

**NEVADA STATE PRISON SITE
BUILDING REPORT**

The Nevada State Prison is located in Carson City, Nevada. It is one the oldest prisons still in operation in the United States. In 1862, the Nevada State Legislature purchased the Warm Springs Hotel and 20 acres of land for the prison. Stone was quarried at this location to construct the original building including other State buildings in Carson City. There are currently 45 structures on the site. The site has parking for public as well as employees on the northwest side of the main prison Gatehouse and Tower number 1.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$30,000**
Currently Critical **Immediate to Two Years**

4" BACKFLOW ASSEMBLY, VAULT, AND POWER **Project Index #: 9989PLM2**
Construction \$25,000

State Health Law (NAC 445A.67185) and the International Plumbing Code (IPC Section 608) 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 can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project would provide funding for installation of a 4" reduced pressure backflow prevention assembly, required fittings, an above ground vault, and allowance for 200 feet of 1" conduit to provide power for the required heat source inside the vault.

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

ENCLOSE TUNNEL BEHIND COTTAGE **Project Index #: 9989SIT2**
Construction \$3,000

An old tunnel exists between the cottages and the prison yard. The prison yard side of the tunnel has been sealed for security reasons. The west entrance outside the fence is not secured. The tunnel is not structurally safe and can collapse without warning. The tunnel is the home of many snakes, spiders, insects, mice and rats. These items pose a major safety hazard. This project would provide funding for sealed as closed to the entrance as possible. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

WASTE LINE INVESTIGATION **Project Index #: 9989PLM1**
Construction \$2,000

The sanitary wastewater system is showing signs of deterioration. Because of the deterioration, the system is not working to its full potential. Some of the lines are original to the site and are in fair to poor condition and may have collapsed. The passage of time and constant heavy use are contributing factors to problems that arise. Deposits within the pipes, tree roots, and the settling of soil over time will cause them to be restricted or fail, which will slow the flow of wastewater. This project would provide funding to allow a camera to be ran inside the sewer lines to video the extent of damages. Future projects may result from the results of the test.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$64,000**
Necessary - Not Yet Critical **Two to Four Years**

REPLACE GATE **Project Index #: 9989SIT4**
Construction \$24,000

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

Project Index #: 9989SIT3
Construction \$40,000

REPLACE STAIRS TO CULINARY

The exterior stairs that lead to the main entrance and culinary appears to be part of the original construction. Deterioration, spalling and cracking has occurred, mainly from exposure to the weather and freeze / thaw conditions. This project would provide funding for the removal and disposal of the old concrete and the installation of new concrete steps. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$435,699**
Long-Term Needs **Four to Ten Years**

Project Index #: 9989SIT1
Construction \$435,699

REPAVE DAMAGED ASPHALT AND RESEAL ROADWAY

Asphalt walkways have been constructed to many of the facilities, including the guard towers; most of these walkways are in good condition. Some of the driveways and parking areas throughout the site have damage. Numerous cracks, potholes, and general deterioration are present. Snow accumulations, frost and rain, etc. are contributing factors. This is typical wear over time. It was noted that under the main parking lot a geo-thermal area exists. This is the main cause of accelerated deterioration from heat rising through the road surface. The areas for replacement are all non-foot traffic areas. The asphalt leading to the housing units will only need to be sealed. An access road around the perimeter of the fence has been constructed. It is in good condition. For proper routine maintenance it is recommended the entire roadway be resealed. This type of application will extend the life of the asphalt.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$30,000
Priority Class 2:	\$64,000
Priority Class 3:	\$435,699
Grand Total:	\$529,699

**SILVER STATE INDUSTRIES BUILDING
 BUILDING REPORT**

The Silver State Industries building is a prefabricated metal storage building with a wood floor. It is used as storage for the Hobby Craft Store. The structure is located on the northwest side of the prison outside of the fenced area.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$480**
Long-Term Needs **Four to Ten Years**

**Project Index #: 2574LGT1
 Construction \$480**

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

BUILDING INFORMATION:

Gross Area (square feet): 96
Year Constructed: 0
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: 0 %
Construction Type: Prefabricated Metal Building
IBC Construction Type: V-N

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$480	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$480	FCNI:	24%

**HOBBY CRAFT STORE
 BUILDING REPORT**

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

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$4,800**
Long-Term Needs **Four to Ten Years**

Project Index #: 2573LGT1
Construction \$4,800

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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

**PAINT BOOTH
 BUILDING REPORT**

The Paint Booth is a self-contained portable metal building designed for the painting of equipment and small vehicles. The facility was not in use nor connected to utilities at the time of the survey. The building is in fair to

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$500**
Long-Term Needs **Four to Ten Years**

Project Index #: 2572LGT1
Construction \$500

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

BUILDING INFORMATION:

Gross Area (square feet): 280
Year Constructed: 0
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % H-4
IBC Occupancy Type 2: 0 %
Construction Type: Portable Metal Building
IBC Construction Type: I-FR

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square	\$1.79
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$77,000
Priority Class 3:	\$500	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$500	FCNI:	1%

**BINDERY STORAGE SHED 1
BUILDING REPORT**

The Bindery Storage Shed 1 is a prefabricated metal storage building located just east of the Bindery Building inside the secured area of the prison. The small structure is used for the storage of equipment and materials used by the Bindery. The metal roof appears to have leaked due to plastic covering the shed. The building is in fair shape.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$500**
Long-Term Needs **Four to Ten Years**

Project Index #: 2571LGT1
Construction \$500

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance. The cyclical treatment of the building exterior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does include everything that has to do with water proofing the building envelope including the roof, painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$500	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$500	FCNI:	25%

**BINDERY STORAGE SHED 2
 BUILDING REPORT**

The Bindery Storage Shed 2 is a prefabricated metal storage building located just east of the Bindery Building inside the secured area of the prison. The small structure is used for the storage of equipment and materials used by the Bindery. The building is in fair shape.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$400**
Long-Term Needs **Four to Ten Years**

Project Index #: 2570LGT1
Construction \$400

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance. The cyclical treatment of the building exterior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does include everything that has to do with water proofing the building envelope including the roof, painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

BUILDING INFORMATION:

Gross Area (square feet): 120
Year Constructed: 0
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 **Basement? No**
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: 0 %
Construction Type: Prefabricated Metal Building
IBC Construction Type: V-N

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square	\$3.33
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$3,000
Priority Class 3:	\$400	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$400	FCNI:	13%

BOILER ROOM STORAGE SHED
BUILDING REPORT

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

PRIORITY CLASS 3 PROJECTS Total Construction Cost for Priority 3 Projects: **\$400**
Long-Term Needs Four to Ten Years

Project Index #: 2569LGT1
Construction \$400

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does include everything that has to do with water proofing the building envelope including the roof, painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$400	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$400	FCNI:	20%

CHEMICAL STORAGE BUILDING BUILDING REPORT

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

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$4,500**
Currently Critical **Immediate to Two Years**

STAIRWAY / HANDRAIL REPAIRS

Project Index #: 2568SFT1
Construction \$4,500

The existing stairs on the east side are constructed of wood, which have deteriorated to point where they are unsafe to use and do not meet current building codes. Also, the hand rails do not meet the requirements in the 2003 IBC section 1009.11. This project would provide for the removal and disposal of the existing stairs and construction of a new wood framed set of stairs and handrails. The door swings outward, therefore, a three foot wide landing will be required at the top of the stairs and is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$1,540**
Long-Term Needs **Four to Ten Years**

LONG TERM NEEDS

Project Index #: 2568LGT1
Construction \$1,540

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BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$4,500	Project Construction Cost per Square	\$19.61
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$85,000
Priority Class 3:	\$1,540	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$6,040	FCNI:	7%

MODULAR EDUCATION BUILDING BUILDING REPORT

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

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$67,200**
Long-Term Needs **Four to Ten Years**

FIRE SUPPRESSION SYSTEM INSTALLATION **Project Index #: 2545SFT1**
Construction \$42,000

This building does not have an automatic fire suppression system. We are recommending installation of fire sprinklers in critical need buildings within the prison enclosure. This project will include a backflow prevention device as required by state law. State law regulates connections between public water systems and sources of contaminants which can enter the system by back pressure or siphonage. Public water systems include supplies, systems for pumping, storage and treatment and distribution systems.

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

(c) If the building:

(1) Is designated as B occupancy;

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

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

be scheduled for installation of an automatic fire suppression system during the next remodeling of or addition to the building. This building designated as B occupancy and requires fire sprinkler system. Water purveyors require service backflow prevention immediately after the meter, which isolates the customer's water system from the distribution system. If fire water or irrigation systems tap directly into the public system, backflow devices would be necessary on both domestic, irrigation and fire water services.

This project or a portion there of was previously recommended in the FCA report dated 03/23/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/11/2006.

LONG TERM NEEDS **Project Index #: 2545LGT1**
Construction \$25,200

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square	\$40.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$336,000
Priority Class 3:	\$67,200	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$67,200	FCNI:	20%

MAINTENANCE SHOP BUILDING REPORT

The Maintenance Shop is an engineered steel building with metal siding and roof on a concrete slab/foundation. It is divided up into three bays, a Carpenter Shop, Plumbing/HVAC Shop and Auto shop. The Plumbing/HVAC Shop bay contains a mezzanine level with offices for maintenance staff. The building is fully sprinklered and has a restroom for staff that is mostly ADA compliant except for grab bars. This structure is in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,000**
Currently Critical **Immediate to Two Years**

Project Index #: 2171SFT3
Construction \$2,000

HANDRAIL INSTALLATION

The 2003 International Building Code 1009.11 requires handrails on each side of stairways. The building has a set of stairs to access the offices on the mezzanine above the cafeteria and restrooms. The stairway have only one handrail. This project would provide for the installation of a handrail on one side of the stairway to match the

Project Index #: 2171SFT1
Construction \$3,000

SEISMIC GAS SHUT OFF VALVE

Agreements reached between the Nevada Risk Management Office and the State of Nevada's Insurance Underwriter require Seismic Gas Shutoff Valves (SGSV's) on all gas services to all State buildings. This project would install a SGSV to the gas line serving the building.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$2,000**
Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2171SFT2
Construction \$2,000

JANITOR CLOSET WALL PROTECTION

The mop sink in the Janitor's Closet is mounted adjacent to gypsum board that is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54 inches above the floor finish. This project includes FRP on both Janitor's Closets that currently do not have wall protection.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$40,000**
Long-Term Needs **Four to Ten Years**

Project Index #: 2171LGT0
Construction \$40,000

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,000	Project Construction Cost per Square	\$11.75
Priority Class 2:	\$2,000	Total Facility Replacement Construction Cost:	\$1,100,000
Priority Class 3:	\$40,000	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$47,000	FCNI:	4%

MAINTENANCE WAREHOUSE 2 BUILDING REPORT

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

PRIORITY CLASS 1 PROJECTS	Total Construction Cost for Priority 1 Projects:	\$10,304
Currently Critical	Immediate to Two Years	

**Project Index #: 1414EXT1
Construction \$10,304**

DEMOLISH MAINTENANCE WAREHOUSE 2

The maintenance warehouse 2 contains numerous code and safety issues including but not limited to rodent infestation, broken windows, broken or missing electrical fixtures, dry rot and possible structural damage due to the age. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

BUILDING INFORMATION:

Gross Area (square feet):	1,288
Year Constructed:	1950
Exterior Finish 1:	100 % Metal Siding
Exterior Finish 2:	%
Number of Levels (Floors):	1 Basement? No
IBC Occupancy Type 1:	100 % S-2
IBC Occupancy Type 2:	%
Construction Type:	Wood Framing
IBC Construction Type:	V-N

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$10,304	Project Construction Cost per Square	\$8.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$193,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$10,304	FCNI:	5%

PUMP HOUSE BUILDING REPORT

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

PRIORITY CLASS 3 PROJECTS Total Construction Cost for Priority 3 Projects: **\$3,080**
Long-Term Needs Four to Ten Years

Project Index #: 1412LGT1
Construction \$3,080

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance. The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$46,000
Priority Class 3:	\$3,080	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$3,080	FCNI:	7%

OLD ELECTRIC SHOP BUILDING REPORT

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

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$66,250**
Currently Critical **Immediate to Two Years**

EMERGENCY EGRESS LIGHTING

Project Index #: 1411SFT3
Construction \$500

There is no emergency lighting in the old electric shop. Emergency lighting needs to be installed to provide illumination along the egress route per the 2003 IBC Chapter 1006.1. This project would provide for the purchase and installation of 2 emergency lights.

INSTALL NEW ROOF MEMBRANE

Project Index #: 1411EXT1
Construction \$48,250

The existing roof deck is a concrete slab designed as a potential third floor. It is coated with a sprayed roof sealant. There is minimum slope to the concrete deck; the roof has signs of ponding water. This project would provide funding for the installation of new polyisocyanurate roof insulation, covered by a single ply membrane roof. This project should be completed only after the project "STRUCTURAL ASSESSMENT". This project or a portion thereof was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE EVAPORATIVE COOLER

Project Index #: 1411HVA1
Construction \$2,500

The existing wall-mounted evaporative cooler is severely scaled and rusting through the bottom pan. This project would provide funding for the purchase and installation of a new evaporative cooler. Project includes removal and disposal of the old cooler and utility connections to the new unit. This project should coincide with the HVAC project. This project or a portion thereof was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE STAIRS/GUARDRAILS/HANDRAILS

Project Index #: 1411SFT4
Construction \$10,000

The existing lower level steps and stairs to the upper level are damaged and do not meet code. The existing steel pipe guardrail for the upper level deck and stairs is not to code or is missing altogether. This is a safety issue that must be addressed if the building continues to be used. This project would provide for the removal of the existing guardrail/handrails on the stairs and upper level deck and installation of new guardrails and handrails per 2003 IBC Section 1012 and the rebuilding of the stairs to meet code section 1009.11. This project should be done after the structural assessment project is completed which may have an impact on stair design and construction. At the very least, the guardrail and handrails should be installed.

STRUCTURAL ASSESSMENT

**Project Index #: 1411EXT2
Construction \$5,000**

The exterior stone masonry has large cracks visible in the mortar joints and is of unreinforced masonry construction. We are not aware of any structural assessments that have been conducted in the past on this building. This project would provide funding for a structural investigation and assessment to be done by a Structural Engineer to identify possible deficiencies and problems in the building and assess load carrying capacity for the second floor. Future recommendations would be based on this report. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$133,170

Necessary - Not Yet Critical Two to Four Years

HVAC INSTALLATION

**Project Index #: 1411HVA4
Construction \$48,250**

This building currently does not have adequate heating, cooling and is lacking ventilation. This project would provide for the installation of a rooftop mounted HVAC system for the building including all ducting, penetrations, utility connections, fire dampers and finish hardware. This project should be coordinated with the structural assessment project for verification of roof loading capacity. The current occupancy or use of this building requires proper HVAC per the 2003 Uniform Mechanical Code. The upper level is used for storage and is not included in the

LIGHTING UPGRADE

**Project Index #: 1411ELE1
Construction \$7,720**

Existing building lighting fixtures, incandescent and T-12s, are older types and not energy efficient. This project will upgrade lighting fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE DOMESTIC WATER AND SANITARY WASTEWATER

**Project Index #: 1411PLM1
Construction \$48,250**

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

STONE RE-POINTING

**Project Index #: 1411EXT0
Construction \$28,950**

The existing building exterior is natural stone that was quarried directly from the correctional facility site. Some portions of this structure are over 100 years old. There are numerous areas where the mortar is failing, missing and not sealed properly due the age and exposure to the weather. This project would provide for the cleaning, repair and re-pointing of the exterior stone work. This project should be completed only after the project "STRUCTURAL ASSESSMENT" has been done.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs

Total Construction Cost for Priority 3 Projects: \$28,950
Four to Ten Years

Project Index #: 1411LGT1
Construction \$28,950

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc. Re-pointing of the stone masonry should be considered and is part of this cyclical maintenance project.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$66,250	Project Construction Cost per Square	\$118.33
Priority Class 2:	\$133,170	Total Facility Replacement Construction Cost:	\$579,000
Priority Class 3:	\$28,950	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$228,370	FCNI:	39%

MAIN GATE/TOWER #1, NORTHWEST BUILDING REPORT

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

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$99,900**
Necessary - Not Yet Critical Two to Four Years

REPLACE GLAZING

Project Index #: 1410EXT1
Construction \$40,000

The existing single-pane glazing in metal frames is no longer weather-resistive, rusted and is difficult to open and closed. They have reached the end of their useful life. This project would provide funding for the replacement of new double pane safety glazed security windows in the lower and upper levels. This project should coincide with the other exterior and interior projects. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

EXTERIOR FINISHES

Project Index #: 1410EXT3
Construction \$6,750

It is important to maintain the finish, weather resistance and appearance of the building. The exterior finishes are faded and damaged to a point where the concrete is showing wear and deterioration. This project would provide funding for the exterior building envelope other than the roof, including painting, staining, or other applied finishes and caulking around windows, flashing, fixtures and other penetrations. This project should coincide with the glazing replacement. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of

HVAC UPGRADE/INSTALLATION

Project Index #: 1410HVA1
Construction \$13,500

The heating unit appears to be original to the building. The unit is a forced-air-gas-type. The building is cooled by an evaporator cooler which is severely scared and reached it normal life cycle. This project would provide for a complete HVAC system to be installed in the building including air handlers, duct work, connections to existing utilities seismic bracing and an energy managements system. Design of the system is not included in this estimate. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

INTERIOR FINISHES

Project Index #: 1410INT1
Construction \$5,400

The interior wall, floor and ceiling finishes are in poor condition. The interior finishes are faded and damaged to a point where the concrete walls and floors are showing wear and deterioration. This project would provide funding for the interior walls, floors and ceilings to be painted on the lower and upper levels. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project should coincide with the glazing replacement project and any other project which may require alterations to the building's interior and exterior finishes. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent

LIGHTING UPGRADE

**Project Index #: 1410ELE1
Construction \$2,250**

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project also includes the replacement of spot lights on the exterior of the structure. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE PLUMBING SYSTEM AND INSTALL WATER HEATER

**Project Index #: 1410PLM1
Construction \$32,000**

The building's sanitary wastewater system is showing signs of deterioration. It was noted that the drains operate slowly. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. It is recommended the wastewater system be replaced.

The building's domestic water that is supplied to the facility has a high mineral content. This has a detrimental effect on the system. Pipe deterioration is accelerated. Deposits within these pipes restrict water flow as well. It is recommended this system be replaced concurrently with the drain system.

The water closet and lavatory are reaching the end of their useful life. It is recommended these fixtures be replaced. For sanitation purposes, it is recommended a water heater be installed in this guard tower.

This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$6,750

Long-Term Needs

Four to Ten Years

LONG TERM NEEDS

**Project Index #: 1410LGT1
Construction \$6,750**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square	\$237.00
Priority Class 2:	\$99,900	Total Facility Replacement Construction Cost:	\$360,000
Priority Class 3:	\$6,750	Facility Replacement Cost per Square Foot:	\$800
Grand Total:	\$106,650	FCNI:	30%

**PROPERTY WAREHOUSE 1/OLD ARMORY
BUILDING REPORT**

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

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$6,000**
Currently Critical **Immediate to Two Years**

Project Index #: 1409SIT1
Construction \$6,000

EXTERIOR STAIRS

The 2003 IBC Chapter 1009.5.1 requires the horizontal slope of stair treads in any direction not to exceed 2 percent. Chapter 1009.11 requires handrails be installed on stairs with two or more risers and a landing is required at the top and bottom of the stairs. There is an existing concrete stairway that provides access between the street and the building that is not within these required code parameters and is showing signs of settling and separation. This project would provide for the rebuilding of the concrete stairway to meet the 2003 IBC code requirements. Two handrails, one on each side of the stairway are included in this cost estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$27,000**
Long-Term Needs **Four to Ten Years**

Project Index #: 1409LGT1
Construction \$27,000

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance. The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc. This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$6,000	Project Construction Cost per Square	\$18.33
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$450,000
Priority Class 3:	\$27,000	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$33,000	FCNI:	7%

HOUSING UNIT 13 BUILDING REPORT

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

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$9,500**
Currently Critical **Immediate to Two Years**

EXIT SIGN LIGHTING UPGRADE **Project Index #: 1408SFT1**
Construction \$2,500

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems.

This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REMOVE AND REPLACE EXISTING WATER HEATER **Project Index #: 1408PLM1**
Construction \$6,500

Two 100-gallon gas-fired water heaters supply domestic hot water. One has been replaced and the other is original to the building. The average life span of a typical gas/oil or electric water heater is eight to ten years. With the passage of time and constant use, the one unit is showing signs of wear. It is reaching the end of its expected life. This project would provide funding for the replacement and installation of one 100-gallon gas-fired water heater. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

SECURED CABLES **Project Index #: 1408ELE3**
Construction \$500

Lights have been attached to the side of the building and the supply power for these lights is a flex cable that runs onto the roof in three areas. The cable is not secured in any way and floats loose on the roof. Floating cables such as this can rub on the roofing membrane and penetrations and cause undue wear to the roofing system. This project would provide funding for securing the cables.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$190,208**
Necessary - Not Yet Critical **Two to Four Years**

INTERIOR FINISHES **Project Index #: 1408INT1**
Construction \$59,440

The interior finishes are in fair to poor condition. It is recommended that the interior walls be painted in the next two years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

LIGHTING UPGRADE

**Project Index #: 1408ELE1
Construction \$47,552**

Existing building lighting fixtures in the rooms adjacent to the housing area use T-12 technology, and are older fluorescent types and are not energy efficient. The existing lighting in the housing areas are provided by high bay sodium type, large round fixtures. This project will upgrade the lighting fixtures in the area adjacent to the housing units with T-8 lamps and electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. It is also recommended that the sodium lights be replaced with new more energy efficient high-pressure sodium lights. These types of lights will provide better illumination and energy savings. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPAIR/PAINT STUCCO ON EXTERIOR OF BUILDING

**Project Index #: 1408EXT1
Construction \$83,216**

Due to weather extremes the cyclical treatment of the building's exterior is very important to help maintain the finish, weather proofing and appearance of the building. The exterior stucco is showing signs of cracking, peeling and water damage and is in need of repair and painting. This project would provide for the repair of the gutters that are leaking, fog seal and painting of the exterior stucco finish and painting of the exterior doors. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$178,320

Long-Term Needs

Four to Ten Years

LONG TERM NEEDS

**Project Index #: 1408LGT1
Construction \$178,320**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance. The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc. This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$9,500	Project Construction Cost per Square	\$31.80
Priority Class 2:	\$190,208	Total Facility Replacement Construction Cost:	\$4,161,000
Priority Class 3:	\$178,320	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$378,028	FCNI:	9%

REMOVE AND REPLACE FLOORING **Project Index #: 1406INT1**
Construction \$2,560

The Guard Tower vinyl composition tile (VCT) floor has reached the end of its expected life. Areas exist where the VCT is damaged from water and traffic. The exterior painted concrete entry deck also needs to be repainted. This project would provide for the removal and replacement of the VCT in the interior and repaint the exterior concrete. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REMOVE AND REPLACE GLAZING **Project Index #: 1406EXT1**
Construction \$11,750

The existing single-pane glazing in metal frames is no longer weather-resistive, one is cracked, and frames are beginning to rust and are difficult to operate. They have reached the end of their useful life. This project would provide funding for the replacement of new double pane safety glazed windows. This project should coincide with the exterior and interior projects. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

REPLACE HEATERS AND AIR CONDITIONER **Project Index #: 1406HVA1**
Construction \$6,500

The heating system appears to be original to the guard tower. The building contains electrical baseboard heaters that no longer operate. They are using a portable plug in heater to heat the tower. The building is cooled by a portable wall mounted cooler. This project would provide for a new wall mounted HVAC packaged unit to be installed where the A.C. unit is located including all required connections to utilities. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$18,840**
Long-Term Needs Four to Ten Years

LONG TERM NEEDS **Project Index #: 1406LGT1**
Construction \$3,840

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance. The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc. This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

REPLACE DOMESTIC WATER AND SANITARY WASTE SYSTEM **Project Index #: 1406PLM1**
Construction \$15,000

The sanitary wastewater system is showing signs of deterioration. It was noted that the drains operate slowly. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. It is recommended the wastewater system be replaced.

The domestic water that is supplied to the facility has a high mineral content. This has a detrimental effect on the system. Pipe deterioration is accelerated. Deposits within these pipes restrict water flow as well. It is recommended this system be replaced concurrently with the drain system.

The water closet and lavatory are reaching the end of their useful life. It is recommended these fixtures be replaced.

This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,500	Project Construction Cost per Square	\$206.13
Priority Class 2:	\$31,430	Total Facility Replacement Construction Cost:	\$115,000
Priority Class 3:	\$18,840	Facility Replacement Cost per Square Foot:	\$450
Grand Total:	\$52,770	FCNI:	46%

LIGHTING UPGRADE**Project Index #: 1405ELE1
Construction \$5,500**

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project also includes the replacement of spot lights on the exterior of the structure. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REMOVE AND REPLACE FLOORING**Project Index #: 1405INT1
Construction \$1,440**

The Guard Tower vinyl composition tile (VCT) floor has reached the end of its expected life. Areas exist where the VCT is damaged from water and traffic. This project would provide for the removal and replacement of the VCT in the interior of the tower. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REMOVE AND REPLACE GLAZING**Project Index #: 1405EXT1
Construction \$11,750**

The existing single-pane glazing in metal frames is no longer weather-resistive, frames are beginning to rust and are difficult to operate. They have reached the end of their useful life. This project would provide funding for the replacement of new double pane safety glazed windows. This project should coincide with the exterior and interior repairs. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE HEATERS AND AIR CONDITIONER**Project Index #: 1405HVA1
Construction \$5,000**

The heating and air conditioning system appears to be original to the building. The building contains two wall mounted combination heating and cooling units. Time and constant use have put them at the end of their expected life. It was stated that the building was difficult to keep at a consistent temperature, which includes both heating and cooling. This project would provide for the purchase and installation of two new wall mounted packaged HVAC units. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$19,100****Long-Term Needs****Four to Ten Years****LONG TERM NEEDS****Project Index #: 1405LGT1
Construction \$3,600**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

Project Index #: 1405PLM1
Construction \$15,500

REPLACE DOMESTIC WATER AND SANITARY WASTE SYSTEM

The sanitary wastewater system is showing signs of deterioration. It was noted that the drains operate slowly. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. It is recommended the wastewater system be replaced.

The domestic water that is supplied to the facility has a high mineral content. This has a detrimental effect on the system. Pipe deterioration is accelerated. Deposits within these pipes restrict water flow as well. It is recommended this system be replaced concurrently with the drain system.

The water closet and lavatory are reaching the end of their useful life. It is recommended these fixtures be replaced.

This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,500	Project Construction Cost per Square	\$360.35
Priority Class 2:	\$27,290	Total Facility Replacement Construction Cost:	\$115,000
Priority Class 3:	\$19,100	Facility Replacement Cost per Square Foot:	\$800
Grand Total:	\$51,890	FCNI:	45%

**GUARD TOWER #3 NORTHEAST
BUILDING REPORT**

Guard Tower #3 is a painted structural steel building with metal siding and roof. The tower is located outside of the secured area in the northeast corner of the site. The interior has restroom facilities for staff and there are windows that allow for a 360 degree view of the prison grounds. The structure is in fair to good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,500**
Currently Critical **Immediate to Two Years**

SEAL METAL ROOF

Project Index #: 1404EXT2
Construction \$3,000

The roof is a metal system and original to the building. Water stains are evident on the ceiling. Weather exposure and age contribute to the deterioration of the seals. This project would provide funding for the sealing of the screws and flashing. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of

STRUCTURAL ASSESSMENT

Project Index #: 1404STR1
Construction \$2,500

The Guard Tower #3 sways substantially during high winds. This project recommends that a licensed engineer perform a structural investigation to assess the swaying and structural integrity of the steel framed guard tower. The structural assessment report may result in future projects that are not included in this estimate.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$27,290**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 1404EXT3
Construction \$2,160

It is important to maintain the finish, weather resistance and appearance of the building. The exterior finishes are faded, peeling and scraped to a point where the metal is showing signs of rust. This project would provide funding for the exterior building envelope other than the roof, including painting, staining, or other applied finishes and caulking around windows, flashing, fixtures and other penetrations. This project should coincide with the glazing replacement. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

INTERIOR FINISHES

Project Index #: 1404INT2
Construction \$1,440

The interior finishes are in poor condition. The interior finishes are faded and damaged to a point where the gypsum board is showing wear and deterioration. This project would provide funding for the interior walls and ceiling to be painted. Prior to painting, all surfaces should be patched, repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project should coincide with the glazing replacement project. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

LIGHTING UPGRADE **Project Index #: 1404ELE1**
Construction \$5,500

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project also includes the replacement of spot lights on the exterior of the structure. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REMOVE AND REPLACE FLOORING **Project Index #: 1404INT1**
Construction \$1,440

The Guard Tower vinyl composition tile (VCT) floor has reached the end of its expected life. Areas exist where the VCT is damaged from water and traffic. This project would provide for the removal and replacement of the VCT in the interior of the tower. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REMOVE AND REPLACE GLAZING **Project Index #: 1404EXT1**
Construction \$11,750

The existing single-pane glazing in metal frames is no longer weather-resistive, frames are beginning to rust and are difficult to operate. They have reached the end of their useful life. This project would provide funding for the replacement of new double pane safety glazed windows. This project should coincide with the exterior and interior repairs. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE HEATING AND COOLING UNIT **Project Index #: 1404HVA1**
Construction \$5,000

The heating and air conditioning system appears to be original to the building. The building contains two wall mounted combination heating and cooling units. Time and constant use have put them at the end of their expected life. It was stated that the building was difficult to keep at a consistent temperature, which includes both heating and cooling. This project would provide for the purchase and installation of two new wall mounted packaged HVAC units. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$19,100**
Long-Term Needs **Four to Ten Years**

LONG TERM NEEDS **Project Index #: 1404LGT1**
Construction \$3,600

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

REPLACE DOMESTIC WATER AND WASTE SYSTEMS

The sanitary wastewater system is showing signs of deterioration. It was noted that the drains operate slowly. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. It is recommended the wastewater system be replaced.

The domestic water that is supplied to the facility has a high mineral content. This has a detrimental effect on the system. Pipe deterioration is accelerated. Deposits within these pipes restrict water flow as well. It is recommended this system be replaced concurrently with the drain system.

The water closet and lavatory are reaching the end of their useful life. It is recommended these fixtures be replaced.

This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,500	Project Construction Cost per Square	\$360.35
Priority Class 2:	\$27,290	Total Facility Replacement Construction Cost:	\$115,000
Priority Class 3:	\$19,100	Facility Replacement Cost per Square Foot:	\$800
Grand Total:	\$51,890	FCNI:	45%

GUARD TOWER #2 NORTH BUILDING REPORT

Guard Tower #2 is a painted precast concrete structure with a single-ply membrane roof. The tower is located inside of the secured area in the northeast corner of the site. The interior has restroom facilities for staff and there are windows that allow for a 360 degree view of the prison grounds. The structure is in fair to good shape.

PRIORITY CLASS 2 PROJECTS Total Construction Cost for Priority 2 Projects: \$47,226
Necessary - Not Yet Critical Two to Four Years

Project Index #: 1403EXT3
Construction \$9,360

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. The exterior finishes are faded and damaged to a point where the concrete is showing wear and deterioration. This project would provide funding for the exterior building envelope other than the roof, including painting, staining, or other applied finishes and caulking around windows, flashing, fixtures and other penetrations. This project should coincide with the glazing replacement. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of

Project Index #: 1403INT1
Construction \$3,120

INTERIOR FINISHES

The interior finishes are in poor condition. The interior finishes are faded and damaged to a point where the concrete is showing wear and deterioration. This project would provide funding for the interior walls and ceiling to be painted. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project should coincide with the glazing replacement. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

Project Index #: 1403ELE1
Construction \$2,496

LIGHTING UPGRADE

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project also includes the replacement of spot lights on the exterior of the structure. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

Project Index #: 1403EXT1
Construction \$11,750

REMOVE AND REPLACE GLAZING

The existing single-pane glazing in metal frames is no longer weather-resistive, frames are beginning to rust and are difficult to operate. They have reached the end of their useful life. This project would provide funding for the replacement of new double pane safety glazed windows. This project should coincide with the exterior and interior repairs. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE DOMESTIC AND SANITARY WASTE SYSTEM **Project Index #: 1403PLM1**
Construction \$15,500

The sanitary wastewater system is showing signs of deterioration. It was noted that the drains operate slowly. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. It is recommended the wastewater system be replaced.

The domestic water that is supplied to the facility has a high mineral content. This has a detrimental effect on the system. Pipe deterioration is accelerated. Deposits within these pipes restrict water flow as well. It is recommended this system be replaced concurrently with the drain system.

The water closet and lavatory are reaching the end of their useful life. It is recommended these fixtures be replaced.

This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been

REPLACE HEATERS AND AIR CONDITIONER **Project Index #: 1403HVA1**
Construction \$5,000

The heating system appears to be original to the building. The building contains electrical baseboard heaters that no longer operate. They are using a portable plug in heater to provide heat. The building is cooled by a portable wall mounted cooler. This project would provide for two packaged HVAC units to be installed including all required connections to utilities. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$9,360**
Long-Term Needs Four to Ten Years

LONG TERM NEEDS **Project Index #: 1403LGT1**
Construction \$9,360

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square	\$90.68
Priority Class 2:	\$47,226	Total Facility Replacement Construction Cost:	\$499,000
Priority Class 3:	\$9,360	Facility Replacement Cost per Square Foot:	\$800
Grand Total:	\$56,586	FCNI:	11%

**COURTHOUSE
 BUILDING REPORT**

The Courthouse is a stone masonry structure with a single-ply roof membrane. This building is attached to the Administration/Cell Block building (0094) and is one of the oldest structures on site. The facility still holds all court proceedings and has an ADA accessible ramp for access but is lacking ADA compliant restrooms and fire sprinklers. The building is in fair to good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$103,050**
Currently Critical **Immediate to Two Years**

ADA PROJECTS

Project Index #: 1402ADA1
Construction \$9,700

The restroom adjacent to the courtroom is not accessible. Grab bars, and proper paper dispensers are necessary to make it comply. Currently the mirror height in this restroom is 49" above the finished floor. ICC/ANSI A117.1 - 1998 Section 603.3 states: "Mirrors shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor or ground". The existing railing on the accessible ramp that leads to the front door of the courthouse is too low at 29 1/2". ICCANSI A117.1 - 1998 Section 504.4 states: "Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above stair nosing and ramp surfaces." The existing doors in this facility have locking knob-type door hardware. ICC/ANSI A117.1998 section 404.2.7 requires door handles to have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. ICC/ANSI A117.1-1998 section 703 has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting height and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with these criteria.

This project would provide funding to lower the mirrors, replace the handrail, replace the door knobs to a lever action and change the signage inside the building and should be done concurrently with the ADA restroom remodel project. This project or a portion there of was previously recommended in the FCA report dated 09/08/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

ADA RESTROOM REMODEL

Project Index #: 1402ADA2
Construction \$30,000

The restroom adjacent to the judges' chambers is not accessible. A retrofit is necessary to comply with ICC/ANSI A117.1 - 1998 Sections 603 - 604 and the 2003 IBC Chapter 11. The room is too small for a proper turning radius; one wall would have to be moved to expand the area. A residential type cabinet exists with a sink installed; no knee clearance is present under the cabinet. It is recommended the existing lavatory be removed and an accessible sink with proper controls be installed. The water closet is also a residential type; an accessible one is recommended here. The water closet will have to be moved closer to an adjacent wall to comply. Proper dispensers, grab bars, faucet, mirror, door hardware, etc., is needed. IBC 2003 Section 1210.2 requires the installation of a hard, non absorbent finish to a height of 4 feet on walls within 2 feet of the sides of urinals and water closets. This project would provide funding for construction of a unisex accessible restroom. These items may include new sink, toilet, partitions, hardware, mirrors, fixtures, flooring, painting, and in the installation of a hard, non absorbent finish in the water closets. This project or a portion there of was previously recommended in the FCA report dated 09/08/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

ELECTRICAL UPGRADE **Project Index #: 1402ELE2**
Construction \$17,500

The building was constructed before the high demand for electrical services was needed for computers and other electrical devices. The electrical system with the building has been retrofitted and rewired as the needs of the agency have changed over the years. This project would provide funding for the entire system be upgraded to meet the evolving needs of the building. This project or a portion there of was previously recommended in the FCA report dated 09/08/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

EXIT SIGN & EGRESS LIGHTING UPGRADE **Project Index #: 1402SFT1**
Construction \$1,600

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. Emergency exit lighting should be installed and/or replaced to provide illumination along the egress route. This project or a portion there of was previously recommended in the FCA report dated 09/08/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

FIRE SUPPRESSION SYSTEM INSTALLATION **Project Index #: 1402SFT2**
Construction \$44,250

The building is a B occupancy per the 2003 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. Also included is a fire detection system including alarms, strobes and

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$13,275**
Necessary - Not Yet Critical Two to Four Years

LIGHTING UPGRADE **Project Index #: 1402ELE1**
Construction \$5,900

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 09/08/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

REPLACE CARPET **Project Index #: 1402INT2**
Construction \$7,375

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

This project or a portion there of was previously recommended in the FCA report dated 09/08/1999. It has been amended accordingly to reflect conditions observed during the recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs

Total Construction Cost for Priority 3 Projects: \$22,125
Four to Ten Years

Project Index #: 1402LGT1
Construction \$22,125

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance. The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc. This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$103,050	Project Construction Cost per Square	\$93.86
Priority Class 2:	\$13,275	Total Facility Replacement Construction Cost:	\$516,000
Priority Class 3:	\$22,125	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$138,450	FCNI:	27%

HOUSING UNIT 11 BUILDING REPORT

Housing Unit 11, also known as a "Hill Unit" is a painted precast concrete structure with a single-ply membrane roof. It contains inmate cells, showers and a central control room all on two levels. The facility is in need of fire sprinklers and is not ADA compliant. The building is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$344,125**
Currently Critical **Immediate to Two Years**

EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 1401SFT2
Construction \$5,100

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 1401SFT1
Construction \$195,025

This building does not have an automatic fire suppression system. The 2003 IBC Chapter 903.2.5 states that "An automatic sprinkler system shall be provided throughout buildings with a Group I fire area". This building is an I-3 occupancy with sleeping quarters. It must be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE TOILETS AND LAVATORIES

Project Index #: 1401PLM3
Construction \$144,000

The existing lavatories and toilets in this housing unit are made of vitreous china. These types of fixtures are damaged and broken frequently; weapons can be made from the broken pieces, which creates a security risk. This project would provide for the removal of the existing lavatories and toilets and installation of new stainless steel combination units. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$826,574**
Necessary - Not Yet Critical **Two to Four Years**

ELECTRICAL SYSTEM UPGRADE

Project Index #: 1401ELE2
Construction \$234,030

This building was constructed before the high demand for new types of electrical devices were needed. As time progressed, the buildings' electrical demand has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building.

This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

LIGHTING UPGRADE**Project Index #: 1401ELE1
Construction \$31,204**

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

REPLACE AIR HANDLER COMPONENTS**Project Index #: 1401HVA1
Construction \$30,186**

The air handler and related equipment are original to the building (1981) and are failing and have reached the end of their expected life. This project recommends replacement of all the air handlers, ventilation equipment and exhaust fans. The work should be performed concurrent with the ceiling tile replacement.

This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE CONTROL PANEL**Project Index #: 1401SEC3
Construction \$493,754**

The existing control panel appeared to be operating properly but technology has changed, replacement parts are hard to find for performing routine and emergency maintenance and is reaching the end of its useful life. This could be a security issue that should be addressed. This project would provide for the replacement of the control panel including all required connections to the security system and utilities. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE HOT WATER HOLDING TANK**Project Index #: 1401PLM2
Construction \$3,500**

The 120-gallon hot water holding tank is showing signs of wear and deterioration. It appears this appliance is original to the building and has reached the end of its expected life. This project would provide for the removal and replacement of the hot water holding tank including all required connections to utilities. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE SECURITY GLAZING**Project Index #: 1401SEC1
Construction \$30,000**

This housing unit is a tiered structure. It house inmates on two floors. One entrance door accesses the building. To enter the cellblock, inmates pass through a central assembly area. Four sets of double security doors are used to access the inmate rooms. The glazing in these doors gets broken and damaged frequently and should be replaced with security glazing.

Security glazing is located in the partition wall between the sally port and the guard station. These windows also experience damage and should be replaced with safety temper glazing. This project would provide funding for the purchase and installation of safety glazing. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE WATER HEATER**Project Index #: 1401PLM1
Construction \$3,900**

The average life span of a typical gas/oil or electric water heater is eight to ten years. This project would provide for a new water heater to be installed. It is recommended that a new natural gas appliance be installed for more efficient use of energy. This estimate includes 100 feet of gas pipe, fittings, couplers, and labor for installation. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs

Total Construction Cost for Priority 3 Projects: \$338,015
Four to Ten Years

Project Index #: 1401LGT0
Construction \$117,015

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance. The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc. This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

REPLACE DOMESTIC WATER AND SANITARY WASTEWATER

Project Index #: 1401PLM4
Construction \$221,000

The sanitary wastewater system is showing signs of deterioration, however it was noted that the drains operated adequately. Because of the deterioration, the system is not working to its full potential. Some of the lines are original to the building and are in fair to poor condition. The passage of time and constant heavy use are contributing factors to problems that arise. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. It is recommended the entire wastewater system be replaced. The domestic water that is supplied to the facility has a high mineral content. This has a detrimental affect on the system. Pipe deterioration is accelerated. Deposits within these pipes restrict water flow as well. It is recommended this system be replaced concurrently with the drain system. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$344,125	Project Construction Cost per Square	\$193.40
Priority Class 2:	\$826,574	Total Facility Replacement Construction Cost:	\$2,730,000
Priority Class 3:	\$338,015	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$1,508,714	FCNI:	55%

**GENERATOR BUILDING
 BUILDING REPORT**

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

PRIORITY CLASS 3 PROJECTS Total Construction Cost for Priority 3 Projects: **\$13,500**
Long-Term Needs Four to Ten Years

Project Index #: 0763LGT1
Construction \$13,500

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

Gross Area (square feet): 900
Year Constructed: 1999
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % F-2
IBC Occupancy Type 2: %
Construction Type: Prefabricated Steel Building
IBC Construction Type: II-1 HOUR

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square	\$15.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$112,000
Priority Class 3:	\$13,500	Facility Replacement Cost per Square Foot:	\$125
Grand Total:	\$13,500	FCNI:	12%

**COTTAGE #3 (NSP) LOCATED AT WSCC
BUILDING REPORT**

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

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

SEISMIC GAS SHUT OFF

Project Index #: 0120SFT2
Construction \$2,500

Agreements reached between the Nevada Risk Management Office and the State of Nevada's Insurance Underwriter require Seismic Gas Shutoff Valves (SGSV's) on all gas services to all State buildings. This project would install a SGSV to the gas line serving the building.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$4,500**
Necessary - Not Yet Critical **Two to Four Years**

HVAC INSTALLATION

Project Index #: 0120HVA1
Construction \$4,500

The building is currently used as an Armory. It is important to maintain temperature and humidity. The heater appears to be the original to the building. It is not energy efficient and has reached the end of its useful life. There is no air-conditioning or way of controlling humidity. This project would provide funding for the design, purchase and installation of a new HVAC and humidity control unit. This project or a portion there of was previously recommended in the FCA report dated 08/21/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$17,670**
Long-Term Needs **Four to Ten Years**

LIGHTING UPGRADE

Project Index #: 0120ELE1
Construction \$3,720

The existing building lighting fixtures are older luminescent type and are not energy efficient. If this building would be used for anything other than storage, it is recommended a lighting upgrade be done. This project will upgrade lighting fixtures to T-8 lamps and electronic ballasts resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 08/21/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

LONG TERM NEEDS

Project Index #: 0120LGT1
Construction \$13,950

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance. The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc. This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,500	Project Construction Cost per Square	\$26.53
Priority Class 2:	\$4,500	Total Facility Replacement Construction Cost:	\$279,000
Priority Class 3:	\$17,670	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$24,670	FCNI:	9%

STORAGE & MAINTENANCE OFFICE BUILDING REPORT

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

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$89,070**
Currently Critical **Immediate to Two Years**

CONSTRUCT OCCUPANCY SEPARATION WALLS

Project Index #: 0114SFT3
Construction \$20,000

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

EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 0114SFT2
Construction \$4,000

The exit signs in this building are older types. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

FIRE ALARM SYSTEM INSTALLATION

Project Index #: 0114SFT1
Construction \$6,570

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

Project Index #: 0114SFT4
Construction \$54,750

FIRE SUPPRESSION SYSTEM INSTALLATION

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

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

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

(c) If the building:

(1) Is designated as a B occupancy;

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

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

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

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

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

Project Index #: 0114PLM2
Construction \$3,750

INSTALL 40 GALLON GAS WATER HEATERS

The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$112,660

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0114ELE2
Construction \$77,500

ELECTRICAL UPGRADE

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

Project Index #: 0114ELE1
Construction \$8,760

LIGHTING UPGRADE

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

REPLACE AIR CONDITIONERS WITH EVAPORATIVE COOLERS **Project Index #: 0114HVA1**
Construction \$4,500

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

STONE RE-POINTING **Project Index #: 0114EXT1**
Construction \$21,900

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

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$78,850**
Long-Term Needs Four to Ten Years

LONG TERM NEEDS **Project Index #: 0114LGT1**
Construction \$32,850

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance. The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc. This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

REPLACE DOMESTIC AND WASTE WATER SYSTEMS **Project Index #: 0114PLM1**
Construction \$46,000

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

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$89,070	Project Construction Cost per Square	\$128.12
Priority Class 2:	\$112,660	Total Facility Replacement Construction Cost:	\$548,000
Priority Class 3:	\$78,850	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$280,580	FCNI:	51%

**INVESTIGATION /OLD WARDENS HOUSE
 BUILDING REPORT**

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

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$30,000**
Currently Critical **Immediate to Two Years**

Project Index #: 0113STR1
Construction \$25,000

ARCHITECT ASSESSMENT

The Warden's House was constructed in 1957. Due to its age and historic value, it may be beneficial to have the building investigated and assessment be done by a License Architect firm to identify deficiencies and problems in the building. Future recommendations would be based on this report.

Project Index #: 0113EXT2
Construction \$5,000

DISCONTINUE BUILDING USE

The existing Warden's House is dilapidated and deteriorating. It contains numerous code and safety issues including, but not limited to an upper level exterior door without a deck or stairway, rodent infestation, broken or missing doors and windows, possible asbestos contamination and broken or missing electrical fixtures. This project recommends that the residence be secured by boarding up exterior openings and weather proof the exterior to prevent further damage. The public/personnel should not be allowed to enter or use this building.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$30,000	Project Construction Cost per Square	\$10.42
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,008,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$30,000	FCNI:	3%

**COTTAGE #1 (NSP) LOCATED AT WSCC
BUILDING REPORT**

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

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$7,000**
Currently Critical **Immediate to Two Years**

REPLACE HEATER, INSTALL EVAPORATIVE COOLER **Project Index #: 0112HVA1**
Construction \$4,500

The building is currently used for storage files. It is important to maintain temperature. The heater appears to be original to the building. It is not energy efficient and reached the end of its useful life. There is no air-conditioning or ways of cooling the building. This project would provide funding for the design, purchase and installation of a new HVAC system. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of

SEISMIC GAS SHUT OFF **Project Index #: 0112SFT1**
Construction \$2,500

Agreements reached between the Nevada Risk Management Office and the State of Nevada's Insurance Underwriter require Seismic Gas Shutoff Valves (SGSV's) on all gas services to all State buildings. This project would install a SGSV to the gas line serving the building.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$3,400**
Necessary - Not Yet Critical **Two to Four Years**

LIGHTING UPGRADE **Project Index #: 0112ELE1**
Construction \$3,400

The existing building lighting fixtures are older luminescent type and are not energy efficient. If this building would be used for anything other than storage, it is recommended a lighting upgrade be done. This project will upgrade lighting fixtures to T-8 lamps and electronic ballasts resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 04/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$12,750**
Long-Term Needs **Four to Ten Years**

LONG TERM NEEDS **Project Index #: 0112LGT1**
Construction \$12,750

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance. The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc. This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$7,000	Project Construction Cost per Square	\$27.24
Priority Class 2:	\$3,400	Total Facility Replacement Construction Cost:	\$255,000
Priority Class 3:	\$12,750	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$23,150	FCNI:	9%

HOUSING UNIT 10/GUN POST #5 BUILDING REPORT

Housing Unit 10, also known as a "Hill Unit" is a painted precast concrete structure with a single-ply membrane roof. It contains inmate cells, showers and a central control room all on two levels. Gun Post 5 is on this building which accesses the gun rail running along the south perimeter of the buildings. The facility is in need of fire sprinklers and is not ADA compliant. The building is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$130,075**
Currently Critical **Immediate to Two Years**

EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 0110SFT2
Construction \$5,100

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

EXTERIOR DOOR REPLACEMENT

Project Index #: 0110SEC2
Construction \$7,000

The existing entry door to the housing unit 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 replacement with a new entrance security door including door frame, hardware, security glazing, painting and connections to the security system as required.

This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0110SFT1
Construction \$117,975

This building does not have an automatic fire suppression system. The 2003 IBC Chapter 903.2.5 states that "An automatic sprinkler system shall be provided throughout buildings with a Group I fire area". This building is an I-3 occupancy with sleeping quarters. It must be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$549,160**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 0110EXT2
Construction \$78,650

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

LIGHTING UPGRADE**Project Index #: 0110ELE1
Construction \$27,527**

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

REPLACE AIR HANDLERS / VENTILATION SYSTEM**Project Index #: 0110HVA1
Construction \$196,625**

The air handler and related equipment are original to the building, 1981. They are failing and have reached the end of their expected life. This project recommends replacement of all the air handlers, ventilation equipment and exhaust fans.

This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE CELL DOORS**Project Index #: 0110SEC3
Construction \$192,000**

Housing Unit No. 10 was constructed in 1981. The cell doors are original construction. They are damaged from inmate abuse and constant use and have become a security concern for staff and inmates. This project would provide for the replacement of the cell doors, pull latches and locks. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE FLOORING IN GUN POST #5**Project Index #: 0110INT1
Construction \$1,000**

Attached to the roof of this housing unit is a gun post. The flooring is vinyl composition tile (VCT) and has deteriorated from constant use, weather and the passage of time. This project would provide for new 12x12 VCT to be installed. Removal and disposal of the old, damaged tile is included in this estimate.

REPLACE HOT WATER HOLDING TANK**Project Index #: 0110PLM2
Construction \$3,458**

The 120-gallon hot water holding tank is showing signs of wear and deterioration. It appears this appliance is original to the building and has reached the end of its expected life. This project would provide for the removal and replacement of the hot water holding tank including all required connections to utilities. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE SECURITY GLAZING**Project Index #: 0110SEC1
Construction \$28,000**

This housing unit is a tiered structure. It house inmates on two floors. One entrance door accesses the building. To enter the cellblock, inmates pass through a central assembly area. Four sets of double security doors are used to access the inmate rooms. The glazing in these doors gets broken and damaged frequently and should be replaced with security glazing.

Security glazing is also located in the partition wall between the sally port and the guard station. These windows also experience damage and should be replaced with safety glazing. This project would provide funding for the purchase and installation of safety glazing. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE WATER HEATER

**Project Index #: 0110PLM1
Construction \$3,900**

The average life span of a typical gas/oil or electric water heater is eight to ten years. With the passage of time and constant use, this unit will be reaching the end of its useful life in approximately four to six years. It is recommended that a new natural gas appliance be installed for more efficient use of energy. This estimate includes 100 feet of gas pipe, fittings, couplers, and labor for installation. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE WINDOWS AND DOORS IN GUN POST 5

**Project Index #: 0110EXT1
Construction \$18,000**

The gun post contains two doors and four windows. The seals are broken on several of the windows. Because of the broken seals, condensation occurs and the windows become fogged between the panes of glass. It is difficult to see through this fogging. This is a structure that observes inmates, so it is important that the officer has a clear line of site. A high probability exists that this situation will occur with the remaining windows also.

This project would provide funding for the purchase and installation of new security/safety glazed windows.

The two doors are also showing signs of wear and deterioration. The hardware on one door is damaged from constant use. This project would provide funding for the purchase and installation of new doors and associated hardware.

This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$1,017,794

Long-Term Needs

Four to Ten Years

ELECTRICAL SYSTEM UPGRADE

**Project Index #: 0110ELE2
Construction \$235,950**

This building was constructed before the high demand for new types of electrical devices were needed. As time progressed, the buildings' electrical demand has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building.

This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

LONG TERM NEEDS

**Project Index #: 0110LGT1
Construction \$117,975**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

REPLACE CONTROL PANEL

**Project Index #: 0110SEC4
Construction \$427,919**

The existing control panel appeared to be operating properly but technology has changed, replacement parts are hard to find for performing routine and emergency maintenance and is reaching the end of its useful life. This could be a security issue that should be addressed. This project would provide for the replacement of the control panel including all required connections to the security system and utilities. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE DOMESTIC AND WASTE WATER SYSTEMS

The sanitary wastewater system is showing signs of deterioration, however it was noted that the drains operated adequately. Because of the deterioration, the system is not working to its full potential. Some of the lines are original to the building and are in fair to poor condition. The passage of time and constant heavy use are contributing factors to problems that arise. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. It is recommended the entire wastewater system be replaced.

The domestic water that is supplied to the facility has a high mineral content. This has a detrimental affect on the system. Pipe deterioration is accelerated. Deposits within these pipes restrict water flow as well. It is recommended this system be replaced concurrently with the drain system.

This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

BUILDING INFORMATION:

Gross Area (square feet): 7,865
Year Constructed: 1981
Exterior Finish 1: 100 % Painted Concrete
Exterior Finish 2: %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Precast Concrete and Steel
IBC Construction Type: II-1 HOUR

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$130,075	Project Construction Cost per Square	\$215.77
Priority Class 2:	\$549,160	Total Facility Replacement Construction Cost:	\$2,753,000
Priority Class 3:	\$1,017,794	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$1,697,029	FCNI:	62%

HOUSING UNIT 09 BUILDING REPORT

Housing Unit 9, also known as a "Hill Unit" is a painted precast concrete structure with a single-ply membrane roof. It contains inmate cells, showers and a central control room all on two levels. The facility is in need of fire sprinklers and is not ADA compliant. The building is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$351,125**
Currently Critical **Immediate to Two Years**

EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 0109SFT2
Construction \$5,100

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

EXTERIOR DOOR REPLACEMENT

Project Index #: 0109SEC2
Construction \$7,000

The existing entry door to the housing unit 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 replacement with a new entrance security door including door frame, hardware, security glazing, painting and connections to the security system as required.

This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0109SFT1
Construction \$195,025

This building does not have an automatic fire suppression system. The 2003 IBC Chapter 903.2.5 states that "An automatic sprinkler system shall be provided throughout buildings with a Group I fire area". This building is an I-3 occupancy with sleeping quarters. It must be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE WATERCLOSETS AND LAVATORIES

Project Index #: 0109PLM3
Construction \$144,000

The existing lavatories and water closets in this housing unit are made of vitreous china. These types of fixtures are damaged and broken frequently; weapons can be made from the broken pieces, which creates a security risk. Stainless steel units are more durable and are recommended to be installed. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical

Total Construction Cost for Priority 2 Projects: \$981,570
Two to Four Years

ELECTRICAL UPGRADE

Project Index #: 0109ELE2
Construction \$234,030

This building was constructed before the high demand for new types of electrical devices were needed. As time progressed, the buildings' electrical demand has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

LIGHTING UPGRADE

Project Index #: 0109ELE1
Construction \$27,303

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

REPLACE AIR HANDLERS / VENTILATION SYSTEM

Project Index #: 0109HVA1
Construction \$195,025

The air handler and related equipment are original to the building, 1981. They are failing and have reached the end of their expected life. This project recommends replacement of all the air handlers, ventilation equipment and exhaust fans.

This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE CONTROL PANEL

Project Index #: 0109SEC4
Construction \$493,754

The existing control panel appeared to be operating properly but technology has changed, replacement parts are hard to find for performing routine and emergency maintenance and is reaching the end of its useful life. This could be a security issue that should be addressed. This project would provide for the replacement of the control panel including all required connections to the security system and utilities. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE HOT WATER HOLDING TANK

Project Index #: 0109PLM2
Construction \$3,458

The 120-gallon hot water holding tank is showing signs of wear and deterioration. It appears this appliance is original to the building and has reached the end of its expected life. This project would provide for the removal and replacement of the hot water holding tank including all required connections to utilities. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE SECURITY GLAZING

Project Index #: 0109SEC1
Construction \$28,000

This housing unit is a tiered structure. It house inmates on two floors. One entrance door accesses the building. To enter the cellblock, inmates pass through a central assembly area. Four sets of double security doors are used to access the inmate rooms. The glazing in these doors gets broken and damaged frequently and should be replaced with security glazing.

Security glazing is also located in the partition wall between the sally port and the guard station. These windows also experience damage and should be replaced with safety glazing. This project would provide funding for the purchase and installation of safety glazing. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs

Total Construction Cost for Priority 3 Projects: \$432,955
Four to Ten Years

EXTERIOR FINISHES

Project Index #: 0109EXT1
Construction \$78,010

It is important to maintain the finish, weather resistance and appearance of the building. The exterior paint is peeling; the caulking around the windows, flashing, fixtures and other penetrations is failing. This project would provide funding for the painting of the exterior of the building. Including in the cost is the sanding, priming, filling in the crack, caulking of the windows, flashing, fixtures and all other penetrations. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

LONG TERM NEEDS

Project Index #: 0109LGT1
Construction \$117,015

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance. The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc. This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

REPLACE DOMESTIC AND WASTE WATER SYSTEMS

Project Index #: 0109PLM4
Construction \$234,030

The sanitary wastewater system is showing signs of deterioration, however it was noted that the drains operated adequately. Because of the deterioration, the system is not working to its full potential. Some of the lines are original to the building and are in fair to poor condition. The passage of time and constant heavy use are contributing factors to problems that arise. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. It is recommended the entire wastewater system be replaced. The domestic water that is supplied to the facility has a high mineral content. This has a detrimental affect on the system. Pipe deterioration is accelerated. Deposits within these pipes restrict water flow as well. It is recommended this system be replaced concurrently with the drain system. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE WATER HEATER

Project Index #: 0109PLM1
Construction \$3,900

The average life span of a typical gas/oil or electric water heater is eight to ten years. With the passage of time and constant use, this unit will be reaching the end of its useful life in approximately six to ten years. It is recommended that a new natural gas appliance be installed for more efficient use of energy. This estimate includes 100 feet of gas pipe, fittings, couplers, and labor for installation. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$351,125	Project Construction Cost per Square	\$226.34
Priority Class 2:	\$981,570	Total Facility Replacement Construction Cost:	\$2,730,000
Priority Class 3:	\$432,955	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$1,765,650	FCNI:	65%

HOUSING UNIT 08 BUILDING REPORT

Housing Unit 8, also known as a "Hill Unit" is a painted precast concrete structure with a single-ply membrane roof. It contains inmate cells, showers and a central control room all on two levels. The facility is in need of fire sprinklers and is not ADA compliant. The building is in fair shape.

PRIORITY CLASS 1 PROJECTS Total Construction Cost for Priority 1 Projects: \$351,125
Currently Critical Immediate to Two Years

EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 0108SFT2
Construction \$5,100

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

EXTERIOR DOOR REPLACEMENT

Project Index #: 0108SEC2
Construction \$7,000

The existing entry door to the housing unit 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 replacement with a new entrance security door including door frame, hardware, security glazing, painting and connections to the security system as required.

This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0108SFT1
Construction \$195,025

This building does not have an automatic fire suppression system. The 2003 IBC Chapter 903.2.5 states that "An automatic sprinkler system shall be provided throughout buildings with a Group I fire area". This building is an I-3 occupancy with sleeping quarters. It must be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE WATERCLOSETS AND LAVATORIES

Project Index #: 0108PLM3
Construction \$144,000

The existing lavatories and water closets in this housing unit are made of vitreous china. These types of fixtures are damaged and broken frequently; weapons can be made from the broken pieces, which creates a security risk. Stainless steel units are more durable and are recommended to be installed. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical

Total Construction Cost for Priority 2 Projects: \$1,107,777
Two to Four Years

ELECTRICAL UPGRADE

Project Index #: 0108ELE2
Construction \$234,030

This building was constructed before the high demand for new types of electrical devices were needed. As time progressed, the buildings' electrical demand has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

LIGHTING UPGRADE

Project Index #: 0108ELE1
Construction \$27,303

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

REPLACE AIR HANDLERS / VENTILATION SYSTEM

Project Index #: 0108HVA1
Construction \$195,025

The air handler and related equipment are original to the building, 1981. They are failing and have reached the end of their expected life. This project recommends replacement of all the air handlers, ventilation equipment and exhaust fans.

This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE CELL DOORS

Project Index #: 0108SEC3
Construction \$192,000

Housing Unit No. 10 was constructed in 1981. The cell doors are original construction. They are damaged from inmate abuse and constant use and have become a security concern for staff and inmates. This project would provide for the replacement of the cell doors, pull latches and locks. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE CONTROL PANEL

Project Index #: 0108SEC4
Construction \$427,919

The existing control panel appeared to be operating properly but technology has changed, replacement parts are hard to find for performing routine and emergency maintenance and is reaching the end of its useful life. This could be a security issue that should be addressed. This project would provide for the replacement of the control panel including all required connections to the security system and utilities. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE HOT WATER HOLDING TANK

Project Index #: 0108PLM2
Construction \$3,500

The 120-gallon hot water holding tank is showing signs of wear and deterioration. It appears this appliance is original to the building and has reached the end of its expected life. This project would provide for the removal and replacement of the hot water holding tank including all required connections to utilities. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

Project Index #: 0108SEC1
Construction \$28,000

REPLACE SECURITY GLAZING

This housing unit is a tiered structure. It house inmates on two floors. One entrance door accesses the building. To enter the cellblock, inmates pass through a central assembly area. Four sets of double security doors are used to access the inmate rooms. The glazing in these doors gets broken and damaged frequently and should be replaced with security glazing.

Security glazing is also located in the partition wall between the sally port and the guard station. These windows also experience damage and should be replaced with safety glazing. This project would provide funding for the purchase and installation of safety glazing. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs

Total Construction Cost for Priority 3 Projects: \$432,955

Four to Ten Years

Project Index #: 0108EXT1
Construction \$78,010

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. The exterior paint is peeling; the caulking around the windows, flashing, fixtures and other penetrations is failing. This project would provide funding for the painting of the exterior of the building. Including in the cost is the sanding, priming, filling in the crack, caulking of the windows, flashing, fixtures and all other penetrations. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

Project Index #: 0108LGT1
Construction \$117,015

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

Project Index #: 0108PLM4
Construction \$234,030

REPLACE DOMESTIC WATER AND SANITARY WASTEWATER

The sanitary wastewater system is showing signs of deterioration, however it was noted that the drains operated adequately. Because of the deterioration, the system is not working to its full potential. Some of the lines are original to the building and are in fair to poor condition. The passage of time and constant heavy use are contributing factors to problems that arise. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. It is recommended the entire wastewater system be replaced.

The domestic water that is supplied to the facility has a high mineral content. This has a detrimental affect on the system. Pipe deterioration is accelerated. Deposits within these pipes restrict water flow as well. It is recommended this system be replaced concurrently with the drain system.

This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

**Project Index #: 0108PLM1
Construction \$3,900**

REPLACE WATER HEATER

The average life span of a typical gas/oil or electric water heater is eight to ten years. With the passage of time and constant use, this unit will be reaching the end of its useful life in approximately six to ten years. It is recommended that a new natural gas appliance be installed for more efficient use of energy. This estimate includes 100 feet of gas pipe, fittings, couplers, and labor for installation. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$351,125	Project Construction Cost per Square	\$242.51
Priority Class 2:	\$1,107,777	Total Facility Replacement Construction Cost:	\$2,730,000
Priority Class 3:	\$432,955	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$1,891,857	FCNI:	69%

HOUSING UNIT 07 BUILDING REPORT

Housing Unit 7, also known as a "Hill Unit" is a painted precast concrete structure with a single-ply membrane roof. It contains inmate cells, showers and a central control room all on two levels. The facility is in need of fire sprinklers and is not ADA compliant. The building is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$351,125**
Currently Critical **Immediate to Two Years**

EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 0107SFT2
Construction \$5,100

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

EXTERIOR DOOR REPLACEMENT

Project Index #: 0107SEC2
Construction \$7,000

The existing entry door to the housing unit 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 replacement with a new entrance security door including door frame, hardware, security glazing, painting and connections to the security system as required. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0107SFT1
Construction \$195,025

This building does not have an automatic fire suppression system. The 2003 IBC Chapter 903.2.5 states that "An automatic sprinkler system shall be provided throughout buildings with a Group I fire area". This building is an I-3 occupancy with sleeping quarters. It must be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE WATERCLOSETS AND LAVATORIES

Project Index #: 0107PLM3
Construction \$144,000

The existing lavatories and water closets in this housing unit are made of vitreous china. These types of fixtures are damaged and broken frequently; weapons can be made from the broken pieces, which creates a security risk. Stainless steel units are more durable and are recommended to be installed. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical

Total Construction Cost for Priority 2 Projects: \$1,107,777
Two to Four Years

ELECTRICAL SYSTEM UPGRADE

Project Index #: 0107ELE2
Construction \$234,030

This building was constructed before the high demand for new types of electrical devices were needed. As time progressed, the buildings' electrical demand has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

LIGHTING UPGRADE

Project Index #: 0107ELE1
Construction \$27,303

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

REPLACE AIR HANDLERS / VENTILATION SYSTEM

Project Index #: 0107HVA1
Construction \$195,025

The air handler and related equipment are original to the building, 1981. They are failing and have reached the end of their expected life. This project recommends replacement of all the air handlers, ventilation equipment and exhaust fans.

This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE CELL DOORS

Project Index #: 0107SEC3
Construction \$192,000

Housing Unit No. 7 was constructed in 1981. The cell doors are original construction. They are damaged from inmate abuse and constant use and have become a security concern for staff and inmates. This project would provide for the replacement of the cell doors, pull latches and locks. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE CONTROL PANEL

Project Index #: 0107SEC4
Construction \$427,919

The existing control panel appeared to be operating properly but technology has changed, replacement parts are hard to find for performing routine and emergency maintenance and is reaching the end of its useful life. This could be a security issue that should be addressed. This project would provide for the replacement of the control panel including all required connections to the security system and utilities. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE HOT WATER HOLDING TANK

Project Index #: 0107PLM2
Construction \$3,500

The 120-gallon hot water holding tank is showing signs of wear and deterioration. It appears this appliance is original to the building and has reached the end of its expected life. This project would provide for the removal and replacement of the hot water holding tank including all required connections to utilities. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

Project Index #: 0107SEC1
Construction \$28,000

REPLACE SECURITY GLAZING

This housing unit is a tiered structure. It house inmates on two floors. One entrance door accesses the building. To enter the cellblock, inmates pass through a central assembly area. Four sets of double security doors are used to access the inmate rooms. The glazing in these doors gets broken and damaged frequently and should be replaced with security glazing.

Security glazing is also located in the partition wall between the sally port and the guard station. These windows also experience damage and should be replaced with safety glazing. This project would provide funding for the purchase and installation of safety glazing. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$432,955

Long-Term Needs

Four to Ten Years

Project Index #: 0107EXT1
Construction \$78,010

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. The exterior paint is peeling; the caulking around the windows, flashing, fixtures and other penetrations is failing. This project would provide funding for the painting of the exterior of the building. Including in the cost is the sanding, priming, filling in the crack, caulking of the windows, flashing, fixtures and all other penetrations. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

Project Index #: 0107LGT1
Construction \$117,015

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

Project Index #: 0107PLM4
Construction \$234,030

REPLACE DOMESTIC AND WASTE WATER SYSTEMS

The sanitary wastewater system is showing signs of deterioration, however it was noted that the drains operated adequately. Because of the deterioration, the system is not working to its full potential. Some of the lines are original to the building and are in fair to poor condition. The passage of time and constant heavy use are contributing factors to problems that arise. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. It is recommended the entire wastewater system be replaced.

The domestic water that is supplied to the facility has a high mineral content. This has a detrimental affect on the system. Pipe deterioration is accelerated. Deposits within these pipes restrict water flow as well. It is recommended this system be replaced concurrently with the drain system.

This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE WATER HEATER

The average life span of a typical gas/oil or electric water heater is eight to ten years. With the passage of time and constant use, this unit will be reaching the end of its useful life in approximately six to ten years. It is recommended that a new natural gas appliance be installed for more efficient use of energy. This estimate includes 100 feet of gas pipe, fittings, couplers, and labor for installation. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$351,125	Project Construction Cost per Square	\$242.51
Priority Class 2:	\$1,107,777	Total Facility Replacement Construction Cost:	\$2,730,000
Priority Class 3:	\$432,955	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$1,891,857	FCNI:	69%

HOUSING UNIT 06 BUILDING REPORT

Housing Unit 6, also known as a "Hill Unit" is a painted precast concrete structure with a single-ply membrane roof. It contains inmate cells, showers and a central control room all on two levels. The facility is in need of fire sprinklers and is not ADA compliant. The building is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$129,115**
Currently Critical **Immediate to Two Years**

EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 0106SFT2
Construction \$5,100

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

EXTERIOR DOOR REPLACEMENT

Project Index #: 0106SEC2
Construction \$7,000

The existing entry door to the housing unit 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 replacement with a new entrance security door including door frame, hardware, security glazing, painting and connections to the security system as required.

This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0106SFT1
Construction \$117,015

This building does not have an automatic fire suppression system. The 2003 IBC Chapter 903.2.5 states that "An automatic sprinkler system shall be provided throughout buildings with a Group I fire area". This building is an I-3 occupancy with sleeping quarters. It must be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$1,107,777**
Necessary - Not Yet Critical **Two to Four Years**

ELECTRICAL UPGRADE

Project Index #: 0106ELE2
Construction \$234,030

This building was constructed before the high demand for new types of electrical devices were needed. As time progressed, the buildings' electrical demand has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

LIGHTING UPGRADE **Project Index #: 0106ELE1**
Construction \$27,303

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

REPLACE AIR HANDLERS / VENTILATION SYSTEM **Project Index #: 0106HVA1**
Construction \$195,025

The air handler and related equipment are original to the building, 1981. They are failing and have reached the end of their expected life. This project recommends replacement of all the air handlers, ventilation equipment and exhaust fans.

This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE CELL DOORS **Project Index #: 0106SEC3**
Construction \$192,000

Housing Unit No. 6 was constructed in 1981. The cell doors are original construction. They are damaged from inmate abuse and constant use and have become a security concern for staff and inmates. This project would provide for the replacement of the cell doors, pull latches and locks. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE CONTROL PANEL **Project Index #: 0106SEC4**
Construction \$427,919

The existing control panel appeared to be operating properly but technology has changed, replacement parts are hard to find for performing routine and emergency maintenance and is reaching the end of its useful life. This could be a security issue that should be addressed. This project would provide for the replacement of the control panel including all required connections to the security system and utilities. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE HOT WATER HOLDING TANK **Project Index #: 0106PLM2**
Construction \$3,500

The 120-gallon hot water holding tank is showing signs of wear and deterioration. It appears this appliance is original to the building and has reached the end of its expected life. This project would provide for the removal and replacement of the hot water holding tank including all required connections to utilities. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE SECURITY GLAZING **Project Index #: 0106SEC1**
Construction \$28,000

This housing unit is a tiered structure. It house inmates on two floors. One entrance door accesses the building. To enter the cellblock, inmates pass through a central assembly area. Four sets of double security doors are used to access the inmate rooms. The glazing in these doors gets broken and damaged frequently and should be replaced with security glazing.

Security glazing is also located in the partition wall between the sally port and the guard station. These windows also experience damage and should be replaced with safety glazing. This project would provide funding for the purchase and installation of safety glazing. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs

Total Construction Cost for Priority 3 Projects: \$432,955
Four to Ten Years

EXTERIOR FINISHES

Project Index #: 0106EXT1
Construction \$78,010

It is important to maintain the finish, weather resistance and appearance of the building. The exterior paint is peeling; the caulking around the windows, flashing, fixtures and other penetrations is failing. This project would provide funding for the painting of the exterior of the building. Including in the cost is the sanding, priming, filling in the crack, caulking of the windows, flashing, fixtures and all other penetrations. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

LONG TERM NEEDS

Project Index #: 0106LGT1
Construction \$117,015

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

REPLACE DOMESTIC AND WASTE WATER SYSTEMS

Project Index #: 0106PLM4
Construction \$234,030

The sanitary wastewater system is showing signs of deterioration, however it was noted that the drains operated adequately. Because of the deterioration, the system is not working to its full potential. Some of the lines are original to the building and are in fair to poor condition. The passage of time and constant heavy use are contributing factors to problems that arise. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. It is recommended the entire wastewater system be replaced.

The domestic water that is supplied to the facility has a high mineral content. This has a detrimental affect on the system. Pipe deterioration is accelerated. Deposits within these pipes restrict water flow as well. It is recommended this system be replaced concurrently with the drain system.

This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE WATER HEATER

Project Index #: 0106PLM1
Construction \$3,900

The average life span of a typical gas/oil or electric water heater is eight to ten years. With the passage of time and constant use, this unit will be reaching the end of its useful life in approximately four to six years. It is recommended that a new natural gas appliance be installed for more efficient use of energy. This estimate includes 100 feet of gas pipe, fittings, couplers, and labor for installation. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$129,115	Project Construction Cost per Square	\$214.06
Priority Class 2:	\$1,107,777	Total Facility Replacement Construction Cost:	\$2,730,000
Priority Class 3:	\$432,955	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$1,669,847	FCNI:	61%

HOUSING UNIT 12 BUILDING REPORT

Housing Unit 12, also known as a "Hill Unit" is a painted precast concrete structure with a single-ply membrane roof. It contains inmate cells, showers and a central control room all on two levels. This housing unit has fire sprinklers but the system is old. The building is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,100**
Currently Critical **Immediate to Two Years**

EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 0105SFT1
Construction \$5,100

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$726,988**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 0105EXT2
Construction \$79,310

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

LIGHTING UPGRADE

Project Index #: 0105ELE1
Construction \$27,759

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE CELL DOORS

Project Index #: 0105SEC1
Construction \$192,000

Housing Unit No. 12 was constructed in 1981. The cell doors are original construction. They are damaged from inmate abuse and constant use and have become a security concern for staff and inmates. This project would provide for the replacement of the cell doors, pull latches and locks. This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE CONTROL PANEL

**Project Index #: 0105SEC4
Construction \$427,919**

The existing control panel appeared to be operating properly but technology has changed, replacement parts are hard to find for performing routine and emergency maintenance and is reaching the end of its useful life. This could be a security issue that should be addressed. This project would provide for the replacement of the control panel including all required connections to the security system and utilities. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$356,895

Long-Term Needs Four to Ten Years

LONG TERM NEEDS

**Project Index #: 0105LGT1
Construction \$118,965**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

REPLACE DOMESTIC AND WASTE WATER SYSTEMS

**Project Index #: 0105PLM2
Construction \$237,930**

The sanitary wastewater system is showing signs of deterioration, however it was noted that the drains operated adequately. Because of the deterioration, the system is not working to its full potential. Some of the lines are original to the building and are in fair to poor condition. The passage of time and constant heavy use are contributing factors to problems that arise. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. It is recommended the entire wastewater system be replaced.

The domestic water that is supplied to the facility has a high mineral content. This has a detrimental affect on the system. Pipe deterioration is accelerated. Deposits within these pipes restrict water flow as well. It is recommended this system be replaced concurrently with the drain system.

This project or a portion there of was previously recommended in the FCA report dated 09/17/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,100	Project Construction Cost per Square	\$137.31
Priority Class 2:	\$726,988	Total Facility Replacement Construction Cost:	\$2,776,000
Priority Class 3:	\$356,895	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$1,088,983	FCNI:	39%

**CULINARY/DINING HALL
BUILDING REPORT**

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

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$15,000**
Currently Critical **Immediate to Two Years**

ELECTRICAL ENGINEER STUDY

Project Index #: 0103SFT3
Construction \$3,000

When an electrical power failure occurs, someone has to go outside and manually activate the back-up generator switching gear to supply electrical power to the building. This causes a safety concern for staff and inmates during power outages. This project would provide for an investigation and assessment to be performed by a Licensed Electrical Engineer to assess the existing equipment and generator. Future projects may result from the findings in

EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 0103SFT1
Construction \$3,200

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways. This project or a portion there of was previously recommended in the FCA report dated 09/08/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPAIR WALLS IN DISHWASHING AREA

Project Index #: 0103INT3
Construction \$8,800

The dishwashing area has a large room where carts and other large items are washed. The walls are CMU and the ceiling is gypsum board. This room is severely damage and deteriorating from moisture and water overspray. This project would provide for the installation of fiberglass reinforced panels (FRP) on the walls, and an epoxy based paint on the ceiling. Prior to painting all damaged surfaces should be repaired and prepped for paint as required.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$240,279**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 0103EXT1
Construction \$113,340

It is important to maintain the finish, weather resistance and appearance of the building. The exterior finishes are faded and damaged to a point where the concrete is showing wear and deterioration. This project would provide funding for the exterior building envelope other than the roof, including painting, staining, or other applied finishes and caulking around windows, flashing, fixtures and other penetrations. The exterior of the building should be painted in the next two years. This project or a portion there of was previously recommended in the FCA report dated 09/08/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

INTERIOR FINISHES **Project Index #: 0103INT1**
Construction \$56,670

The interior finishes are in poor condition from age and abuse. Most cyclical maintenance programs for applied finishes typically recommend repainting every 6 to 7 years. This project would provide for painting the interior of the building. Prior to painting all damaged surfaces should be repaired and prepped. An epoxy based paint should be utilized in all wet areas for sanitary as well as durability reasons. The interior of this building should be painted in the next two years. This project or a portion there of was previously recommended in the FCA report dated 09/08/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of

LIGHTING UPGRADE **Project Index #: 0103ELE1**
Construction \$39,669

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 09/08/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

RESEAL FLOORING IN DINING ROOM **Project Index #: 0103INT2**
Construction \$30,600

The flooring system in the dining area needs to be resealed. A significant amount of foot traffic goes though this building daily and deterioration is occurring. It is showing signs of wear from constant use. This project would provide for the floor to be ground, patched and resealed with an epoxy resin for ongoing upkeep and maintenance. This project or a portion there of was previously recommended in the FCA report dated 09/08/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$170,010**
Long-Term Needs **Four to Ten Years**

LONG TERM NEEDS **Project Index #: 0103LGT1**
Construction \$170,010

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance. The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc. This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$15,000	Project Construction Cost per Square	\$37.52
Priority Class 2:	\$240,279	Total Facility Replacement Construction Cost:	\$3,967,000
Priority Class 3:	\$170,010	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$425,289	FCNI:	11%

**WATER TANK STORAGE
 BUILDING REPORT**

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

PRIORITY CLASS 1 PROJECTS Total Construction Cost for Priority 1 Projects: **\$33,750**
Currently Critical Immediate to Two Years

Project Index #: 0101EXT2
Construction \$23,750

DEMOLISH WATER TANK

The existing water tank is not used for water storage, but it is used for maintenance storage. This was a quick remedy for needed storage space. This building contains numerous code and safety issues including but limit to rodent infestation and improper ventilation. The building is dilapidated and deteriorating and has reached the end of its useful like. This project would provide funding for the demolition of the building.

Project Index #: 0101EXT1
Construction \$10,000

REMOVE/REPLACE WATER TANK STORAGE

The water tank structure is no longer used to store water for the prison. It has been converted into a storage facility for maintenance. During the survey it was noted that the building is infested with rodents and fecies and is a health hazard for humans. This project would provide for the removal of the water tank storage structure.

BUILDING INFORMATION:

Gross Area (square feet): 2,375
 Year Constructed: 1988
 Exterior Finish 1: 100 % Painted Steel
 Exterior Finish 2: %
 Number of Levels (Floors): 1 Basement? No
 IBC Occupancy Type 1: 100 % U-2
 IBC Occupancy Type 2: %
 Construction Type: Steel Water Tank
 IBC Construction Type: III-N

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$33,750	Project Construction Cost per Square	\$14.21
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$150,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$63
Grand Total:	\$33,750	FCNI:	23%

BOILER PLANT BUILDING REPORT

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

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$8,155**
Currently Critical **Immediate to Two Years**

EXIT SIGN & EGRESS LIGHTING INSTALLATION **Project Index #: 0099SFT1**
Construction \$1,600

The exit signs in this building are older types or missing altogether. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways. This project or a portion there of was previously recommended in the FCA report dated 09/09/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE CONCRETE STEPS **Project Index #: 0099EXT3**
Construction \$3,555

The IBC 2003 section 1008.1.5 requires landings shall have a width not less than the width of the stairway or the door, which is the greater. The landing and stairs are broken or no longer exist. This situation could create a slip and fall hazard. This project would provide funding for the removal of the existing concrete, and the installation of a concrete landing, stairs and handrail as required. This project or a portion there of was previously recommended in the FCA report dated 09/09/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

SEISMIC GAS SHUT OFF VALVE **Project Index #: 0099SFT2**
Construction \$3,000

Agreements reached between the Nevada Risk Management Office and the State of Nevada's Insurance Underwriter require Seismic Gas Shutoff Valves (SGSV's) on all gas services to all State buildings. This project would install a SGSV to the gas line serving the building.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$9,408**
Necessary - Not Yet Critical **Two to Four Years**

LIGHTING UPGRADE **Project Index #: 0099ELE1**
Construction \$9,408

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 09/09/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

PRIORITY CLASS 3 PROJECTS
Long-Term Needs

Total Construction Cost for Priority 3 Projects: \$40,320
Four to Ten Years

Project Index #: 0099LGT1
Construction \$40,320

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance. The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc. This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

Gross Area (square feet): 2,688
Year Constructed: 1958
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % F-1
IBC Occupancy Type 2: %
Construction Type: Precast Concrete and Steel
IBC Construction Type: II-1 HOUR

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$8,155	Project Construction Cost per Square	\$21.53
Priority Class 2:	\$9,408	Total Facility Replacement Construction Cost:	\$941,000
Priority Class 3:	\$40,320	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$57,883	FCNI:	6%

BOOK BINDERY BUILDING REPORT

The Book Bindery is a prefabricated insulated structural steel building with metal siding and roof. There is a mezzanine used for storage and printing accesses by a metal stairway. The facility is not ADA compliant and is lacking fire sprinklers. The structure is in fair to good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$24,742**
Currently Critical **Immediate to Two Years**

EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 0098SFT2
Construction \$3,400

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

FIRE ALARM SYSTEM INSTALLATION

Project Index #: 0098SFT3
Construction \$10,342

This building is equipped with an automatic fire detection and alarm system, but the system is antiquated. It is recommended that the fire detection and alarm system be upgraded. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 1998 Section 7. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

INSTALL LEVER ACTION DOOR HARDWARE

Project Index #: 0098ADA1
Construction \$7,500

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

STRUCTURAL ASSESSMENT

Project Index #: 0098INT2
Construction \$3,500

An upper level storage mezzanine has been constructed inside of the Bindery Building. The 2003 IBC has a minimum requirement of 125p.s.f. for light storage in non-residential spaces. There is no record of a CIP project or structural plans for this construction and could be a potential safety issue due to collapse. This project recommends that a licensed engineer perform a structural investigation to assess the load carrying capacity of this area. Future projects would be based on this report. This project was listed as "BEAM INSTALLATION" was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$14,480**
Necessary - Not Yet Critical **Two to Four Years**

LIGHTING UPGRADE **Project Index #: 0098ELE1**
Construction \$14,480

Existing building lighting fixtures, T-12s, are older fluorescent types and are not energy efficient. This project will upgrade lighting fixtures to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$62,055**
Long-Term Needs **Four to Ten Years**

LONG TERM NEEDS **Project Index #: 0098LGT1**
Construction \$62,055

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance. The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc. This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$24,742	Project Construction Cost per Square	\$24.48
Priority Class 2:	\$14,480	Total Facility Replacement Construction Cost:	\$1,138,000
Priority Class 3:	\$62,055	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$101,277	FCNI:	9%

GYMNASIUM BUILDING REPORT

The Gymnasium is an insulated prefabricated steel structure with metal siding and roof. The interior contains restrooms with showers, a couple of offices and storage areas and a large activity area with a concrete floor. The facility does not have fire sprinklers and is not ADA compliant. The overall shape is fair to good.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$59,050**
Currently Critical **Immediate to Two Years**

ACCESSIBLE ENTRANCE RAMP

Project Index #: 0096ADA2
Construction \$35,000

The gymnasium is lacking an accessible entrance into the building. The building is used to allow inmates to play basketball, table tennis and lift weights. This building is required to have an accessible entrance per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible ramp to access the building. The ramp must comply with ICC/ANSI A117.1 - 1998 Chapter 4 and 2003 IBC Chapter 11.

ADA PROJECTS

Project Index #: 0096ADA1
Construction \$20,000

Restrooms are present in this building. They do not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with ICC/ANSI A117.1-1992 Sections 603 - 604 and 1997 IBC Chapter 11. Given the current configuration of the restroom, the work will include the installation of a new water closet, a urinal, sink, and stall; grab bars, faucets, and hardware. Typical of one restroom

EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 0096SFT1
Construction \$4,050

The exit signs in this building are older types or do not exist. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$37,730**
Necessary - Not Yet Critical **Two to Four Years**

LIGHTING UPGRADE

Project Index #: 0096ELE1
Construction \$27,930

Existing building lighting fixtures in the rooms adjacent to the gymnasium are T-12s, and are older fluorescent types and are not energy efficient. The existing lighting in the gymnasium is provided by high bay metal halide type fixtures. This project will upgrade the lighting fixtures in the area adjacent to the gymnasium to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. It is recommended that the metal-halide lights be replaced with high pressure sodium lights. These types of lights will provide better illumination and energy savings. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

RESEAL FLOORING

**Project Index #: 0096INT2
Construction \$9,800**

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

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$119,700

Long-Term Needs

Four to Ten Years

LONG TERM NEEDS

**Project Index #: 0096LGT1
Construction \$119,700**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

**Gross Area (square feet): 7,980
Year Constructed: 1976
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % A-3
IBC Occupancy Type 2: %
Construction Type: Prefabricated Steel Structure
IBC Construction Type: II-1 HOUR**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$59,050	Project Construction Cost per Square	\$27.13
Priority Class 2:	\$37,730	Total Facility Replacement Construction Cost:	\$2,394,000
Priority Class 3:	\$119,700	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$216,480	FCNI:	9%

INDUSTRIAL/LICENSE PLATE FACTORY BUILDING REPORT

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

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$3,700**
Currently Critical **Immediate to Two Years**

EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 0095SFT1
Construction \$2,700

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE EXHAUST FANS IN SCREENING ROOM

Project Index #: 0095HVA2
Construction \$1,000

There are two exhaust fans in the silk screening room to remove fumes. The fans are noisy, and have reached the end of their expected service life. This project would provide funding for the replacement of the exhaust fans. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$67,167**
Necessary - Not Yet Critical **Two to Four Years**

LIGHTING UPGRADE

Project Index #: 0095ELE1
Construction \$26,117

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 09/08/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

REPLACE EVAPORATIVE COOLERS

Project Index #: 0095HVA1
Construction \$10,800

There are currently four evaporative coolers mounted on the side of the building. They are severely scaled and have reached the end of their serviceable life. This project would provide for four new evaporative coolers to be installed. Project includes removal and disposal of the old coolers and utility connections to the new units. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

REPLACE WINDOWS

Project Index #: 0095EXT3
Construction \$30,250

The windows are single pane, open inward which protrudes into the isles and are original to the building. Some of the units have several cracks, seals are broken, are difficult to operate and they have reached the end of their useful life. This project would provide funding to replace the window units with new double pane energy efficient units.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs

Total Construction Cost for Priority 3 Projects: \$115,430
Four to Ten Years

LONG TERM NEEDS

Project Index #: 0095LGT1
Construction \$111,930

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance. The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc. This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

REPLACE WATER HEATER

Project Index #: 0095PLM1
Construction \$3,500

The water heater tank is showing signs of wear and deterioration and is not seismic anchored. It appears this appliance is original to the building. This project would provide funding for the purchase and installation of a new natural gas unit and seismic anchoring. This project or a portion there of was previously recommended in the FCA report dated 09/15/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$3,700	Project Construction Cost per Square	\$24.97
Priority Class 2:	\$67,167	Total Facility Replacement Construction Cost:	\$2,239,000
Priority Class 3:	\$115,430	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$186,297	FCNI:	8%

**ADMIN/EDUC/LIB/MAT FACTORY/CELL BLOCKS
BUILDING REPORT**

The Nevada State Prison, located in Carson City, Nevada is one of the oldest prisons still in operation in the United States. Established in 1862 when the Nevada Legislature purchased the Warm Springs Hotel and 20 acres of land. Nevada State Prison (NSP) has been in continuous operation since this time. Although inmates under the sentence of death are incarcerated at the Ely State Prison, executions are still conducted in this building. The building houses cell blocks for approximately 300 inmates, administrative services, visitation, education and law library, laundry, infirmary, mattress factory and the canteen are also part of this building. Original building built in 1868. Cell Block A 1919, Cell Block B 1950s. Revisited on 2/7/2006 and updated to reflect today's codes and costs. This report addresses the building only.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$9,880,182**
Currently Critical **Immediate to Two Years**

ADA RESTROOM REMODEL **Project Index #: 0094ADA1**
Construction \$26,000

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

CELL BLOCK LIGHTING CONTROL SYSTEM **Project Index #: 0094ELE3**
Construction \$42,000

The lights for the cell blocks are controlled in the hallway by switches. The maintenance staff has installed lock boxes to protect them from inmate abuse. However the inmates have broken all of the lighting controls. This is a safety issue as the correctional officers need to be able to control the lighting. This project would provide for the design, purchase and installation of a lighting control unit to be located in the correctional offices room. This project should be coordinated with the electrical system upgrade project which may reduce the cost estimate if done

ENVIRONMENTAL SURVEY **Project Index #: 0094ENV0**
Construction \$15,000

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Not included in the previous testing was lead paint and other possible environmental hazards. This project would provide funding to complete a building survey of potential environmental hazards located inside the building. Future projects and their associated costs that may arise from the results of the survey are not included in this estimate.

EXIT SIGN & EGRESS LIGHTING UPGRADE **Project Index #: 0094SFT2**
Construction \$159,377

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways. This project or a portion thereof was previously recommended in the FCA report dated 02/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006.

FIRE ALARM SYSTEM UPGRADE **Project Index #: 0094SFT3**
Construction \$531,255

This building is equipped with an automatic fire detection and alarm system, but the system is antiquated. It is recommended that the fire detection and alarm system be upgraded. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements. This project should be coordinated with the fire sprinkler upgrade project. This project or a portion there of was previously recommended in the FCA report dated 02/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006.

FIRE SPRINKLER INSTALLATION UPGRADE **Project Index #: 0094SFT1**
Construction \$2,125,020

The administration offices, visiting area, education, laundry, infirmary, mattress factory, housing units, and canteen are located in this building. Most of the building does not have fire sprinklers. Sprinklers should be installed in the rest of the building and the existing system be upgraded where necessary. This project or a portion there of was previously recommended in the FCA report dated 02/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006.

INSTALL SECOND MEANS OF EGRESS IN VISITORS CENTER **Project Index #: 0094SFT4**
Construction \$35,000

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

INTERCOM SYSTEM INSTALLATION **Project Index #: 0094SEC3**
Construction \$250,000

There is no intercom system for this building. This is a large facility with numerous rooms and support offices as well as cell blocks spread out over 100 thousand square feet and 4 stories and communications are minimal at best. This project would provide for an intercom communication system that would work in concert with the other recommended security system upgrade projects.

REPLACE CELL DOOR OPENERS **Project Index #: 0094SEC1**
Construction \$1,269,000

A problem exists with the automatic door opener to the cells. It is believed this system is the original equipment. Repairs to this opener are difficult because replacement parts are not being manufactured for the units. It was noted that at one time the doors were operated by an electric motor however most of them have become defective. The system is now operated manually from a central control point. This type of operation is more difficult and could create a possible security risk. It is recommended that the system be replaced. This project or a portion there of was previously recommended in the FCA report dated 09/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006.

REPLACE DOMESTIC WATER LINES **Project Index #: 0094PLM3**
Construction \$900,000

The majority of the domestic water supply lines in the building are over 50 years old. The majority of the pipe, hangers, connectors and couplers are deteriorating to a point where the water is beginning to leak. Dielectric corrosion is occurring between different types of pipe metals, internal corrosion is occurring on the 4" pipe and compression clamps are located throughout. A break in the pipe has the potential to short out the power supply, alarm system, flood the lowest levels of the building and presents a safety hazard. This project would provide funding for the removal and installation a new domestic water supply system, check and mixing valves. Removal and/or abandonment of the existing system and asbestos removal are included in this estimate. A project for replacing the utilities in the "Sagebrush" basement area was completed in 2001. This project number was 95-M27.

REPLACE HVAC SYSTEM **Project Index #: 0094HVA3**
Construction \$3,187,530

The building is heated by low pressure steam. The steam pipes are deteriorating, leaking under the concrete, on the connectors and expansion fittings.

The Administration portion of the building is cooled by a central air-conditioning system. This section also requires evaporative coolers and windows air-conditioners to supplement the cooling.

The air distribution system in this facility is reaching the end of its useful life or non-existent. The exhaust system in the chase ways no longer operates properly. There is no fresh air supply in the cell area as required in the IMC table 403.3.

These systems appear to be over 25 years/plus old and no longer energy efficient and some do not function.

This project would provide funding for the design and engineering of a total renovation of the heating, air-conditioning and ventilation system.

This project or a portion there of was previously recommended in the FCA report dated 02/07/1999 as "Replace evaporative coolers/air-conditioners and upgrade air distribution system". It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006.

REPLACE SEWER/WASTE WATER LINES **Project Index #: 0094PLM2**
Construction \$800,000

The sewer/waste water infrastructure in the building is over 50 years old. The majority of the sanitary sewer pipe, hangers, connectors and couplers has or are deteriorating to a point where raw sewage is leaking in some areas. This is a health hazard and the estimated cost includes waste clean up. This project would provide funding for the removal and installation a new sewer/waste water infrastructure in the building including all connections, supports, anchoring. Cleanup of any environmental hazards, if encountered are not included in this estimate.

SIGNAGE FOR ADA COMPLIANCE **Project Index #: 0094ADA2**
Construction \$15,000

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with these criteria. It is recommended that applicable signage be replaced. This project or a portion there of was previously recommended in the FCA report dated 02/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006.

STRUCTURAL ASSESSMENT **Project Index #: 0094EXT1**
Construction \$25,000

Records of a structural assessment could not be located. It is recommended a structural investigation and assessment is done by a Structural Engineer to identify potential problems in the building, and assess load carrying capacities. Future recommendations would be based on this report. The age and condition of the building, and numerous additions and changes, justify a structural assessment. This project or a portion there of was previously recommended in the FCA report dated 02/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006.

SURVEILLANCE SYSTEM **Project Index #: 0094SEC2**
Construction \$500,000

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

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical

Total Construction Cost for Priority 2 Projects: \$6,553,052
Two to Four Years

LIGHTING UPGRADE

Project Index #: 0094ELE2
Construction \$531,255

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

REFURBISH GUN POSTS

Project Index #: 0094INT4
Construction \$500,000

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

REPAINT INTERIOR WALLS

Project Index #: 0094INT2
Construction \$425,004

The interior walls and ceilings of this building should have a new application of paint in the next two to four years for proper upkeep and maintenance. Prior to painting, all surfaces should be repaired, and additional funds have been included to address the extensive wall repairs and the possibility of lead base paint. 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 02/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006.

REPLACE FLOORING

Project Index #: 0094INT3
Construction \$318,753

The floor coverings in this building are in generally poor condition and have reached the end of their serviceable life. The carpeted areas are showing signs of traffic wear and the 12"x12" VCT is loose and separating from the substrate creating a potential tripping hazard. In April of 1989 an asbestos survey was conducted. It was reported that in some areas of the buildings asbestos was present. This project would provide funding for the replacement of these floor coverings. This project includes removal and disposal of the asbestos. This project or a portion there of was previously recommended in the FCA report dated 02/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006.

REPLACE WINDOWS

Project Index #: 0094EXT3
Construction \$528,000

The windows are single pane, open inward which protrudes into the isles and are original to the building. Some of the units have several cracks, seals are broken, are difficult to operate and they have reached the end of their useful life. This project would provide funding to replace the window units with new double pane unit energy efficient units. This project or a portion there of was previously recommended in the FCA report dated 02/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate.

STONE RE-POINTING

**Project Index #: 0094EXT4
Construction \$1,593,765**

The existing building exterior is natural stone that was quarried directly from the correctional facility site. Some portions of this structure are over 100 years old.

There are numerous areas where the mortar is failing, missing and not sealed properly due the age and exposure to the weather. This project would provide for the cleaning, repair and re-pointing of the exterior stone work. Due to the vertical nature of the building, scaffolding will be required to accomplish this project and is included in this estimate. This project does not include the exterior stairway on the southwest side of the building. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate.

UPGRADE ELECTRICAL SYSTEM

**Project Index #: 0094ELE1
Construction \$2,656,275**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time progressed the building's electrical demand and system has been changed. It is utilized to its current maximum potential. The electrical panels and receptacles are older types and are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building. Electrical fixtures are addressed in another project. This project or a portion there of was previously recommended in the FCA report dated 02/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$2,852,520

Long-Term Needs

Four to Ten Years

LONG TERM NEEDS

**Project Index #: 0094LGT1
Construction \$2,125,020**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

REPLACE ADMINISTRATION OFFICE DOORS

**Project Index #: 0094INT1
Construction \$52,500**

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

REPLACE EXISTING ROOF

**Project Index #: 0094EXT2
Construction \$675,000**

The roof on this building was in fair condition at the time of the survey. The single-ply system is spongy along the walkways, and is especially noticeable at the bottom of the stairs from the third story to the fourth story. The statewide roofing program has set the useful life of an average roof at 15 years. The roof warranty expires at the end of the same time frame. This roof was installed in 1995. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next four years to be consistent with the roofing program and the end of the warranty period. This project or a portion there of was previously recommended in the FCA report dated 02/07/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2006.

BUILDING INFORMATION:

Gross Area (square feet): 106,251
Year Constructed: 1868
Exterior Finish 1: 90 % Stone Block Units
Exterior Finish 2: 10 % Concrete
Number of Levels (Floors): 4 Basement? Yes
IBC Occupancy Type 1: 70 % I-3
IBC Occupancy Type 2: 30 % B
Construction Type: Stone, Concrete and Steel
IBC Construction Type: V-1 HOUR

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$9,880,182	Project Construction Cost per Square	\$181.51
Priority Class 2:	\$6,553,052	Total Facility Replacement Construction Cost:	\$37,188,000
Priority Class 3:	\$2,852,520	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$19,285,754	FCNI:	52%

OLD 5TH STREET TOWER BUILDING REPORT

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

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

EXTERIOR FINISHES

Project Index #: 0041EXT2
Construction \$1,500

It is important to maintain the finish, weather resistance and appearance of the building. The exterior paint is peeling; the caulking around the windows, flashing, fixtures and other penetrations is failing. This project would provide funding for the painting of the exterior of the building. Including in the cost is the sanding, priming, filling in the crack, caulking of the windows, flashing, fixtures and all other penetrations. This project should be completed in the

INTERIOR FINISHES

Project Index #: 0041INT1
Construction \$1,000

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

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$1,500**
Long-Term Needs **Four to Ten Years**

LONG TERM NEEDS

Project Index #: 0041LGT1
Construction \$1,500

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

Gross Area (square feet): 100
Year Constructed: 1868
Exterior Finish 1: 90 % Stone Masonry
Exterior Finish 2: 10 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U-2
IBC Occupancy Type 2: %
Construction Type: Stone Masonry
IBC Construction Type: V-N

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,500	Project Construction Cost per Square	\$40.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$25,000
Priority Class 3:	\$1,500	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$4,000	FCNI:	16%

**OLD PUMPHOUSE
 BUILDING REPORT**

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

PRIORITY CLASS 3 PROJECTS Total Construction Cost for Priority 3 Projects: **\$960**
Long-Term Needs Four to Ten Years

Project Index #: 0029LGT1
Construction \$960

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square	\$15.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$19,000
Priority Class 3:	\$960	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$960	FCNI:	5%

CHAPEL/SIX POST BUILDING REPORT

The Chapel/Six Post is a concrete masonry unit (CMU) structure with a single-ply membrane roof and a concrete slab-on-grade foundation. The building contains the chapel, six post and rooms that are currently not in use. A band room was in this building but that program had been discontinued at the time of the survey of April 2006. The facility is not ADA compliant and does not have fire sprinklers. The structure is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$57,972**
Currently Critical **Immediate to Two Years**

EXIT SIGN & EGRESS LIGHTING UPGRADE **Project Index #: 0022SFT3**
Construction \$2,250

The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2003 IBC Section 1011.1. This project would provide funding to install self-illuminating or LED models with internal battery backups along all of the required exit pathways. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

FIRE ALARM SYSTEM INSTALLATION **Project Index #: 0022SFT1**
Construction \$7,420

This building is equipped with an automatic fire detection and alarm system, but the system is antiquated. It is recommended that the fire detection and alarm system be upgraded. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 1998 Section 7. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

INSTALL LEVER ACTION DOOR HARDWARE **Project Index #: 0022ADA1**
Construction \$6,750

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

REPLACE EXISTING VCT FLOORING **Project Index #: 0022INT2**
Construction \$41,552

The floor coverings in this building are in generally poor condition and have reached the end of their serviceable life. The carpeted areas are showing signs of traffic wear and the 12"x12" vinyl composition tile (VCT) is loose and separating from the substrate creating a potential tripping hazard. In April of 1989 an asbestos survey was conducted. It was reported that in some areas of the buildings asbestos was present. This project would provide for the replacement of these floor coverings with new VCT. This project includes removal and disposal of the asbestos. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/19/2006.

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical

Total Construction Cost for Priority 2 Projects: \$102,428
Two to Four Years

ELECTRICAL UPGRADE

Project Index #: 0022ELE2
Construction \$89,040

This building was constructed before the high demand for new types of electrical devices were needed. As time progressed, the building's electrical demand has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building. This project or a portion there of was previously recommended in the FCA report dated 09/08/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

LIGHTING UPGRADE

Project Index #: 0022ELE1
Construction \$10,388

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion there of was previously recommended in the FCA report dated 09/16/1999. It has been amended accordingly to reflect conditions observed during the most recent survey

REPLACE EVAPORATIVE COOLER

Project Index #: 0022HVA1
Construction \$3,000

There is currently one evaporative cooler mounted on the side of the building. It is severely scaled and has reached the end of their serviceable life. This project would provide for new evaporative cooler to be installed. Project includes removal and disposal of the old coolers, utility connections to the new unit and construction of a new

PRIORITY CLASS 3 PROJECTS
Long-Term Needs

Total Construction Cost for Priority 3 Projects: \$44,520
Four to Ten Years

LONG TERM NEEDS

Project Index #: 0022LGT1
Construction \$44,520

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance. The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc. This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

Gross Area (square feet): 2,968
Year Constructed: 1971
Exterior Finish 1: 100 % Painted CMU
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 50 % I-3
IBC Occupancy Type 2: 50 % B
Construction Type: Concrete Masonry and Steel
IBC Construction Type: V-N

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$57,972	Project Construction Cost per Square	\$69.04
Priority Class 2:	\$102,428	Total Facility Replacement Construction Cost:	\$965,000
Priority Class 3:	\$44,520	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$204,920	FCNI:	21%

NOTES:

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

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

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

REPORT DEVELOPMENT:

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Facilities Condition Analysis

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