

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0176ADA4

Construction Cost \$5,000

ADA SIGNAGE

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 and is confusing for public access to visitation. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

**Project Index #: 0176ADA1
Construction Cost \$4,000**

This building contains a water fountain. The 2012 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain.

NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

ELECTRICAL UPGRADE

**Project Index #: 0176ELE2
Construction Cost \$298,750**

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. The current wiring in the building is #14 and does not meet the current demand. #14 wiring is also against State Public Works Division's Adopted Standards, 8.5.4, for lighting and power circuits. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

EXIT SIGN & EGRESS LIGHTING UPGRADE

**Project Index #: 0176SFT2
Construction Cost \$29,875**

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, 1011.6.2 exit sign illumination 5 foot candles (54 Lux), was referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

EXTERIOR DOOR REPLACEMENT

**Project Index #: 0176EXT6
Construction Cost \$13,500**

The existing exterior doors to the Administration/ Visitation are original to the building. They are showing signs of wear and deterioration from constant use and inmate abuse. Due to security concerns and the condition of the doors, replacement is recommended. This project would provide for the removal and disposal of the existing doors and frames, and replacement with new exterior security doors including door frames, hardware, security glazing, painting and connections to the security system as required. A total of 9 doors was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

EXTERIOR FINISHES

**Project Index #: 0176EXT5
Construction Cost \$119,500**

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 and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0176SFT4
Construction Cost \$95,600

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and no longer comply with current requirements. The current system is no longer operating. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

Project Index #: 0176SFT3
Construction Cost \$95,600

FIRE SUPPRESSION SYSTEM INSTALLATION

The building is a B occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0176HVA1
Construction Cost \$298,750

HVAC REPLACEMENT

The Water Source Heat Pumps in the building should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new Water Source Heat Pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing Water Source Heat Pump units and all required connections to utilities.

Project Index #: 0176INT4
Construction Cost \$119,500

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted prior to occupancy. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in areas where water is present, such as the kitchen and bathrooms, for added durability.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0176ADA3
Construction Cost \$12,000

LEVER ACTION HARDWARE INSTALLATION

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0176ENR1
Construction Cost \$53,775

LIGHTING UPGRADE

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. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0176PLM5
Construction Cost \$298,750

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and there are pin holes throughout the system. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 0176ADA5
Construction Cost \$22,500

REMOVE/ REPLACE CONCRETE PATIO

Outside of the Visitation Room is a concrete patio with stairs and terraces which provides an outdoor space to visit with inmates. The patio is in disrepair with major cracks in the concrete, stairs that do not comply with code and no compliance with ADA requirements. This project would provide for removal of the existing improvements and installation of a new flat concrete patio which complies with all applicable codes. Removal and disposal of the existing concrete is included in this estimate. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0176EXT2
Construction Cost \$139,200

REPLACE WINDOWS

The steel framed window assemblies are damaged from exposure and age and the frames and stops should be scheduled for replacement. They are located in the Visitation room and near the employee entrance to the Warden's Office. The frames and glazing stops are rusting and approaching failure due to water infiltration at joints, adjacency to grade and expansion and contraction over time. The heat and exposure to the sun have warped and bent the frames and glazing stops beyond repair. This project will include removal and disposal of the existing frame assembly and replacement with new steel frames and glazing stops. Reinstallation of the existing glazing panels is included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0176ADA6
Construction Cost \$30,000

RESTROOM REMODELS

The water closets and the lavatories in the six restrooms throughout the building are worn from many years of use and being idle due to multiple closures. It is recommended that all fixtures be replaced with new units. The new units and restroom layouts are also required to comply with ADA requirements. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0176EXT4
Construction Cost \$143,400

ROOF REPLACEMENT

The roof on this building was in 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. The current roofing system was installed in 1993. It is recommended to replace the singly-ply membrane and repair the Cor-ten roofing system as needed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0176SEC1
Construction Cost \$83,650

SECURITY SURVEILLANCE SYSTEM INSTALLATION

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

Project Index #: 0176ADA2
Construction Cost \$20,000

TDD INSTALLATION

The visitation area is not equipped with a telecommunications device for the deaf (TDD). In order to comply with ADA requirements it is recommended to install a TDD system in the non-contact visitation area. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998, 03/21/2006 and 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

Project Index #: 0176PLM4
Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is a 30 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 1-2 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/26/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 11,950
Year Constructed: 1978
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 70 % B
IBC Occupancy Type 2: 30 % A-3
Construction Type: Concrete Masonry, Wood and Steel
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,910,850	Project Construction Cost per Square Foot:	\$159.90
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$4,182,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$1,910,850	FCNI:	46%

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 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

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



Housing Unit 5 - Building #0184
Description: Water damage from leaking pipes.



Southern Nevada Correctional Center Site - Site #9994
Description: AC paving in need of replacement.



Southern Nevada Correctional Center Site - Site #9994
Description: AC paving in need of replacement.



Administration/ Visitation - Building #0176
Description: View of exterior and ADA path of travel from parking area.



Administration / Visitation - Building #0176
Description: Damaged curtain window glazing stops.



Administration/ Visitation - Building #0176
Description: View of Visitation patio area.



Dog Kennel - Building #0177
Description: Exterior of the building.



Education A - Building #0178
Description: Exterior of the building.



Chapel/ Law Library - Building #0179
Description: Exterior of the building.



Housing Unit 1 - Building #0180
Description: Exterior of the building.



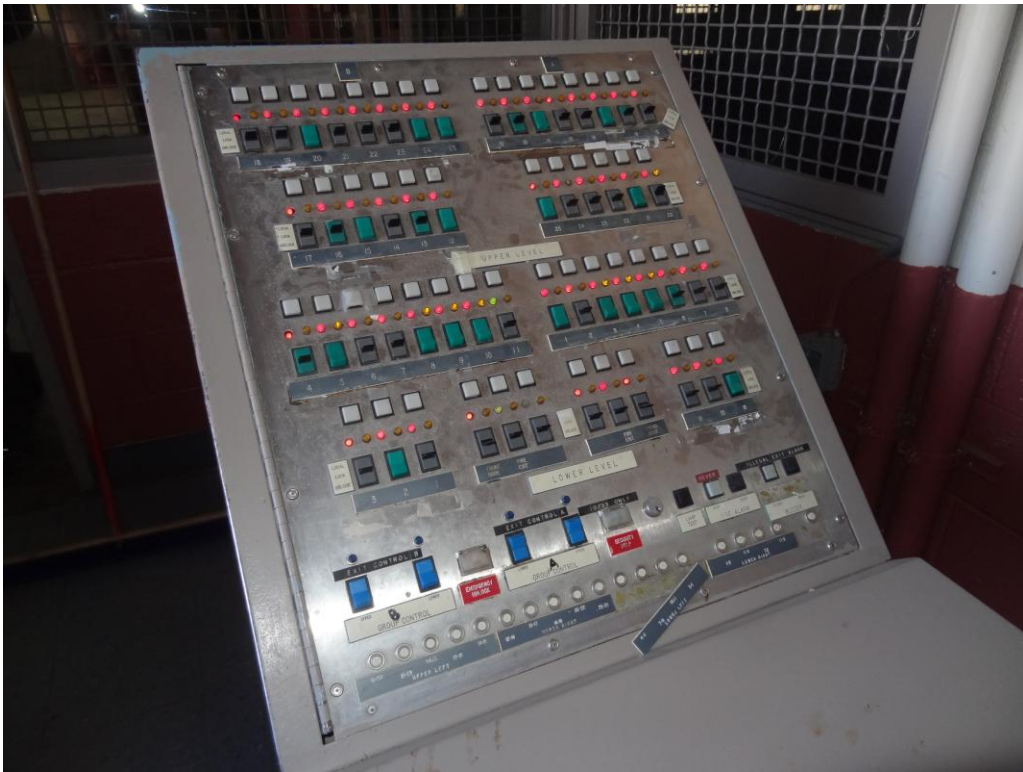
Housing Unit 1 - Building #0180
Description: Interior of the building.



Housing Unit 1 - Building #0180
Description: Water damage from leaking pipes.



Housing Unit 1 - Building #0180
Description: Water damage from leaking pipes at cell fixtures.



Housing Unit 1 - Building #0180
Description: Control panel in need of replacement.



Housing Unit 2 - Building #0181
Description: Exterior of the building.



Housing Unit 3 - Building #0182
Description: Active and repaired pinhole leaks in copper plumbing.



Housing Unit 3 - Building #0182
Description: Porcelain fixture in cell with dried out water closet.



Housing Unit 4 - Building #0183
Description: Exterior of the building.



Housing Unit 4 - Building #0183
Description: Officer station with limited line of sight to cells.



Housing Unit 5 - Building #0184
Description: Broken drinking fountain.



Housing Unit 5 - Building #0184
Description: Water damage from leaking pipes.



Housing Unit 6 - Building #0185
Description: Exterior of the building and ADA accessible route.



Housing Unit 6 - Building #0185
Description: ADA accessible cell.



Housing Unit 6 - Building #0185
Description: Water damage in shower area.



Recreation/ Gym - Building #0186
Description: Exterior of the building.



Recreation/ Gym - Building #0186
Description: Roof mounted electrical box in need of cover plate.



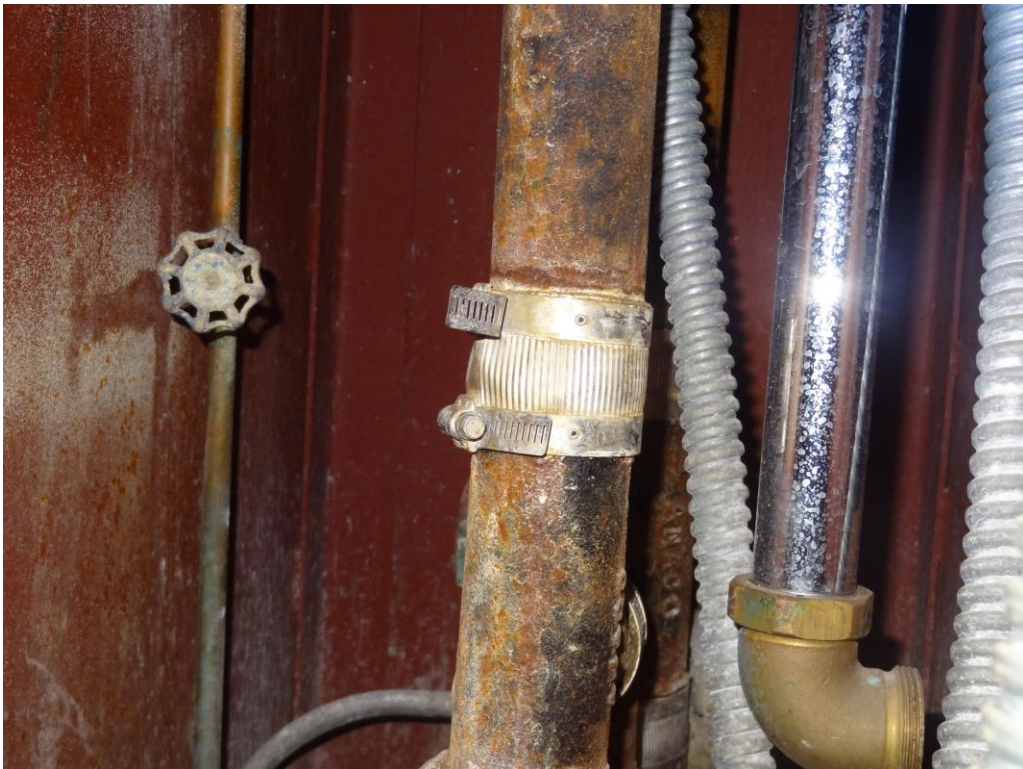
Recreation/ Gym - Building #0186
Description: Typical non-ADA restroom stall.



Recreation/ Gym - Building #0186
Description: Electrical equipment in need of replacement.



Housing Unit 7 - Building #0187
Description: Exterior of the building.



Housing Unit 7 - Building #0187
Description: Plumbing lines in need of replacement.



Housing Unit 7 - Building #0187
Description: Water damage from plumbing leaks.



Housing Unit 7 - Building #0187
Description: Control panel in need of upgrade.



Medical Unit 8 - Building #0188
Description: Outdated medical equipment.



Culinary/ Dining/ Central Plant - Building #0190
Description: Exterior of the building.



Culinary/ Dining/ Central Plant - Building #0190
Description: Central Plant equipment in need of replacement.



Culinary/ Dining/ Central Plant - Building #0190
Description: Electrical equipment in need of replacement.



Culinary/ Dining/ Central Plant - Building #0190
Description: Non-ADA compliant ramp in dining.



Culinary/ Dining/ Central Plant - Building #0190
Description: Damaged and missing cooking equipment.



Laundry & Dry Cleaning - Building #0191
Description: Interior of the building.



Auto Maintenance Shop/ Warehouse - Building #0192
Description: Exterior of the building.



Auto Maintenance Shop/ Warehouse - Building #0192
Description: Interior of the building with water damage.



Maintenance Shop - Building #0193
Description: Exterior of the building.



Maintenance Shop - Building #0193
Description: Interior of the building.



Guard Tower 2 - Building #0195
Description: Exterior of the building.



Guard Tower 2 - Building #0195
Description: Interior of the building.



Sally Port - Building #2567
Description: Exterior of the building.