

Joe Lombardo
Governor



Tiffany Greenameyer
Director

Curtis Palmer
Deputy Director

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**STATE OF NEVADA
GOVERNOR'S FINANCE OFFICE
Budget Division**

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Date: April 10, 2026

To: Tiffany Greenameyer, Clerk of the Board
Governor's Finance Office

From: Vince Young-Brown, Executive Budget Officer 
Governor's Finance Office, Budget Division

Subject: INTERIM FINANCE COMMITTEE **INFORMATION** ITEM

The following describes an information item submitted for placement on the agenda of the next available Interim Finance Committee meeting.

DEPARTMENT OF CORRECTIONS – CARLIN CONSERVATION CAMP AND JEAN CONSERVATION CAMP

Agenda Item Write-up:

Pursuant to NRS 209.136 Nevada Department of Corrections notification for the permanent closures of the Carlin Conservation Camp and Jean Conservation Camp due to the costs to bring the camps up to structural and correctional standards.

Additional Information:

The department has provided proposals for the permanent closure of the Carlin Conservation Camp and Jean Conservation Camp. The attached plans identify the costs and work associated with bringing the camps to structural and correctional standards.

Statutory Authority:

NRS 209.136

REVIEWED: _____

GFO INFO ITEM: _____

LCB AGENDA ITEM: _____

Joe Lombardo
Governor

James E. Dzurenda
Director



Northern Administration
5500 Snyder Ave.
Carson City, NV 89701
(775) 977-5500

Southern Administration
3955 W. Russell Rd.
Las Vegas, NV 89118
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MEMORANDUM

Date: April 10, 2026

To: Members of Nevada Interim Finance Committee
Members of Nevada Joint Interim Standing Committee on the Judiciary

Subject: Closure of Carlin Conservation Camp and Jean Conservation Camp

In accordance with NRS 209.136, I am forwarding this notice to members of the Interim Finance Committee and Joint Interim Standing Committee on the Judiciary advising of the scheduled closures of Carlin Conservation Camp in Carlin, NV and Jean Conservation Camp in Jean, NV.

The Department of Administration State Public Works Division completed a Facility Condition Assessment of Carlin Conservation Camp where they determined the cost to bring the camp up to structural and correctional standards. This assessment, attached, illustrates the poor condition of the camp and the costs to bring it into compliance which would far exceed the benefit of keeping that location open.

The City of Carlin has previously expressed intent to move city services to the Carlin Conservation Camp location in the event of NDOC turning the building back over to the City. Currently, the agreement for Carlin Conservation Camp is between Nevada and the City of Carlin. The City of Carlin owns the building and grounds of Carlin Conservation Camp.

Jean Conservation Camp is built on the grounds currently owned by Federal Bureau of Land Management in the unincorporated area of Jean, NV.

All offenders currently located in impacted camps will be re-located to other correctional facilities prior to June 30, 2026. One staff member will remain at each location 24 hours a day, 7 days a week until all equipment, computers, furniture, and supplies are completely removed up to a maximum of 6 months.

All NDOC staff who currently work at each location will be given a list of all NDOC positions and locations they can transfer to at other NDOC facilities, as well as, other available State of Nevada positions.

A blue ink signature of James E. Dzurenda.

James E. Dzurenda, Director
Nevada Department of Corrections

cc: Board of State Prison Commissioners
Tiffany Greenameyer, Director, Governor's Finance Office

State of Nevada
Department of Corrections

JEAN CONSERVATION CAMP SITE

#3 Prison Road
Jean, Nevada 89019

Site Number: 9892
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in December 2022

State of Nevada
Department of Corrections

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

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

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

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

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

Class Definitions

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

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

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

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

PRIORITY CLASS 3 - (Four to Ten Years)

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

Site number: 9892

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0883	JCC GUARD TOWER	288	0	3/15/2022	\$0	\$40,000	\$0	\$40,000	\$86,400	46%
	#3 Prison Road		Jean							
2125	CULINARY/CANTEEN/DINING HALL	5680	2000	3/15/2022	\$25,000	\$769,000	\$178,900	\$972,900	\$3,408,000	29%
	#3 Prison Road		Jean							
2198	CONSERVATION CAMP STORAGE	1500	2002	3/15/2022	\$0	\$82,500	\$0	\$82,500	\$300,000	28%
	#3 Prison Road		Jean							
1898	MPR/VISITATION/NDF SHOP	9100	1987	3/15/2022	\$145,000	\$463,300	\$0	\$608,300	\$3,185,000	19%
	#3 Prison Road		Jean							
2494	JEAN CC NDF OFFICE	2400	1992	3/15/2022	\$25,000	\$97,400	\$13,000	\$135,400	\$960,000	14%
	#3 Prison Road		Jean							
2517	NDF FUEL BUILDING	96	0	1/30/2014	\$0	\$5,400	\$0	\$5,400	\$38,400	14%
	#3 Prison Road		Jean							
0663	ADMINISTRATION OFFICE/MEDICAL	3934	1987	3/15/2022	\$97,000	\$116,100	\$12,802	\$225,902	\$2,360,400	10%
	#3 Prison Road		Jean							
1897	HOUSING UNIT 3	3932	2000	3/15/2022	\$0	\$124,900	\$76,200	\$201,100	\$2,752,400	7%
	#3 Prison Road		Jean							
0662	HOUSING UNIT 2	3932	2000	3/15/2022	\$0	\$144,600	\$56,500	\$201,100	\$2,752,400	7%
	#3 Prison Road		Jean							
1987	HOUSING UNIT 5	3932	2000	3/15/2022	\$0	\$112,900	\$76,200	\$189,100	\$2,752,400	7%
	#3 Prison Road		Jean							
1986	HOUSING UNIT 4	3932	2000	3/15/2022	\$0	\$132,600	\$56,500	\$189,100	\$2,752,400	7%
	#3 Prison Road		Jean							
0632	HOUSING UNIT 1	3932	2000	3/15/2022	\$0	\$132,600	\$56,500	\$189,100	\$2,752,400	7%
	#3 Prison Road		Jean							
9892	JEAN CONSERVATION CAMP SITE		2000	3/15/2022	\$93,800	\$2,600,200	\$0	\$2,694,000		0%
	#3 Prison Road		Jean							
Report Totals.....:		42,658			\$385,800	\$4,821,500	\$526,602	\$5,733,902	\$24,100,200	24%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
<i>State of Nevada</i>	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
<i>Miscellaneous</i>	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

SPWD Facility Condition Analysis

Table of Contents

Building Name	Index #
JEAN CONSERVATION CAMP SITE	9892
NDF FUEL BUILDING	2517
JEAN CC NDF OFFICE	2494
CONSERVATION CAMP STORAGE	2198
CULINARY/CANTEEN/DINING HALL	2125
HOUSING UNIT 5	1987
HOUSING UNIT 4	1986
MPR/VISITATION/NDF SHOP	1898
HOUSING UNIT 3	1897
JCC GUARD TOWER	0883
ADMINISTRATION OFFICE/MEDICAL	0663
HOUSING UNIT 2	0662
HOUSING UNIT 1	0632

JEAN CONSERVATION CAMP SITE BUILDING REPORT

Located in Jean Nevada, the Jean Conservation Camp was constructed in 2000 and houses approximately 240 minimum custody female offenders for the State of Nevada. Currently Jean Conservation Camp is the only camp within Nevada that houses female offenders. Offenders at the Jean Conservation Camp work for the Nevada Division of Forestry by fighting fires during the fire season, completing conservation projects, highway clean-up for the Department of Transportation, and assisting in the local community.

The upper level visitor parking is graveled with ADA accessible parking for visitors located on the lower level parking area. The ADA parking area is in fair condition but the striping and signage is not fully compliant. The pavement around the culinary and administration is in fair shape including staff parking which has a designated ADA parking space. The site utilities include electricity and propane gas with water and sewer services from the city of Jean.

There is a portable education building located on the south side of the camp between the Administration Building and Housing Unit 4. It is managed and maintained by the Clark County School District and is not part of this report.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$93,800

Currently Critical

Immediate to Two Years

ADA SIGNAGE & STRIPING

Project Index #: 9892ADA1

Construction Cost \$7,500

The ADA provides for accessibility to sites and services for people with physical limitations. The parking area is missing proper signage and striping to comply with ADA requirements. This project would provide for striping, signage and any other necessary upgrades to the parking spaces. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 9892ELE1

Construction Cost \$60,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for all of the buildings on the site's electrical distribution system.

EXTERIOR STAIR / HANDRAIL INSTALLATION

Project Index #: 9892SFT1

Construction Cost \$20,000

The concrete exterior stairs leading from the Visitors parking area to the MPR / Visitation Building are lacking handrails as required in the 2018 IBC Chapter 10 Section 1011. This project would provide for a tubular steel framed handrail to be installed on both sets of stairs.

This project or a portion thereof was previously recommended in the FCA reports dated 05/03/2005, 11/03/2011 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 9892SFT3

Construction Cost \$6,300

For propane services or a site gas services with a single site metering station, consider installation at the tank(s) or main meter service if it feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,600,200****Necessary - Not Yet Critical****Two to Four Years****DOMESTIC WATER MAIN REPLACEMENT****Project Index #: 9892SIT3****Construction Cost \$478,200**

The Jean Conservation Camp domestic water supply line has failed several times in the past 2 years. Each break in the line causes substantial disruption to the camp. This project will design and construct a domestic water main from the city water main to the camp point of connection.

PATCH, CRACK & SLURRY SEAL ASPHALT PAVING**Project Index #: 9892SIT1****Construction Cost \$99,000**

There are several areas where alligator cracking is beginning to become prevalent and where patching is needed before further degradation and potholing occur. The cracks throughout the paved areas need to be sealed to keep water infiltration from causing additional failures and the traffic surface is due for cyclical maintenance. This project will perform patching, crack sealing and surface sealing of the paved areas. 50,000 square feet was used for this estimate.

VIDEO SECURITY SYSTEM INSTALLATION**Project Index #: 9892SIT2****Construction Cost \$2,023,000**

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$93,800
Priority Class 2:	\$2,600,200
Priority Class 3:	\$0
Grand Total:	\$2,694,000

NDF FUEL BUILDING

SPWD Facility Condition Analysis - 2517

Survey Date: 3/15/2022

NDF FUEL BUILDING BUILDING REPORT

The NDF Fuel Building is a small wood framed structure with an asphalt composition roof on a concrete slab-on-grade foundation. It is located adjacent to the above ground fuel storage tank. This tank is not currently being used.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$5,400****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 2517EXT3****Construction Cost \$2,500**

The exterior wood man-door appears to be original to the building. It is damaged from age and general wear and tear.

This project would provide for the replacement of the wood door with a new metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

EXTERIOR FINISHES**Project Index #: 2517EXT1****Construction Cost \$2,900**

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

BUILDING INFORMATION:

Gross Area (square feet): 96	IBC Occupancy Type 1: 100 % H-2
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$56.25
Priority Class 2: \$5,400	Total Facility Replacement Construction Cost: \$38,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$400
Grand Total: \$5,400	FCNI: 14%

JEAN CC NDF OFFICE

SPWD Facility Condition Analysis - 2494

Survey Date: 3/15/2022

JEAN CC NDF OFFICE

BUILDING REPORT

The NDF Office is an insulated engineered steel structure with a metal roofing system on a concrete foundation. It has offices, a conference room, storage areas and a unisex restroom. The facility is not ADA accessible and is protected by a fire alarm and sprinkler system.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$25,000****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 2494ADA1****Construction Cost \$25,000**

The unisex restroom is original to the building and in overall poor condition. It 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, shower, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$97,400****Necessary - Not Yet Critical****Two to Four Years****CARPET REPLACEMENT****Project Index #: 2494INT2****Construction Cost \$6,600**

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

EXTERIOR DOOR REPLACEMENT**Project Index #: 2494EXT3****Construction Cost \$5,000**

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

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

ROOF DRAIN DOWNSPOUT MODIFICATIONS**Project Index #: 2494EXT4****Construction Cost \$5,000**

The roof drain downspouts currently terminate within inches of the building with no continuous drainage away from the foundation. This is causing the water to pool next to the foundation and damage the foundation and walls. This project would provide for the extension of the roof drains from the downspouts to approximately 5' - 0" away from the perimeter of the building to prevent pooling and damage to the building.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

ROOF REPLACEMENT**Project Index #: 2494EXT5****Construction Cost \$57,000**

The metal roof on the building is in poor condition and had active leaks at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a new single-ply roofing system. This will allow for the roof to qualify for the statewide roofing warranty and preventative maintenance agreement programs.

UTILITY ROOM REPAIR

Project Index #: 2494INT3
Construction Cost \$7,500

Low voltage cable installation work has damaged the gypsum board wall in the utility room including missing drywall sections. The gypsum board needs replaced. This project recommends extensive cleanup of the low voltage wiring, re-wiring water heater limiting use of flexible conduit, patching, repairing and painting the wall.

WATER HEATER REPLACEMENT

Project Index #: 2494PLM2
Construction Cost \$2,300

There is a 50 gallon electric water heater in the building. It does not have seismic straps or an expansion tank. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

WATER SOFTENER INSTALLATION

Project Index #: 2494PLM1
Construction Cost \$5,000

The existing water softening system in the building stopped working and was removed. Untreated water causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the installation of a new water softening system.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

WINDOW REPLACEMENT

Project Index #: 2494EXT2
Construction Cost \$9,000

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 6 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$13,000

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 2494EXT1
Construction Cost \$2,600

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4 - 5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 2494INT1
Construction Cost \$10,400

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

BUILDING INFORMATION:

Gross Area (square feet): 2,400	IBC Occupancy Type 1: 100 % B
Year Constructed: 1992	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Metal Structure
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$25,000	Project Construction Cost per Square Foot:	\$56.42
Priority Class 2:	\$97,400	Total Facility Replacement Construction Cost:	\$960,000
Priority Class 3:	\$13,000	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$135,400	FCNI:	14%

CONSERVATION CAMP STORAGE

SPWD Facility Condition Analysis - 2198

Survey Date: 3/15/2022

**CONSERVATION CAMP STORAGE
BUILDING REPORT**

The Conservation Camp Storage is a wood framed structure with a composition roofing system on a concrete foundation. The primary use is a storage building and it does not have a fire alarm and sprinkler system.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$82,500****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 2198EXT3****Construction Cost \$5,000**

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

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2022. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

EXTERIOR FINISHES**Project Index #: 2198EXT1****Construction Cost \$15,000**

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

HVAC REPLACEMENT**Project Index #: 2198HVA1****Construction Cost \$6,000**

The roof mounted evaporative cooler is inoperable and needs replacement. This project will provide for the installation of a new evaporative cooler. This project includes removal and disposal of the existing heating units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2022. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

INTERIOR FINISHES**Project Index #: 2198INT1****Construction Cost \$15,000**

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

OVERHEAD DOOR REPLACEMENT**Project Index #: 2198EXT4****Construction Cost \$15,000**

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

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2022. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

Project Index #: 2198EXT2
Construction Cost \$26,500

ROOF REPLACEMENT

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

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2022. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

BUILDING INFORMATION:

Gross Area (square feet): 1,500	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 2002	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$55.00
Priority Class 2:	\$82,500	Total Facility Replacement Construction Cost:	\$300,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$82,500	FCNI:	28%

CULINARY/CANTEEN/DINING HALL BUILDING REPORT

The Culinary/Canteen/Dining Hall is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The single ply roofing is original construction. The facility provides for meal preparation, a dining area and a canteen along with dry storage a cooler and freezer and a small laundry room. The HVAC system is a combination of evaporative and chilled air cooling with an exterior ground mounted condensing unit and roof mounted evaporative coolers and make-up air units. There is a propane fired heating unit for heat. The building has a fire alarm and sprinkler system and is somewhat ADA compliant. Issues continue with the culinary food preparation equipment from the previous FCA Survey which will again be addressed in the report.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$25,000**
Currently Critical **Immediate to Two Years**

ADA RESTROOM UPGRADE

Project Index #: 2125ADA1
Construction Cost \$25,000

The designated ADA restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$769,000**
Necessary - Not Yet Critical **Two to Four Years**

CULINARY EQUIPMENT REPLACEMENT

Project Index #: 2125CUL1
Construction Cost \$683,900

The culinary cooking equipment is original to the building and has reached the end of its lifetime. Currently, the two griddles and the Brazier are inoperable. It is recommended that the equipment be scheduled for replacement in the next 2 - 3 years, including ovens and hoods, skittles, kettles, sinks, the icemaker, refrigerator and freezer cooling units and dishwasher. This project provides for the removal and disposal of the existing equipment and replacement with new equipment.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

EXTERIOR DOOR REPLACEMENT

Project Index #: 2125EXT2
Construction Cost \$36,000

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

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

FLOOR COATING REPLACEMENT

Project Index #: 2125INT3
Construction Cost \$7,200

The concrete floor coating in the Laundry is damaged and has reached the end of its useful life. It is recommended that the concrete be stripped and re-coated with a durable sealant or coating in order to extend the concrete's useful life. This project would provide for stripping the concrete and applying a new coat in the next 2 - 3 years.

INTERIOR FINISHES

Project Index #: 2125INT1
Construction Cost \$41,900

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

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$178,900

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

Project Index #: 2125EXT1
Construction Cost \$28,400

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT

Project Index #: 2125LGT1
Construction Cost \$134,800

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. It is recommended that this building be re-roofed within ten years to be consistent with the roofing program and the end of the warranty period. This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005 and 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

WATER HEATER REPLACEMENT

Project Index #: 2125PLM2
Construction Cost \$15,700

There are two 100 gallon propane-fired water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 4 - 6 years. It is recommended that two new propane-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 5,680	IBC Occupancy Type 1: 100 % I-3
Year Constructed: 2000	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: %	IBC Construction Type: II-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$25,000	Project Construction Cost per Square Foot: \$171.29
Priority Class 2: \$769,000	Total Facility Replacement Construction Cost: \$3,408,000
Priority Class 3: \$178,900	Facility Replacement Cost per Square Foot: \$600
Grand Total: \$972,900	FCNI: 29%

HOUSING UNIT 5

SPWD Facility Condition Analysis - 1987

Survey Date: 3/15/2022

HOUSING UNIT 5**BUILDING REPORT**

Housing Unit 5 is located on the Jean Conservation Camp site. The building is constructed with CMU, steel truss roof framing, a standing seam metal roof on a concrete foundation. There is a small area of flat roof for the rooftop HVAC packaged unit with single-ply roofing. The single ply roofing is original construction. The interior of the building contains a utility room and dormitory style housing with restrooms and showers. It has a fire alarm and sprinkler system.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$112,900****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 1987SEC1****Construction Cost \$12,600**

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

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

ROOF REPLACEMENT**Project Index #: 1987EXT3****Construction Cost \$19,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 - 25 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2000. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.

SHOWERS & UNDERGROUND PLUMBING REPLACEMENT**Project Index #: 1987PLM5****Construction Cost \$81,300**

The showers were built in 2000 and made of epoxy coated concrete block and are reaching the end of their useful life. Due to the design of the plumbing, the drains cannot be properly snaked. This project will design and construct new showers. The scope includes demolition & replacement of the shower floor, replace the under slab plumbing and replacing shower fixtures.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$76,200****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1987EXT1****Construction Cost \$19,700**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1987HVA1
Construction Cost \$25,000

HVAC EQUIPMENT REPLACEMENT

The packaged HVAC unit was in fair condition at the time of the survey, however it should be planned for replacement in the next 8 - 10 years. This project would provide for installation of a new HVAC packaged unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

Project Index #: 1987INT2
Construction Cost \$31,500

INTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 3,932	IBC Occupancy Type 1: 100 % I-3
Year Constructed: 2000	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: %	IBC Construction Type: II-A
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$48.09
Priority Class 2: \$112,900	Total Facility Replacement Construction Cost: \$2,752,000
Priority Class 3: \$76,200	Facility Replacement Cost per Square Foot: \$700
Grand Total: \$189,100	FCNI: 7%

HOUSING UNIT 4

SPWD Facility Condition Analysis - 1986

Survey Date: 3/15/2022

HOUSING UNIT 4**BUILDING REPORT**

Housing Unit 4 is located on the Jean Conservation Camp site. The building is constructed with CMU, steel truss roof framing, a standing seam metal roof on a concrete foundation. There is a small area of flat roof for the rooftop HVAC packaged unit with single-ply roofing. The single ply roofing is original construction. The interior of the building contains a utility room and dormitory style housing with restrooms and showers. It has a fire alarm and sprinkler system and is in fair shape. The Housing Unit has been vacant for the past 3 years due to a sewer smell. The source of the smell has not been located and will be addressed in this project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$132,600****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 1986SEC1****Construction Cost \$12,600**

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

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

EXTERIOR FINISHES**Project Index #: 1986EXT1****Construction Cost \$19,700**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT**Project Index #: 1986EXT3****Construction Cost \$19,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 - 25 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2000. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.

SHOWERS & UNDERGROUND PLUMBING REPLACEMENT**Project Index #: 1986PLM3****Construction Cost \$81,300**

The showers were built in 2000 and made of epoxy coated concrete block and are reaching the end of their useful life. Due to the design of the plumbing, the drains cannot be properly snaked. This project will design and construct new showers. The scope includes demolition & replacement of the shower floor, replace the under slab plumbing and replacing shower fixtures.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$56,500****Long-Term Needs****Four to Ten Years****HVAC EQUIPMENT REPLACEMENT****Project Index #: 1986HVA1****Construction Cost \$25,000**

The packaged HVAC unit was in fair condition at the time of the survey, however it should be planned for replacement in the next 8 - 10 years. This project would provide for installation of a new HVAC packaged unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

INTERIOR FINISHES**Project Index #: 1986INT2****Construction Cost \$31,500**

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

BUILDING INFORMATION:

Gross Area (square feet): 3,932	IBC Occupancy Type 1: 100 % I-1
Year Constructed: 2000	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: %	IBC Construction Type: II-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$48.09
Priority Class 2: \$132,600	Total Facility Replacement Construction Cost: \$2,752,000
Priority Class 3: \$56,500	Facility Replacement Cost per Square Foot: \$700
Grand Total: \$189,100	FCNI: 7%

MPR/VISITATION/NDF SHOP

SPWD Facility Condition Analysis - 1898

Survey Date: 3/15/2022

**MPR/VISITATION/NDF SHOP
BUILDING REPORT**

The MPR/Visitation/NDF Shop Building is a pre-engineered metal building located on the Jean Conservation Camp site. The metal roofing system was overlaid with a single ply roofing membrane in 2009 and included a 15 year warranty. This steel pre-engineered building is shared with the Nevada Division of Forestry. The facility is primarily used for visitation, recreation and education activities as well as providing shop space for NDF. There is a small unisex restroom and storage rooms on the lower level and education classrooms and a restroom upstairs. The upper level including the stairs is lacking several code related requirements which will be addressed in the report. There are electric baseboard heating units upstairs and propane fired heating units in the large gym area. Roof mounted evaporative coolers provide cooling to the building. The building has a fire alarm and sprinkler system. There is also a small unisex restroom in the NDF Shop portion of the facility.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$145,000****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 1898ADA2****Construction Cost \$90,000**

The building does not have an accessible restroom. The existing restrooms in the NDF shop, Visitation and Gymnasium do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of 3 restrooms is necessary. This project would provide funding for construction of three unisex accessible restrooms. These items may include a new sink, toilet, shower, hardware, mirrors, fixtures, flooring and paint in each restroom. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

ADA SIGNAGE**Project Index #: 1898ADA3****Construction Cost \$1,500**

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

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 1898SFT2****Construction Cost \$7,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

STAIR REPLACEMENT

Project Index #: 1898SFT3
Construction Cost \$45,000

The three sets of stairs and handrails between the first floor and the second floor do not meet the requirements in the 2018 International Building Code sections 1009 and 1012. The stairs do not have the correct rise and run, one stairway is less than 44" wide and they are either missing handrails altogether or have handrails that do not meet code. This project would provide funding to remove and replace the stairways and handrails.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

WIRING CLEANUP

Project Index #: 1898ELE3
Construction Cost \$1,500

There are numerous instances of broken, outdated and non-code compliant electrical elements in the building. These include exposed wiring on a water heater, broken or missing outlet covers, broken receptacles, and wiring not in proper conduit. This creates a safety issue. This project would provide for organization, proper labeling and for the wiring to be placed in electrical boxes per NEC 2017.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$463,300

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR DOOR REPLACEMENT

Project Index #: 1898EXT5
Construction Cost \$12,500

The exterior metal doors are damaged from age, abuse and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the 5 exterior metal man-doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

EXTERIOR FINISHES

Project Index #: 1898EXT3
Construction Cost \$45,500

The exterior wall finishes, penetrations and louvers were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is replacing damaged metal panels and caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be repaired in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. It is recommended that the earth to metal siding contact be mitigated to prevent further damage to the metal siding panels.

FLOORING REPLACEMENT

Project Index #: 1898INT2
Construction Cost \$28,500

The VCT (vinyl composite tile), sheet vinyl and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2 - 3 years.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 1898HVA2
Construction Cost \$70,000

The chapel, restrooms and second floor education rooms are heated by electric baseboard heaters and cooled by window mounted evaporative coolers. The NDF shops have older ceiling mounted heaters and roof mounted evaporative coolers. They have reached the end of their expected and useful life. This project will replace the existing equipment including adding purge pumps to the evaporative coolers to extend the life of the units. This project includes removal and disposal of the existing HVAC equipment and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

INTERIOR FINISHES

Project Index #: 1898INT1
Construction Cost \$72,800

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

OVERHEAD DOOR MOTOR INSTALLATION

Project Index #: 1898EXT8
Construction Cost \$10,000

There are two 10'x14' overhead coiling doors which are manually operated. This project would provide for the installation of motors for the doors including remote operation, safety controls and connection to existing utilities.

ROOF REPLACEMENT

Project Index #: 1898EXT7
Construction Cost \$216,000

The statewide roofing program has set the useful life of an average roof at 20 - 25 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2009. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.

This project is in design under CIP 23-S01(10) and the estimate is based off that project.

WATER HEATER REPLACEMENT

Project Index #: 1898PLM1
Construction Cost \$2,000

There is a 40 gallon propane-fired water heater in the MPR and a 15 gallon electric water heater in the NDF Shop. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

WINDOW REPLACEMENT

Project Index #: 1898EXT4
Construction Cost \$6,000

The windows are original, dual pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 8 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

BUILDING INFORMATION:

Gross Area (square feet): 9,100	IBC Occupancy Type 1: 100 % I-3
Year Constructed: 1987	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Structure
Exterior Finish 2: %	IBC Construction Type: II-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$145,000	Project Construction Cost per Square Foot: \$66.85
Priority Class 2: \$463,300	Total Facility Replacement Construction Cost: \$3,185,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$350
Grand Total: \$608,300	FCNI: 19%

HOUSING UNIT 3

SPWD Facility Condition Analysis - 1897

Survey Date: 3/15/2022

HOUSING UNIT 3**BUILDING REPORT**

Housing Unit 3 is located on the Jean Conservation Camp site. The building is constructed with CMU, steel truss roof framing, a standing seam metal roof on a concrete foundation. There is a small area of flat roof for the rooftop HVAC packaged unit with single-ply roofing. The single ply roofing is original construction. The interior of the building contains a utility room and dormitory style housing with restrooms and showers. It has a fire alarm and sprinkler system and is in fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$124,900****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 1897SEC1****Construction Cost \$12,600**

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

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

ROOF REPLACEMENT**Project Index #: 1897EXT3****Construction Cost \$19,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 - 25 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2000. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.

SHOWERS & UNDERGROUND PLUMBING REPLACEMENT**Project Index #: 1897PLM3****Construction Cost \$81,300**

The showers were built in 2000 and made of epoxy coated concrete block and are reaching the end of their useful life. Due to the design of the plumbing, the drains cannot be properly snaked. This project will design and construct new showers. The scope includes demolition & replacement of the shower floor, replace the under slab plumbing and replacing shower fixtures.

WATER HEATER REPLACEMENT**Project Index #: 1897PLM2****Construction Cost \$12,000**

There are two 80 gallon propane-fired water heaters in the closet. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 3 - 4 years. It is recommended that new propane-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$76,200****Long-Term Needs****Four to Ten Years****Project Index #: 1897EXT1****Construction Cost \$19,700****EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1897HVA1**Construction Cost \$25,000****HVAC EQUIPMENT REPLACEMENT**

The packaged HVAC unit was in fair condition at the time of the survey, however it should be planned for replacement in the next 8 - 10 years. This project would provide for installation of a new HVAC packaged unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

Project Index #: 1897INT3**Construction Cost \$31,500****INTERIOR FINISHES**

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

BUILDING INFORMATION:

Gross Area (square feet): 3,932	IBC Occupancy Type 1: 100 % I-3
Year Constructed: 2000	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: %	IBC Construction Type: II-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$51.14
Priority Class 2: \$124,900	Total Facility Replacement Construction Cost: \$2,752,000
Priority Class 3: \$76,200	Facility Replacement Cost per Square Foot: \$700
Grand Total: \$201,100	FCNI: 7%

JCC GUARD TOWER

SPWD Facility Condition Analysis - 0883

Survey Date: 3/15/2022

JCC GUARD TOWER BUILDING REPORT

The JCC Guard Tower is a wood framed structure with a metal roofing system on a concrete foundation. The tower is no longer in use and in poor shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$40,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0883EXT2****DEMOLISH STRUCTURE****Construction Cost \$40,000**

The building is an old Guard Tower that is no longer in use. 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 Guard Tower and perimeter fencing.

BUILDING INFORMATION:

Gross Area (square feet): 288	IBC Occupancy Type 1: 100 % I-3
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 90 % Painted Stucco / EIFS	Construction Type: Wood Framed
Exterior Finish 2: 10 % Glazing	IBC Construction Type: II-B
Number of Levels (Floors): 2 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$138.89
Priority Class 2:	\$40,000	Total Facility Replacement Construction Cost:	\$86,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$40,000	FCNI:	47%

**ADMINISTRATION OFFICE/MEDICAL
BUILDING REPORT**

The Administration Office/Medical Building is a concrete masonry unit and steel framed structure on a concrete foundation and a single-ply roofing system. A large addition was added extending the building to the north and contains the medical function. The addition is a pre-engineered steel structure with a single-ply roofing system on a concrete foundation. The entire roof was replaced in 2008 and included a 15 year warranty. The facility contains a control office area, an ADA unisex restroom, storage areas, administrative offices and offices for medical staff. It has fire sprinklers and a fire alarm system. The HVAC system is a mix of a rooftop unit for the administration area, window units in the medical rooms and heating only in the central storage area.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$97,000

Currently Critical

Immediate to Two Years

ADA RESTROOM UPGRADES

**Project Index #: 0663ADA2
Construction Cost \$7,500**

The ADA restroom does not entirely meet the current accessibility requirements. There is no under sink protection and the clear space required under the sink is blocked by the water heater. This project provides for installing under sink protection, relocating & replacing the water heater and concealing all plumbing in walls. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

ADA SIGNAGE

**Project Index #: 0663ADA1
Construction Cost \$1,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

HVAC SYSTEM INSTALLATION

**Project Index #: 0663ENR1
Construction Cost \$87,500**

The intake and medical areas do not currently have any cooling equipment and are uncomfortably hot in the summer. The electric heaters are not energy efficient and have reached the end of their expected life. It is recommended to install HVAC equipment in these occupied areas to ensure a comfortable work environment. This project would provide for the purchase and installation of roof mounted HVAC units including all required connections to existing utilities.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

Project Index #: 0663ELE1

Construction Cost \$500

PROVIDE CLEARANCE AT ELECTRICAL PANELS

There are electrical panels in the building which do not have proper clear floor space around them. The 2018 IFC Section 604.3 states that, "A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space." This project would provide funds to relocate the shelves and other items currently blocking the working space.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$116,100

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0663INT2

Construction Cost \$39,300

FLOORING REPLACEMENT

The VCT (vinyl composite tile), carpet and painted concrete floors in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base, heavy duty commercial grade carpet and applying a new paint or sealant to the concrete in the next 2 - 3 years.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

Project Index #: 0663HVA1

Construction Cost \$37,500

HVAC REPLACEMENT

The existing HVAC system in Administration is original to the building and should be scheduled for replacement. It is not energy efficient and has reached the end of its expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

Project Index #: 0663INT1

Construction Cost \$39,300

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$12,802

Long-Term Needs

Four to Ten Years

Project Index #: 0663EXT2

Construction Cost \$11,802

EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0663PLM1
Construction Cost \$1,000

WATER HEATER REPLACEMENT

There is a 15 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit will be showing signs of wear and should be scheduled for replacement in the next 6-7 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

BUILDING INFORMATION:

Gross Area (square feet): 3,934	IBC Occupancy Type 1: 100 % I-3
Year Constructed: 1987	IBC Occupancy Type 2: %
Exterior Finish 1: 40 % Concrete Masonry U	Construction Type: Concrete Masonry & Steel
Exterior Finish 2: 60 % Metal Siding	IBC Construction Type: II-N
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$97,000	Project Construction Cost per Square Foot: \$57.42
Priority Class 2: \$116,100	Total Facility Replacement Construction Cost: \$2,360,000
Priority Class 3: \$12,802	Facility Replacement Cost per Square Foot: \$600
Grand Total: \$225,902	FCNI: 10%

HOUSING UNIT 2

SPWD Facility Condition Analysis - 0662

Survey Date: 3/15/2022

HOUSING UNIT 2**BUILDING REPORT**

Housing Unit 2 is located on the Jean Conservation Camp site. The building is constructed with CMU, steel truss roof framing, a standing seam metal roof on a concrete foundation. There is a small area of flat roof for the rooftop HVAC packaged unit with single-ply roofing. The single ply roofing is original construction. The interior of the building contains a utility room and dormitory style housing with restrooms and showers. It has a fire alarm and sprinkler system and is in fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$144,600****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0662SEC1****Construction Cost \$12,600**

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

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

EXTERIOR FINISHES**Project Index #: 0662EXT1****Construction Cost \$19,700**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT**Project Index #: 0662EXT3****Construction Cost \$19,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 - 25 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2000. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.

SHOWERS & UNDERGROUND PLUMBING REPLACEMENT**Project Index #: 0662PLM3****Construction Cost \$81,300**

The showers were built in 2000 and made of epoxy coated concrete block and are reaching the end of their useful life. Due to the design of the plumbing, the drains cannot be properly snaked. This project will design and construct new showers. The scope includes demolition & replacement of the shower floor, replace the under slab plumbing and replacing shower fixtures.

Project Index #: 0662PLM2
Construction Cost \$12,000

WATER HEATER REPLACEMENT

There are two 80 gallon propane-fired water heaters in the closet. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 3-4 years. It is recommended that new propane-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$56,500**
Long-Term Needs **Four to Ten Years**

Project Index #: 0662HVA2
Construction Cost \$25,000

HVAC EQUIPMENT REPLACEMENT

The packaged HVAC unit was in fair condition at the time of the survey, however it should be planned for replacement in the next 8 - 10 years. This project would provide for installation of a new HVAC packaged unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

Project Index #: 0662INT3
Construction Cost \$31,500

INTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 3,932	IBC Occupancy Type 1: 100 % I-3
Year Constructed: 2000	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: %	IBC Construction Type: II-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$51.14
Priority Class 2: \$144,600	Total Facility Replacement Construction Cost: \$2,752,000
Priority Class 3: \$56,500	Facility Replacement Cost per Square Foot: \$700
Grand Total: \$201,100	FCNI: 7%

HOUSING UNIT 1

SPWD Facility Condition Analysis - 0632

Survey Date: 3/15/2022

HOUSING UNIT 1**BUILDING REPORT**

Housing Unit 1 is located on the Jean Conservation Camp site. The building is constructed with CMU, steel truss roof framing, a standing seam metal roof on a concrete foundation. There is a small area of flat roof for the rooftop HVAC packaged unit with single-ply roofing. The single ply roofing is original construction. The interior of the building contains a utility room and dormitory style housing with restrooms and showers. It has a fire alarm and sprinkler system and is in fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$132,600****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0632SEC1****Construction Cost \$12,600**

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

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

EXTERIOR FINISHES**Project Index #: 0632EXT1****Construction Cost \$19,700**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT**Project Index #: 0632EXT3****Construction Cost \$19,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 - 25 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2000. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.

SHOWERS & UNDERGROUND PLUMBING REPLACEMENT**Project Index #: 0632PLM3****Construction Cost \$81,300**

The showers were built in 2000 and made of epoxy coated concrete block and are reaching the end of their useful life. Due to the design of the plumbing, the drains cannot be properly snaked. This project will design and construct new showers. The scope includes demolition & replacement of the shower floor, replace the under slab plumbing and replacing shower fixtures.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$56,500****Long-Term Needs****Four to Ten Years****HVAC EQUIPMENT REPLACEMENT****Project Index #: 0632HVA1****Construction Cost \$25,000**

The packaged HVAC unit was in fair condition at the time of the survey, however it should be planned for replacement in the next 8 - 10 years. This project would provide for installation of a new HVAC packaged unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

INTERIOR FINISHES**Project Index #: 0632INT3****Construction Cost \$31,500**

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

BUILDING INFORMATION:

Gross Area (square feet):	3,932	IBC Occupancy Type 1:	100 % I-3
Year Constructed:	2000	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Concrete Masonry U	Construction Type:	Concrete Masonry Units & Steel
Exterior Finish 2:	%	IBC Construction Type:	II-A
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Suppressed:	100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$48.09
Priority Class 2:	\$132,600	Total Facility Replacement Construction Cost:	\$2,752,000
Priority Class 3:	\$56,500	Facility Replacement Cost per Square Foot:	\$700
Grand Total:	\$189,100	FCNI:	7%

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 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

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



Jean Conservation Camp Site – FCA Site #9892
Description: Seismic Shut-Off Valve for Site Needed.



Jean Conservation Camp Site – FCA Site #9892
Description: Crack Patch & Slurry Seal Needed.



NDF Fuel Building – FCA Building #2517
Description: Exterior of the Building.



Jean CC NDF Office – FCA Building #2494
Description: Exterior of the Building.



Jean CC NDF Office – FCA Building #2494
Description: Wiring Cleanup & Wall Repair Needed.



Conservation Camp Storage – FCA Building #2198
Description: Exterior of the Building.



Culinary / Canteen / Dining Hall – FCA Building #2125
Description: Exterior of the building.



Culinary / Canteen / Dining Hall – FCA Building #2125
Description: Inoperable Culinary Equipment Replacement Needed.



Culinary / Canteen / Dining Hall – FCA Building #2125
Description: Floor Coating Replacement Needed.



Housing Unit 5 – FCA Building #1987
Description: Exterior of the Building.



Housing Unit 4 – FCA Building #1986
Description: Exterior of the Building.



Housing Unit 4 – FCA Building #1986
Description: Shower & Underground Plumbing Replacement Needed.



MPR / Visitation / NDF Shop – FCA Building #1898
Description: Exterior of the Building.



MPR / Visitation / NDF Shop – FCA Building #1898
Description: ADA Restroom Upgrade Needed.



MPR / Visitation / NDF Shop – FCA Building #1898

Description: Stair Replacement Recommended.



Housing Unit 3 – FCA Building #1897

Description: Exterior of the Building.



Housing Unit 3 – FCA Building #1897
Description: Water Heater Replacement Recommended.



JCC Guard Tower – FCA Building #0883
Description: Exterior of the Guard Tower.



Administration Office / Medical – FCA Building #0663
Description: Exterior of the Building.



Administration Office / Medical – FCA Building #0663
Description: HVAC Upgrade / Replacement Needed.



Administration Office / Medical – FCA Building #0663
Description: ADA Restroom Upgrades Needed.



Housing Unit 2 – FCA Building #0662
Description: Exterior of the Building.



Housing Unit 2 – FCA Building #0662
Description: Exterior Door & Hardware Replacement Needed.



Housing Unit 1 – FCA Building #0632
Description: Exterior of the Building.



DEPT OF CORRECTIONS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHEAST REGION

-

9973 - CARLIN CONSERVATION CAMP SITE
124 SUSIE CREEK WAY
CARLIN, NV 89822-
ELKO COUNTY

SURVEY DATE: 06/05/2023



TABLE OF CONTENTS

INTRODUCTION	4
KEY FINDINGS	5
OVERALL RECOMMENDATIONS	5
OVERALL SITE CONDITION	5
SITE UTILITIES AND INFRASTRUCTURE	5
SAFETY, COMPLIANCE AND ACCESSIBILITY.....	5
ENVIRONMENTAL LANDSCAPING CONCERNS	6
PROPERTY MAP, 124 SUSIE CREEK WAY, CARLIN.....	7
PROPERTY MAP, 124 SUSIE CREEK WAY, CARLIN.....	8
PROPERTY MAP, 124 SUSIE CREEK WAY, CARLIN.....	9
PROPERTY SNAPSHOT, CARLIN CONSERVATION CAMP SITE	10
FACILITY DETAILS, CCC HOUSING UNIT.....	11
FACILITY DETAILS, CCC MULTI-PURPOSE BUILDING	12
FACILITY DETAILS, NDF ADMINISTRATION OFFICE	13
FACILITY DETAILS, CCC WELL PUMP HOUSE	14
FACILITY DETAILS, CCC GATEHOUSE	15
FACILITY DETAILS, CCC STORAGE SHED	16
FACILITY DETAILS, NDF CHAIN LINK STORAGE SHED	17
FACILITY DETAILS, CUBIE/EUREKA COUNTY STORAGE SHED	18
FACILITY DETAILS, NDF PAINT STORAGE SHED	19
FACILITY DETAILS, NDF LANDSCAPING SHED	20
FACILITY DETAILS, NDF HERBICIDE & PROPANE STORAGE SHED.....	21

FACILITY DETAILS, NDF TOOL SHED	22
FACILITY DETAILS, TRAINING ROOM	23
FACILITY DETAILS, NDF SHOP	24
FACILITY DETAILS, CCC WATER TANK.....	25
FACILITY DETAILS, SEWAGE GRINDER CONTROL BUILDING.....	26
FACILITY DETAILS, USED OIL CONTAINMENT STORAGE	27
FACILITY DETAILS, FUEL STATION SHED	28
APPENDIX A - FACILITY CONDITION INDEX (FCI).....	29
APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD	30
BUILDING SYSTEMS	30
EXTERIOR	31
INTERIOR	32
APPENDIX C – REPORT DISTRIBUTION	33
DIVISIONAL CONTACTS	33
STATEWIDE CONTACTS CC'D	33
APPENDIX D - FCA RESOURCES.....	34
APPENDIX E – REVISION HISTORY	35

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

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

INTRODUCTION

The **Facility Insights** report serves as the foundation of the **Property Portfolio Review**, evaluating the property and its facilities. The Project Addendum, part two, builds on this foundation by detailing specific projects and their preliminary cost estimates, excluding soft costs (e.g., consultant fees, permits, furnishings).

This report emphasizes the **Facility Condition Index (FCI)**, (see Appendix A), a critical metric used to assess the overall health, functionality, and maintenance priorities of each facility. The observations and data in this report are based on a visual assessment conducted at the time of the review and reflect the conditions observed.

The data in this report was gathered through the following methods:

- **Research:** Historical data of past repairs and improvements. Current trends in energy enhancements.
- **Document Review:** Examination of building plans, maintenance logs, and previous reports.
- **Interviews:** Consultations with key stakeholders to gather insights.
- **Site Visit:** Visual and photographic inspection of the site and facilities. Inspections include review of building systems such as fire alarm, electrical and HVAC systems as well as interior and exterior finishes, roofing systems, paving and landscape.

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

KEY FINDINGS

OVERALL RECOMMENDATIONS

The following recommendations address the primary concerns identified during the assessment and prioritize actions for the site and building.

- **Property:** The site is very clean and very well maintained. The challenge for the site is aging infrastructure. The overall condition of the site is classified as **POOR** derived from the average FCI of its buildings. This is due to infrastructure replacements needed across the site.

OVERALL SITE CONDITION

- **Infrastructure:** Underground utilities, accessibility issues and building infrastructure systems need attention. Paved areas, including parking lots and walkways, are in fair condition in need of maintenance.
- **Findings:** Issues were identified that will require improvement:
 - Wastewater Treatment system needs refurbishment.
 - Underground water and sewer needs a comprehensive survey to determine source of on-going problems.
 - Fire Alarm systems should be planned for replacement. Most of the existing system components are not manufactured anymore and parts are increasingly difficult to source.
 - Boilers, Evaporative Cooling, and Restrooms need replacement in the Housing unit. The extent of refurbishments may trigger the requirement to add Fire Suppression.
 - Restroom and exterior insulation are significant investments needed in the Multi-Purpose building.
 - HVAC upgrade needed in NDF Administration office.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Persistent problems indicate the need to fully survey the utilities for degradation.
- **Electrical Systems:** Modern with no issues.
- **Stormwater Drainage:** Surface drainage with proper slopes away from the buildings. No issues reported.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is not compliant with current ADA standards. Some buildings lack accessible restrooms.
- **Fire Safety:** Fire Alarm systems are operational. Fire suppression lacking in the Housing Unit.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces are in very good condition with no issues reported.

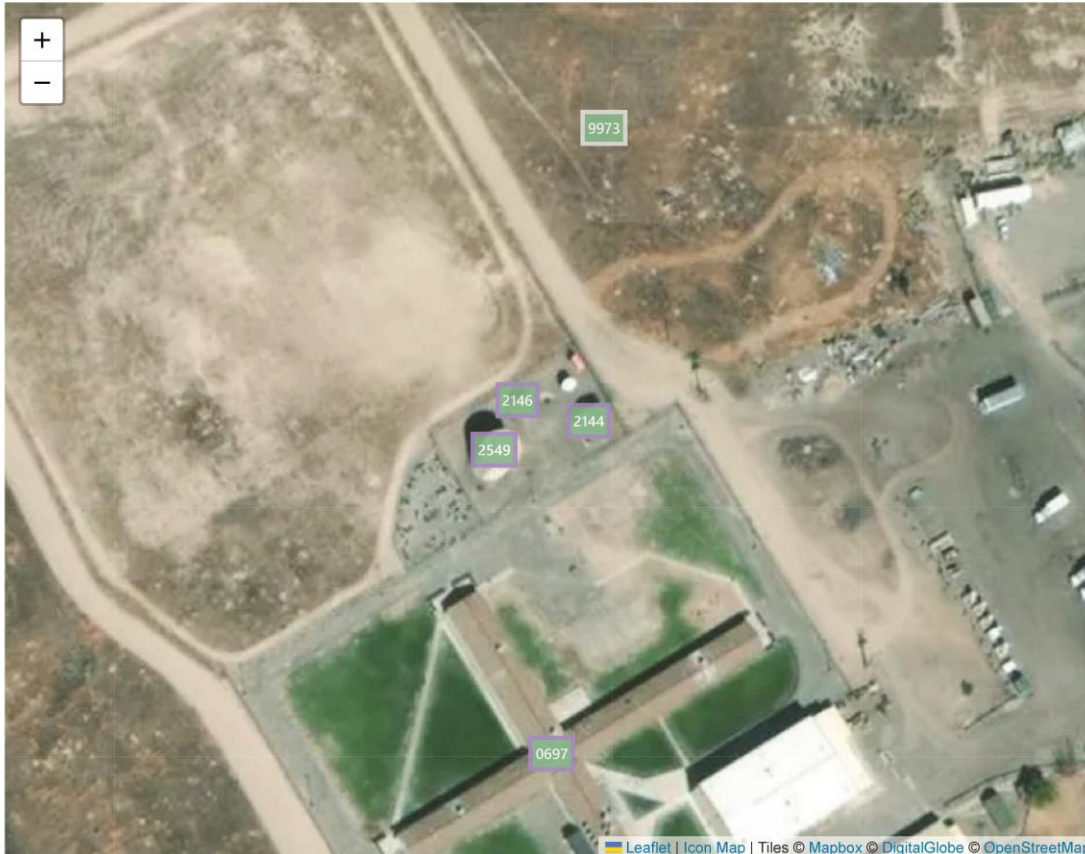
PROPERTY MAP, 124 SUSIE CREEK WAY, CARLIN

SITE IS:

EASEMENT

OCCUPIED

5 BUILDINGS



B#	NAME	STATUS	RIGHTS
0697	CCC HOUSING UNIT	OCCUPIED	OWNED
2144	CCC WELL PUMP HOUSE	OCCUPIED	OWNED
2146	CCC STORAGE SHED	OCCUPIED	OWNED
2549	CCC WATER TANK	OCCUPIED	OWNED
9973	CARLIN CONSERVATION CAMP SITE	OCCUPIED	EASEMENT

PROPERTY MAP, 124 SUSIE CREEK WAY, CARLIN

SITE IS:

EASEMENT

OCCUPIED

11 BUILDINGS

B#	NAME	STATUS	RIGHTS
1580	CCC MULTI-PURPOSE BUILDING	OCCUPIED	OWNED
1581	NDF ADMINISTRATION OFFICE	OCCUPIED	OWNED
2145	CCC GATEHOUSE	OCCUPIED	OWNED
2148	NDF CHAIN LINK STORAGE SHED	OCCUPIED	OWNED
2149	CUBIE/EUREKA COUNTY STORAGE SHED	OCCUPIED	OWNED
2150	NDF PAINT STORAGE SHED	OCCUPIED	OWNED
2151	NDF LANDSCAPING SHED	OCCUPIED	OWNED
2154	NDF TOOL SHED	OCCUPIED	OWNED
2155	TRAINING ROOM	OCCUPIED	OWNED
2156	NDF SHOP	OCCUPIED	OWNED
4308	USED OIL CONTAINMENT STORAGE	OCCUPIED	OWNED

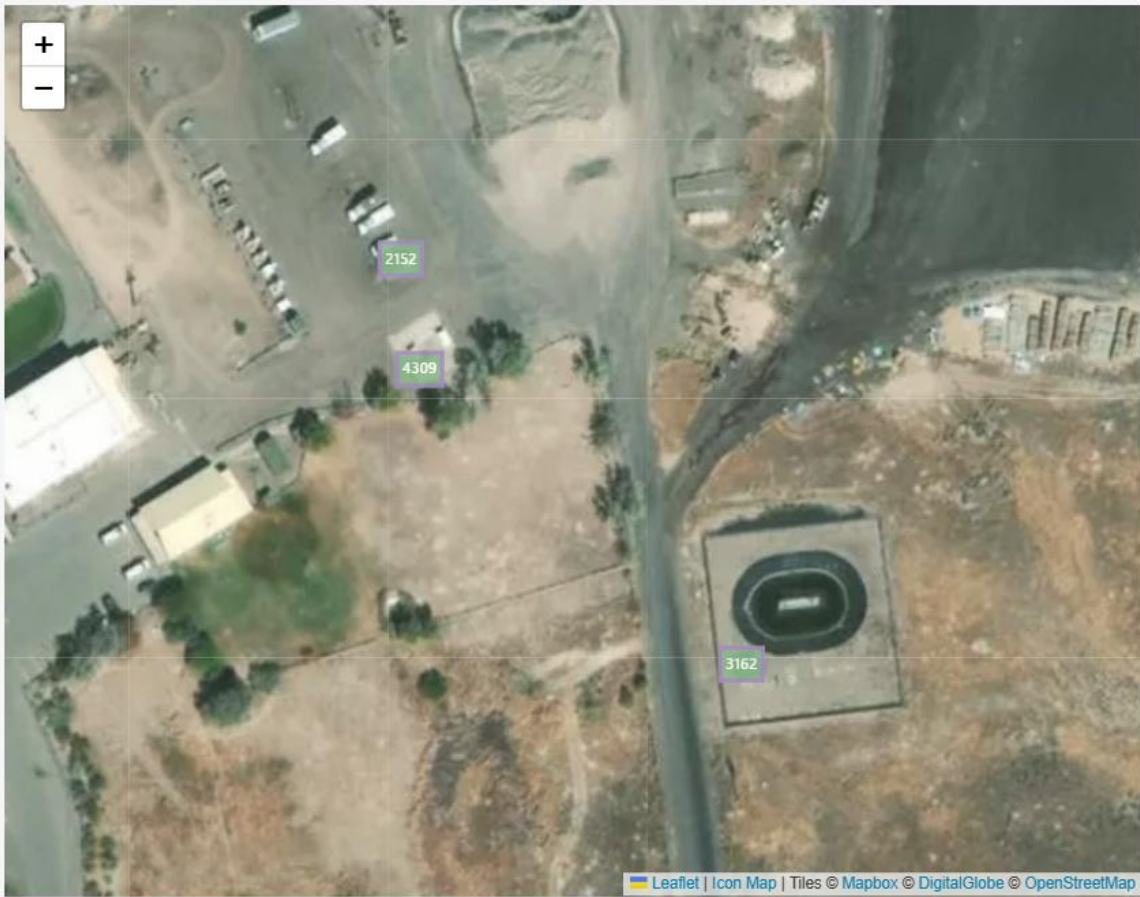
PROPERTY MAP, 124 SUSIE CREEK WAY, CARLIN

SITE IS:

EASEMENT

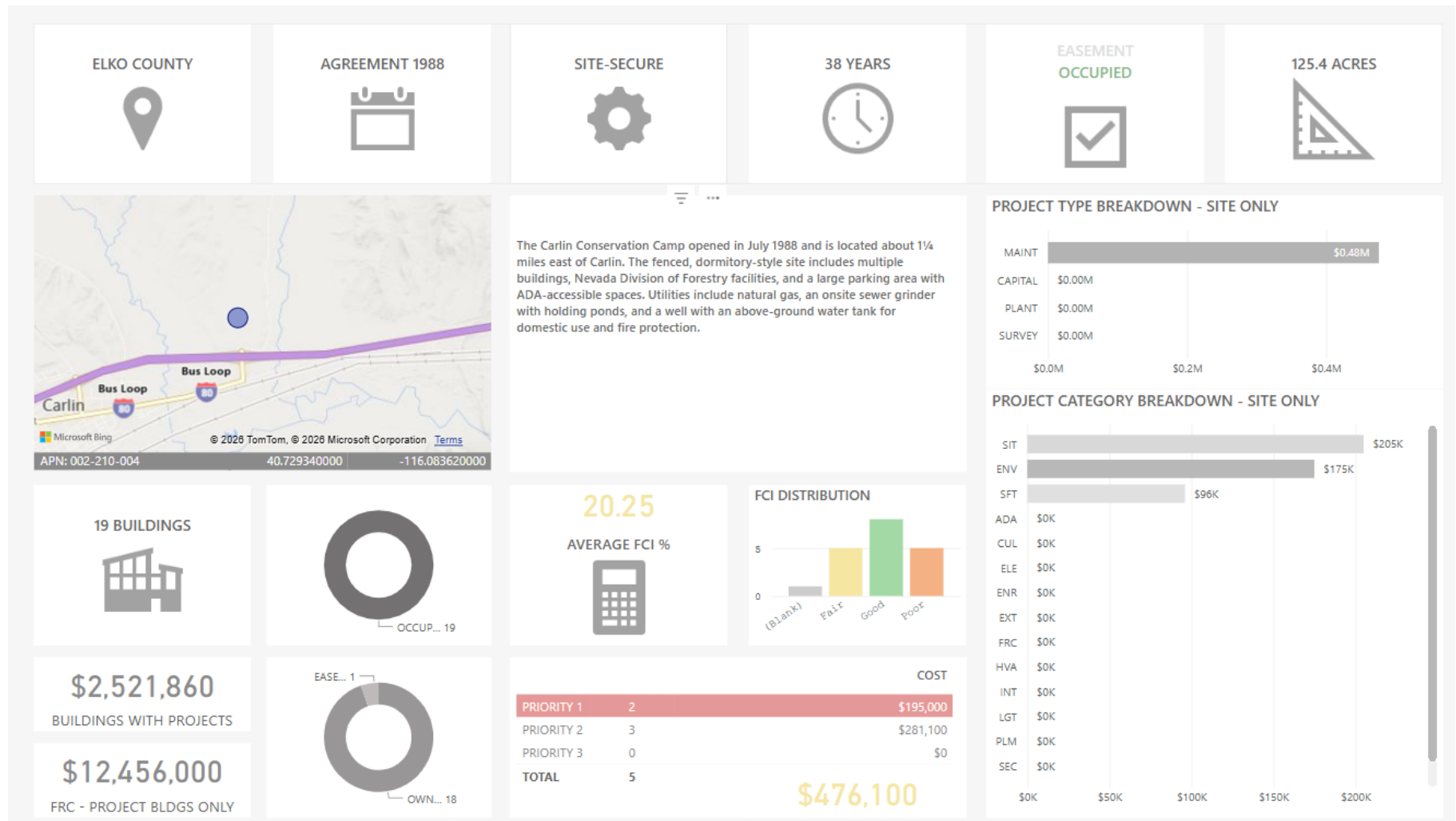
OCCUPIED

3 BUILDINGS



B#	NAME	STATUS	RIGHTS
2152	NDF HERBICIDE & PROPANE STORAGE SH...	OCCUPIED	OWNED
3162	SEWAGE GRINDER CONTROL BUILDING	OCCUPIED	OWNED
4309	FUEL STATION SHED	OCCUPIED	OWNED

PROPERTY SNAPSHOT, CARLIN CONSERVATION CAMP SITE



FACILITY DETAILS, CCC HOUSING UNIT

YEAR BUILT 1988
CONSTRUCTED 1988



INSTITUTIONAL



38 YEARS



OWNED
OCCUPIED



13,477 SF



FCI %

25.89



The Carlin Conservation Camp Housing Unit is a wood-framed modular building with T1-11 siding, an asphalt roof, and a CMU foundation. Three wings (A, B, and C) contain sleeping and restroom areas, dining and culinary facilities, a visitor area, and staff offices. A new ADA ramp serves the main entrance, but restrooms and dining areas are not ADA compliant. The building has a new fire alarm system, no fire sprinklers, two gas-fired boilers for heating and hot water, and roof-mounted evaporative coolers.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-B

OCC: 100% - I-3

Prisons, reformatories

FIRE: 0% suppressed

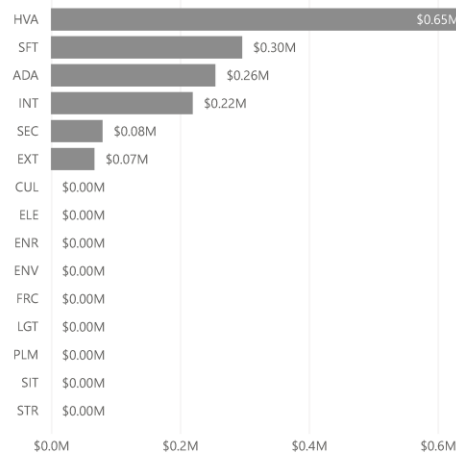
0697 - BUILDING COMPONENTS

FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: PREFABRICATED
EXPOSURE: ENCLOSED

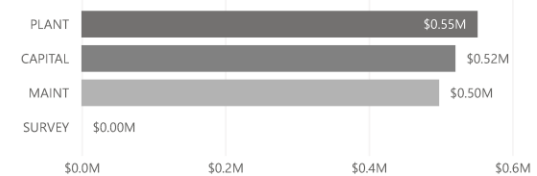
\$6,064,700

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

			COST
PRIORITY 1	1		\$255,000
PRIORITY 2	4		\$951,200
PRIORITY 3	2		\$363,900
TOTAL	7		\$1,570,100

\$1,570,100

FACILITY DETAILS, CCC MULTI-PURPOSE BUILDING

YEAR BUILT 1990
CONSTRUCTED 1990



ASSEMBLY



36 YEARS



OWNED
OCCUPIED



7,000 SF



FCI %
8.57



The Carlin Conservation Camp Multi-Purpose Building is an engineered steel structure with metal siding, metal roof on a concrete slab-on-grade foundation. The building contains a Gymnasium, Laundry Room, Mechanical Room and Storage areas. The facility has an older fire sprinkler system and a new fire alarm system. The Gym area has a couple of ceiling mounted gas fired heating units and a mix of electric and hydronic heating units for the laundry and storage areas. It also has a single use restroom that is not ADA accessible.



1580 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: PRE-ENGINEERED

EXPOSURE: ENCLOSED

\$2,800,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING

INT	\$133K
ADA	\$100K
EXT	\$7K
CUL	\$0K
ELE	\$0K
ENR	\$0K
ENV	\$0K
FRC	\$0K
HVA	\$0K
LGT	\$0K
PLM	\$0K
SEC	\$0K
SFT	\$0K
SIT	\$0K
STR	\$0K

CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: III-B

OCC: 60% - A-3, 40% - I-3

Having an assembly room with an occupant load of less than 300 without a legitimate stage
Prisons, reformatories

FIRE: 100% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$140K
PLANT	\$100K
CAPITAL	\$0K
SURVEY	\$0K

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$100,000
PRIORITY 2	2	\$133,000
PRIORITY 3	1	\$7,000
TOTAL	4	\$240,000

\$240,000

STATE OF NEVADA – DEPARTMENT OF ADMINISTRATION – STATE PUBLIC WORKS DIVISION, NRS § 341.128 (General Duties and Powers)

Survey Date: 06/05/2023 Print Date: January 2026

Page 12 of 35

FACILITY DETAILS, NDF ADMINISTRATION OFFICE

YEAR BUILT 1988
CONSTRUCTED 1988



OFFICE



38 YEARS



OWNED
OCCUPIED



3,544 SF



FCI %
7.52



The NDF Administration Office is an engineered steel structure with metal siding, metal roof and a concrete slab-on-grade foundation. The building contains support offices for NDF personnel, restrooms and a storage area which includes a 520 square foot storage mezzanine. There are accessibility issues with the entrance and restrooms that will be addressed in the report.



1581 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

FLRS: 2

BSMT: -

ASSEMBLY: PRE-ENGINEERED

EXPOSURE: ENCLOSED

\$1,772,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING

HVA	\$89K
INT	\$36K
EXT	\$7K
ADA	\$2K
CUL	\$0K
ELE	\$0K
ENR	\$0K
ENV	\$0K
FRC	\$0K
LGT	\$0K
PLM	\$0K
SEC	\$0K
SFT	\$0K
SIT	\$0K
STR	\$0K

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$131K
PLANT	\$2K
CAPITAL	\$0K
SURVEY	\$0K

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$2,000
PRIORITY 2	1	\$88,600
PRIORITY 3	2	\$42,600
TOTAL	4	\$133,200

\$133,200

FACILITY DETAILS, CCC WELL PUMP HOUSE

YEAR BUILT 1988
CONSTRUCTED 1988

UTILITY

38 YEARS

OWNED
OCCUPIED

475 SF

FCI %
0.42

The Well Pump House is a concrete masonry unit structure with an asphalt composition roof on a concrete slab-on-grade foundation. The building contains the domestic water pumping and support equipment for the conservation camp. A water treatment system and an emergency shower are located in this facility.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-B

OCC: 100% - S-2

Low hazard storage

FIRE: 0% suppressed

2144 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING

EXT	\$500
ADA	\$0
CUL	\$0
ELE	\$0
ENR	\$0
ENV	\$0
FRC	\$0
HVA	\$0
INT	\$0
LGT	\$0
PLM	\$0
SEC	\$0
SFT	\$0
SIT	\$0
STR	\$0

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$500
CAPITAL	\$0
PLANT	\$0
SURVEY	\$0

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$500
TOTAL	1	\$500

\$118,800

REPLACEMENT COST

\$500

FACILITY DETAILS, CCC GATEHOUSE

YEAR BUILT 1988
CONSTRUCTED 1988



TOWER



38 YEARS



OWNED
OCCUPIED



48 SF



FCI %
4.29



The Gatehouse is a wood framed structure with T1-11 siding, asphalt composition roof resting on 6x6 timbers. It serves as the main entrance and checkpoint into the secure portion of the conservation camp.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-B

OCC: 100% - I-3
Prisons, reformatories

FIRE: 0% suppressed

2145 - BUILDING COMPONENTS

FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$35,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING

EXT	\$1,500
ADA	\$0
CUL	\$0
ELE	\$0
ENR	\$0
ENV	\$0
FRC	\$0
HVA	\$0
INT	\$0
LGT	\$0
PLM	\$0
SEC	\$0
SFT	\$0
SIT	\$0
STR	\$0

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$1,500
CAPITAL	\$0
PLANT	\$0
SURVEY	\$0

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$1,500
PRIORITY 3	0	\$0
TOTAL	1	\$1,500

\$1,500

FACILITY DETAILS, CCC STORAGE SHED

YEAR BUILT 1988
CONSTRUCTED 1988



NONHAZARD



38 YEARS



OWNED
OCCUPIED



170 SF



FCI %
4.86



The Storage Shed is a wood framed structure with T1-11 siding, asphalt composition roof resting on a concrete slab-on-grade foundation. It is located on the north side of the site near the well pump house. The building formerly was the laundry room and has since been converted to a general storage facility.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-B

OCC: 100% - S-2

Low hazard storage

FIRE: 0% suppressed

2146 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$35,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING

EXT	\$1,700
ADA	\$0
CUL	\$0
ELE	\$0
ENR	\$0
ENV	\$0
FRC	\$0
HVA	\$0
INT	\$0
LGT	\$0
PLM	\$0
SEC	\$0
SFT	\$0
SIT	\$0
STR	\$0

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$1,700
CAPITAL	\$0
PLANT	\$0
SURVEY	\$0

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,700
TOTAL	1	\$1,700

\$1,700

FACILITY DETAILS, NDF CHAIN LINK STORAGE SHED

YEAR BUILT 1990
CONSTRUCTED 1990



NONHAZARD



36 YEARS



OWNED
OCCUPIED



385 SF



FCI %
4.29



The Chain Link Storage Shed is a wood framed structure with metal and chain link siding, metal roofing and a concrete slab-on-grade foundation. It is used for storage of piping and maintenance equipment used on the camp site. The building is attached to the east side of the NDF Administration Building and is in good shape.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: V-B
OCC: 100% - S-2
Low hazard storage
FIRE: 0% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$1,500
CAPITAL	\$0
PLANT	\$0
SURVEY	\$0

PROJECT CATEGORY BREAKDOWN - BUILDING

EXT	\$1,500
ADA	\$0
CUL	\$0
ELE	\$0
ENR	\$0
ENV	\$0
FRC	\$0
HVA	\$0
INT	\$0
LGT	\$0
PLM	\$0
SEC	\$0
SFT	\$0
SIT	\$0
STR	\$0

2148 - BUILDING COMPONENTS

FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$35,000

REPLACEMENT COST

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,500
TOTAL	1	\$1,500

\$1,500

STATE OF NEVADA – DEPARTMENT OF ADMINISTRATION – STATE PUBLIC WORKS DIVISION, NRS § 341.128 (General Duties and Powers)

Survey Date: 06/05/2023 Print Date: January 2026
Page 17 of 35

FACILITY DETAILS, CUBIE/EUREKA COUNTY STORAGE SHED

YEAR BUILT 1989
CONSTRUCTED 1989



NONHAZARD



37 YEARS



OWNED
OCCUPIED



385 SF



FCI %

4.22



The Cubie/Eureka County Storage Shed is a wood framed building with T1-11 siding, asphalt composition roofing on a concrete slab-on-grade foundation. The building is used for general storage and the south end is used by Eureka County.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-B

OCC: 100% - S-1

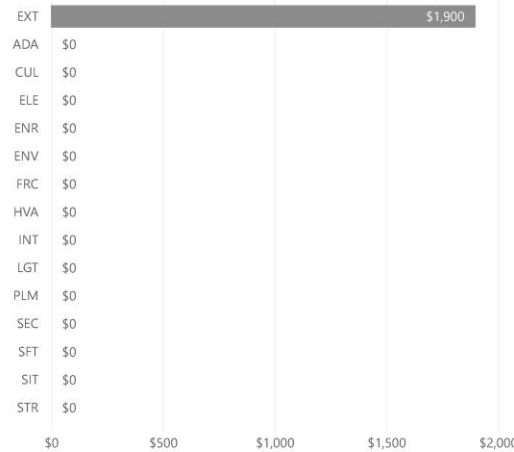
Moderate hazard storage

FIRE: 0% suppressed

2149 - BUILDING COMPONENTS

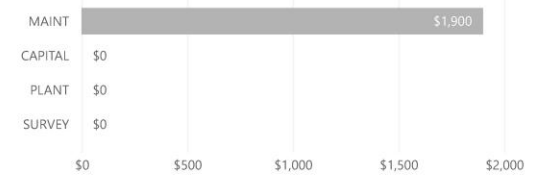
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING



\$45,000
REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,900
TOTAL	1	\$1,900

\$1,900

FACILITY DETAILS, NDF PAINT STORAGE SHED

YEAR BUILT 1995
CONSTRUCTED 1995



NONHAZARD



31 YEARS



OWNED
OCCUPIED



64 SF



FCI %
10.00



The Paint Storage Shed is a wood framed structure with T1-11 siding, asphalt composition roof on a concrete slab-on-grade foundation. The small storage shed is used for storing paint and painting supplies. It has an electrical heater to maintain temperatures above freezing during the winter months.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-B

OCC: 100% - S-1

Moderate hazard storage

FIRE: 0% suppressed

2150 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING

EXT	\$1,500
ADA	\$0
CUL	\$0
ELE	\$0
ENR	\$0
ENV	\$0
FRC	\$0
HVA	\$0
INT	\$0
LGT	\$0
PLM	\$0
SEC	\$0
SFT	\$0
SIT	\$0
STR	\$0

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$1,500
CAPITAL	\$0
PLANT	\$0
SURVEY	\$0

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,500
TOTAL	1	\$1,500

\$15,000

REPLACEMENT COST

\$1,500

FACILITY DETAILS, NDF LANDSCAPING SHED

YEAR BUILT 1988
CONSTRUCTED 1988

NONHAZARD

38 YEARS

OWNED
OCCUPIED

48 SF

FCI %
10.00

The Landscaping Shed, formerly the Herbicide Storage Shed is a wood framed structure with T1-11 siding, asphalt composition roof on a concrete slab-on-grade foundation. The building is used for the storage of landscaping and lawn care tools used by camp maintenance personnel.



2151 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING

EXT	\$1,500
ADA	\$0
CUL	\$0
ELE	\$0
ENR	\$0
ENV	\$0
FRC	\$0
HVA	\$0
INT	\$0
LGT	\$0
PLM	\$0
SEC	\$0
SFT	\$0
SIT	\$0
STR	\$0

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$1,500
CAPITAL	\$0
PLANT	\$0
SURVEY	\$0

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,500
TOTAL	1	\$1,500

\$15,000

REPLACEMENT COST

\$1,500

FACILITY DETAILS, NDF HERBICIDE & PROPANE STORAGE SHED

YEAR BUILT 1988
CONSTRUCTED 1988



NONHAZARD



38 YEARS



OWNED
OCCUPIED



48 SF



FCI %

7.50



The Herbicide & Propane Storage Shed, formerly the Propane Storage Shed is a wood framed structure with T1-11 siding, asphalt composition roof on a concrete slab-on-grade foundation. The shed has been expanded to include a chain link perimeter with a sheet metal roofing system. The wood framed shed is used to store herbicides and the chain link area for propane.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-B

OCC: 100% - H-2

Hazardous material storage - moderate explosion hazard

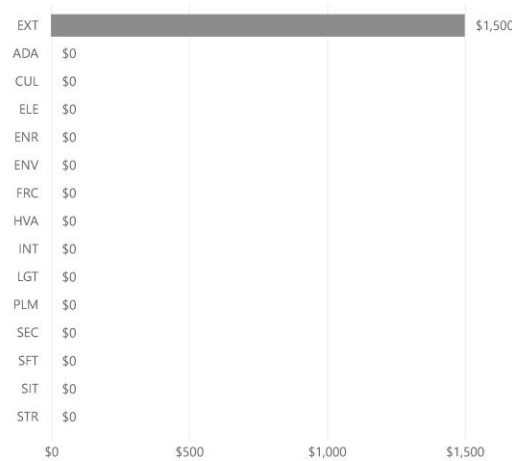
FIRE: 0% suppressed

2152 - BUILDING COMPONENTS

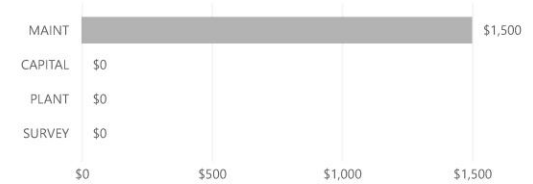
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$20,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,500
TOTAL	1	\$1,500

\$1,500

FACILITY DETAILS, NDF TOOL SHED

YEAR BUILT 1997
CONSTRUCTED 1997



NONHAZARD



29 YEARS



OWNED
OCCUPIED



180 SF



FCI %
10.00



The Tool Shed is an engineered steel structure with metal siding and roofing on a concrete slab-on-grade. It is located on the east side of the Training Room building and is used for tool storage for camp inmates and employees.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: III-B

OCC: 100% - S-2

Low hazard storage

FIRE: 0% suppressed

2154 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: PRE-ENGINEERED

EXPOSURE: ENCLOSED

\$25,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING

EXT	\$2.5K
ADA	\$0.0K
CUL	\$0.0K
ELE	\$0.0K
ENR	\$0.0K
ENV	\$0.0K
FRC	\$0.0K
HVA	\$0.0K
INT	\$0.0K
LGT	\$0.0K
PLM	\$0.0K
SEC	\$0.0K
SFT	\$0.0K
SIT	\$0.0K
STR	\$0.0K

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$2.5K
CAPITAL	\$0.0K
PLANT	\$0.0K
SURVEY	\$0.0K

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$2,500
PRIORITY 3	0	\$0
TOTAL	1	\$2,500

\$2,500

FACILITY DETAILS, TRAINING ROOM

YEAR BUILT 1998
CONSTRUCTED 1998



MAINTENANCE



28 YEARS



OWNED
OCCUPIED



950 SF



FCI %

2.23



The Training Room, formerly the Wood Shop, is an engineered structure with metal siding and roofing on a concrete slab-on-grade. The interior is painted gypsum board on three sides. It is located on the east side of the Shop building and is used by staff and inmates for woodwork related projects.



CODE COMPLIANCE SUMMARY

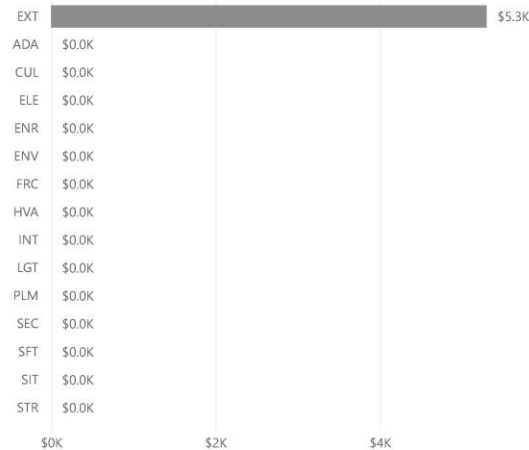
CODE YR: UNKNOWN
CONS TYPE: III-B
OCC: 100% - F-1
Moderate hazard factory & industrial
FIRE: 100% suppressed

2155 - BUILDING COMPONENTS

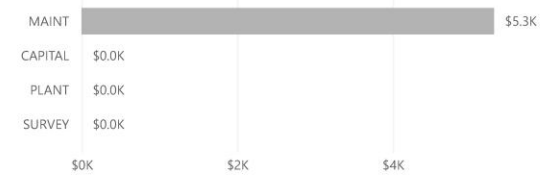
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: PRE-ENGINEERED
EXPOSURE: ENCLOSED

\$237,500
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$5,300
PRIORITY 3	0	\$0
TOTAL	1	\$5,300

\$5,300

FACILITY DETAILS, NDF SHOP

YEAR BUILT 1988
CONSTRUCTED 1988



MAINTENANCE



38 YEARS



OWNED
OCCUPIED



2,692 SF



FCI %

9.49



The NDF Shop is an engineered steel structure with metal siding and roofing on a concrete slab-on-grade. The interior has a painted finish on three sides. It is located on the east side of the Multi-Purpose building and is used by staff and inmates for servicing equipment. It also contains support offices with a small restroom and a storage area for equipment, parts and other items.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: III-B

OCC: 100% - S-1

Moderate hazard storage

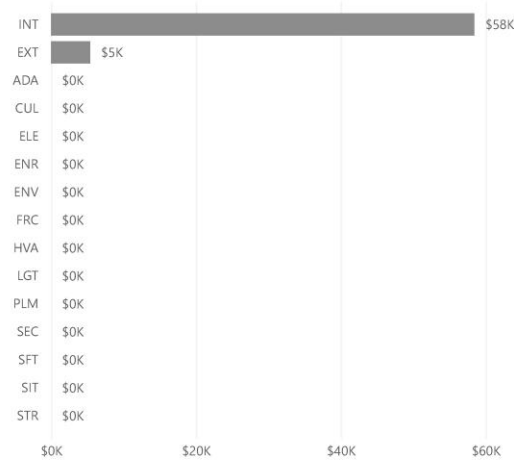
FIRE: 100% suppressed

2156 - BUILDING COMPONENTS

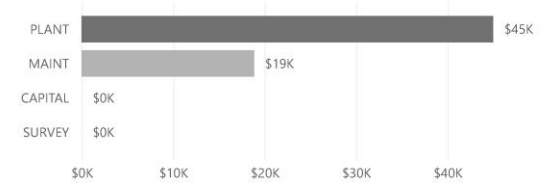
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 2
BSMT: -
ASSEMBLY: PRE-ENGINEERED
EXPOSURE: ENCLOSED

\$673,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$45,000
PRIORITY 3	2	\$18,860
TOTAL	3	\$63,860

\$63,860

FACILITY DETAILS, CCC WATER TANK

YEAR BUILT 1988
UNKNOWN -

TANK

38 YEARS

OWNED
OCCUPIED

0 SF

FCI %
3.00



The water tank is located along the north portion of the Carlin Conservation Camp site. It is an above ground 130,000 gallon capacity steel storage tank in good condition.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE:

OCC: 0% -

FIRE: 0% suppressed

2549 - BUILDING COMPONENTS

FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 0
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$500,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING

EXT	\$15.0K
ADA	\$0.0K
CUL	\$0.0K
ELE	\$0.0K
ENR	\$0.0K
ENV	\$0.0K
FRC	\$0.0K
HVA	\$0.0K
INT	\$0.0K
LGT	\$0.0K
PLM	\$0.0K
SEC	\$0.0K
SFT	\$0.0K
SIT	\$0.0K
STR	\$0.0K

PROJECT TYPE BREAKDOWN - BY BUILDING

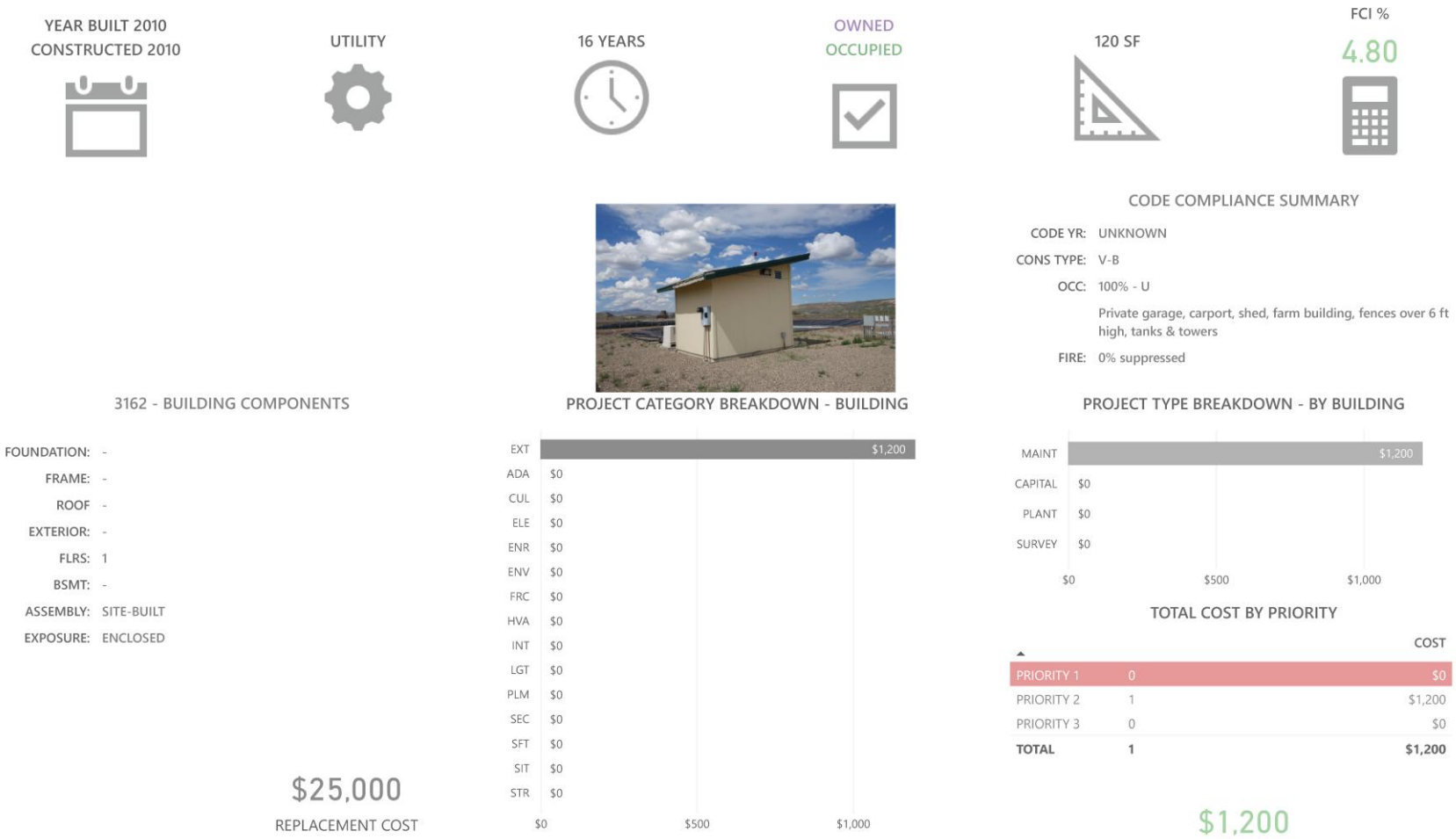
MAINT	\$15.0K
CAPITAL	\$0.0K
PLANT	\$0.0K
SURVEY	\$0.0K

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$15,000
PRIORITY 3	0	\$0
TOTAL	1	\$15,000

\$15,000

FACILITY DETAILS, SEWAGE GRINDER CONTROL BUILDING



FACILITY DETAILS, USED OIL CONTAINMENT STORAGE

YEAR BUILT 2010
CONSTRUCTED 2010



NONHAZARD



16 YEARS



OWNED
OCCUPIED



80 SF



FCI %
10.00



This building is a CMU block and chain link walled structure with a metal roof. It is used to store used oil and is 8'x10'.



4308 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING

EXT	\$1,500
ADA	\$0
CUL	\$0
ELE	\$0
ENR	\$0
ENV	\$0
FRC	\$0
HVA	\$0
INT	\$0
LGT	\$0
PLM	\$0
SEC	\$0
SFT	\$0
SIT	\$0
STR	\$0

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$1,500
CAPITAL	\$0
PLANT	\$0
SURVEY	\$0

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,500
TOTAL	1	\$1,500

\$15,000
REPLACEMENT COST

FACILITY DETAILS, FUEL STATION SHED

YEAR BUILT 1988
CONSTRUCTED 1988

NONHAZARD

38 YEARS

OWNED
OCCUPIED

192 SF

FCI %
6.00

This building is a wood framed structure with T1-II siding on a concrete slab foundation and sheet metal roofing. 12' x 16' located next to the above ground fuel tanks.



4309 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING

EXT	\$1,500
ADA	\$0
CUL	\$0
ELE	\$0
ENR	\$0
ENV	\$0
FRC	\$0
HVA	\$0
INT	\$0
LGT	\$0
PLM	\$0
SEC	\$0
SFT	\$0
SIT	\$0
STR	\$0

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$1,500
CAPITAL	\$0
PLANT	\$0
SURVEY	\$0

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$1,500
PRIORITY 3	0	\$0
TOTAL	1	\$1,500

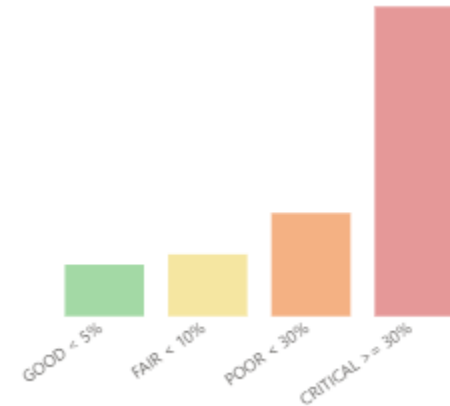
\$25,000
REPLACEMENT COST

STATE OF NEVADA – DEPARTMENT OF ADMINISTRATION – STATE PUBLIC WORKS DIVISION, NRS § 341.128 (General Duties and Powers)

Survey Date: 06/05/2023 Print Date: January 2026
Page 28 of 35

APPENDIX A - FACILITY CONDITION INDEX (FCI)

- **What It Is:** A widely used critical metric to evaluate the overall health, functionality, and maintenance priorities of each facility
- **Purpose:**
 - Provides a quick snapshot of a facility's health, expressed as a percentage
 - **Lower FCI Values:**
 - **0.05:** Indicates a facility is good condition
 - **0.06 – 0.10:** Indicates a facility is in fair condition
 - **Higher FCI Values:**
 - **0.11 – 0.30:** Indicates a facility is in poor condition
 - **0.30:** Indicates a facility is in critical condition
- **Use Cases:**
 - Helps prioritize repairs
 - Guides funding allocation by comparing conditions across multiple facilities in a portfolio
- **Calculation:**
$$FCI = \frac{\text{Cost of necessary repairs or Deferred Maintenance}}{\text{Current Replacement Value}}$$
- **Example:** The facility's replacement cost is \$11,540,000, and the required repairs total \$2,236,200, resulting in an FCI of **19%** (0.19)



APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD

BUILDING SYSTEMS



EXTERIOR



INTERIOR



APPENDIX C – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	TITLE
CORRECT	DIRECTOR
CORRECT	CHIEF ENGINEER, PLANT OPERATIONS
CORRECT	CORRECTIONAL LIEUTENANT
CORRECT	FACILITY MANAGER

STATEWIDE CONTACTS CC'D

The following positions across various departments are CC'D:

- **GFO Budget**
 - Executive Branch Budget Officer
- **DCNR Lands Division**
 - Division Administrator
 - Deputy Division Administrator
 - State Land Agent 2
- **Legislative Counsel Bureau**
 - Senior Program Analyst
 - Principal Program Analyst
- **Administration Risk Management Division**
 - Division Administrator
 - Insurance/Loss Prevention Specialist
 - Program Officer
 - Management Analyst 4
 - Safety Specialist Consultant

APPENDIX D - FCA RESOURCES



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Construction Project Coordinator II

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YADHIRA PIMENTEL

Administrative Assistant IV

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APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	1/29/2026	Initial.



DEPT OF CORRECTIONS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

NORTHEAST REGION

-

9973 - CARLIN CONSERVATION CAMP SITE
124 SUSIE CREEK WAY
CARLIN, NV 89822-
ELKO COUNTY

SURVEY DATE: 06/05/2023



TABLE OF CONTENTS

INTRODUCTION	4
PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION	5
0697-ADA-1: RESTROOM REMODEL	6
9973-ENV-1: WASTEWATER TREATMENT REPAIRS	7
1580-ADA-1: ADA RESTROOM REMODEL	8
9973-SIT-6: UNDERGROUND SITE DOMESTIC WATER AND SEWER SURVEY	9
1581-ADA-2: SIGNAGE FOR ADA COMPLIANCE	10
PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION	11
0697-HVA-4: BOILER & WATER HEATER REPLACEMENT	12
0697-INT-1: REPLACE FLOORING	13
0697-HVA-5: EVAPORATIVE COOLER AND DUCTWORK REPLACEMENT	14
9973-SIT-5: CONCRETE FLATWORK AND SIDEWALK REPLACEMENT	15
1580-INT-3: REPLACE INSULATION	16
9973-SFT-2: FIRE ALARM UPGRADE SITEWIDE	17
1581-HVA-1: HVAC UPGRADE	18
0697-SEC-1: EXTERIOR DOOR REPLACEMENT	19
9973-SIT-4: PATCH, CRACK FILL AND SEAL ASPHALT PAVING	20
2156-INT-2: RESTROOM UPGRADE	21
1580-INT-2: INTERIOR FINISHES	22
2549-EXT-2: WATER TANK INSPECTION	23
2155-EXT-1: EXTERIOR FINISHES	24
2154-EXT-1: EXTERIOR FINISHES	25
2145-EXT-2: EXTERIOR FINISHES	26
4309-EXT-1: EXTERIOR FINISHES	27
3162-EXT-1: EXTERIOR FINISHES	28
PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS	29

0697-SFT-1: FIRE SUPPRESSION SYSTEM INSTALLATION.....	30
0697-EXT-4: EXTERIOR FINISHES	31
1581-INT-2: INTERIOR FINISHES	32
2156-INT-1: INTERIOR FINISHES	33
1581-EXT-1: EXTERIOR FINISHES	34
1580-EXT-2: EXTERIOR FINISHES.....	35
2156-EXT-1: EXTERIOR FINISHES	36
2149-EXT-2: EXTERIOR FINISHES	37
2146-EXT-2: EXTERIOR FINISHES	38
2150-EXT-1: EXTERIOR FINISHES	39
2151-EXT-1: EXTERIOR FINISHES	40
2152-EXT-1: EXTERIOR FINISHES	41
4308-EXT-1: EXTERIOR FINISHES	42
2148-EXT-1: EXTERIOR FINISHES.....	43
2144-EXT-1: EXTERIOR FINISHES.....	44
APPENDIX A – BUILDING MANAGEMENT CATEGORIES.....	45
BUILDING SYSTEMS	45
APPENDIX B – REVISION HISTORY	46

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

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

INTRODUCTION

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

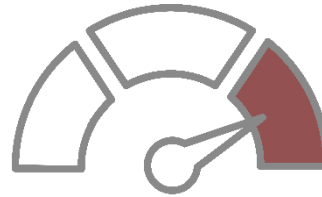
Projects are prioritized by urgency and address the most pressing needs effectively:

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

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



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



PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION

CCC HOUSING UNIT



\$255,000

PRIORITY 1
0 - 2 years



REINSTATED ADA - 11/18/2025

0697-ADA-1: RESTROOM REMODEL

Some of the building's restrooms are original, in poor condition, while others have had improvements but need further improvements. This project recommends funding for the refurbishment of all restrooms throughout the building. As part of the renovation, a minimum of one restroom will be upgraded to meet ADA standards. Scope of work may include wall reconfiguration, installation of new sinks, toilets, hardware, mirrors, fixtures, flooring, finishes and signage. Design and compliance will be guided by the 2024

International Building Code (IBC), ICC A117.1, NRS 338.180, and the latest edition of the ADA Standards for Accessible Design.

CARLIN CONSERVATION CAMP SITE



\$175,000

PRIORITY 1
0 - 2 years



NEW ENVIRONMENTAL - 11/20/2025

9973-ENV-1: WASTEWATER TREATMENT REPAIRS

The wastewater treatment system, originally installed under Capital Improvement Project 07-M06, is currently inoperable. As a result of this failure, the site has reverted to utilizing the legacy septic disposal system, which was intended to be decommissioned upon commissioning of the new infrastructure. This project proposes funding for the comprehensive refurbishment and reactivation of the wastewater treatment system to restore regulatory compliance, improve operational reliability, and reduce long-term environmental

and maintenance risks associated with continued reliance on outdated infrastructure.

CCC MULTI-PURPOSE BUILDING



\$100,000

PRIORITY 1
0 - 2 years



REINSTATED ADA - 11/19/2025

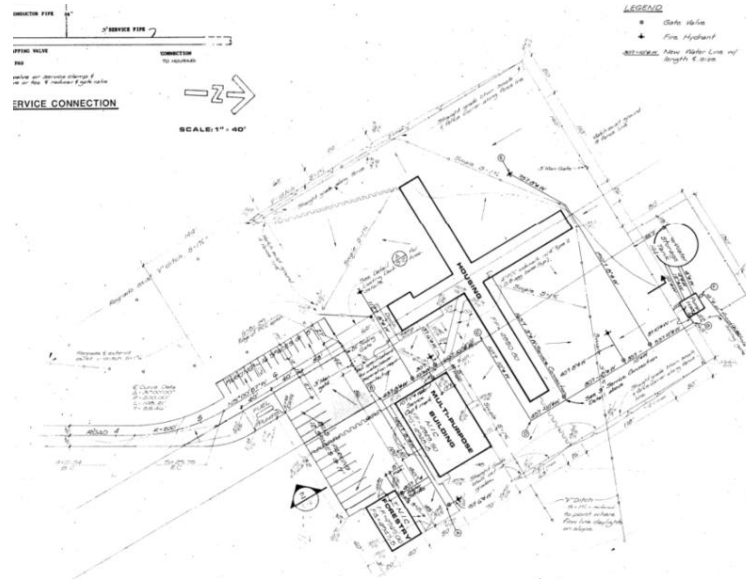
1580-ADA-1: ADA RESTROOM REMODEL

The building's restrooms are original, in poor condition, and currently lack full compliance with ADA accessibility standards—specifically, at least one restroom per floor does not meet current requirements. This project includes funding for the complete refurbishment of all restrooms throughout the building. As part of the renovation, a minimum of one restroom per floor will be upgraded to meet ADA standards. Scope of work may include wall reconfiguration, installation of new sinks, toilets, hardware, mirrors, fixtures, flooring, finishes and signage. Design and compliance will

be guided by the 2024 International Building Code (IBC), ICC A117.1, NRS 338.180, and the latest edition of the ADA Standards for Accessible Design.

Survey Date: 06/05/2023 Print Date: January 2026
Page 8 of 46

CARLIN CONSERVATION CAMP SITE



\$20,000

PRIORITY 1
0 - 2 years



NEW SITE ISSUES - 11/20/2025

9973-SIT-6: UNDERGROUND SITE DOMESTIC WATER AND SEWER SURVEY

The site has indicated on-going problems with the underground domestic water and sewer systems. The problems appear to be associated with the deterioration of piping underground. Original construction drawings do not appear to indicate the type of materials used for the underground piping or lateral connections to buildings. This project recommends a comprehensive survey of the existing domestic water and sewer piping to determine a solution for the ongoing challenges.

Survey Date: 06/05/2023 Print Date: January 2026
Page 9 of 46

NDF ADMINISTRATION OFFICE

\$ 2,000

PRIORITY 1
0 - 2 years

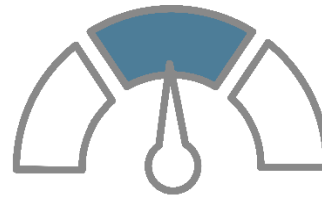


REINSTATED ADA - 11/19/2025

1581-ADA-2: SIGNAGE FOR ADA COMPLIANCE

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. This project would provide funding for the purchase and installation of new signage to meet the criteria for ADA. The 2024 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA

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



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

CCC HOUSING UNIT

\$520,700

PRIORITY 2
2 - 4 years



REINSTATED HVAC - 11/18/2025

0697-HVA-4: BOILER & WATER HEATER REPLACEMENT

There are two gas fired boilers and two water heaters that are original to the housing unit and have reached the end of their expected life. This project recommends replacing both systems. The scope includes removal and disposal of the existing boilers and water heaters, installation of new pump and accessory equipment and associated piping within the mechanical room, and reconnection to existing utilities. Outside the mechanical room, the hot water piping and convective heaters appear to be in good condition and are not included in this cost estimate.

CCC HOUSING UNIT

\$220,000

PRIORITY 2
2 - 4 years



REINSTATED BUILDING INTERIOR - 11/18/2025 0697-INT-1: REPLACE FLOORING

The vinyl composite tile (VCT) in the building are damaged and nearing the end of their useful life. It is recommended that the VCT be replaced. This project will fund the removal and disposal of the existing flooring and the installation of new 12" x 12" VCT with a 4" base within the next 2 - 3 years. Any costs related to Asbestos Containing Materials (ACM) testing or abatement are not included in this project.

CCC HOUSING UNIT

\$130,500

PRIORITY 2
2 - 4 years



NEW HVAC - 11/19/2025

0697-HVA-5: EVAPORATIVE COOLER AND DUCTWORK REPLACEMENT

The existing evaporative cooler system serving the building is corroded due to high humidity supply air. This project recommends the complete removal and replacement of the existing system. Specifically, roof curb mounted evaporative cooling units, plumbed equipment drains internal to the roof curbs, new distribution ductwork and ceiling registers.

CARLIN CONSERVATION CAMP SITE

\$122,500

PRIORITY 2
2 - 4 years



NEW SITE ISSUES - 11/19/2025

9973-SIT-5: CONCRETE FLATWORK AND SIDEWALK REPLACEMENT

The campus includes a network of concrete pedestrian pathways, flatwork and steps to each building. However, many sections have deteriorated or settled over time, resulting in noncompliant slopes and trip hazards. This project proposes the replacement of damaged sidewalks, incorporating all necessary accessibility upgrades. The construction estimate is based on an assumed replacement area of 3,500 square feet.

CCC MULTI-PURPOSE BUILDING



\$105,000

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 11/19/2025 1580-INT-3: REPLACE INSULATION

There are multiple areas throughout the ceiling where insulation is damaged or missing, compromising the building's energy efficiency and thermal performance. To address this, the project proposes the removal of the existing ceiling insulation and the installation of new faced R-38 insulation. This upgrade will enhance thermal resistance, improve occupant comfort, and contribute to reduced energy costs by increasing the building's overall insulation performance.

CARLIN CONSERVATION CAMP SITE

\$96,100

PRIORITY 2
2 - 4 years



NEW SAFETY ISSUES - 11/19/2025

9973-SFT-2: FIRE ALARM UPGRADE SITEWIDE

The fire alarm systems in most buildings have reached the end of its service life, with equipment no longer manufactured and replacement parts increasingly difficult to source. To maintain reliable fire protection and ensure system integrity, this project recommends a complete replacement. The new system will be fully integrated across all buildings and include centralized notification to security personnel in the Administration Building, enhancing safety, response times, and long-term maintainability.

NDF ADMINISTRATION OFFICE



\$88,600

PRIORITY 2
2 - 4 years



NEW HVAC - 11/19/2025

1581-HVA-1: HVAC UPGRADE

The existing HVAC system consists of an evaporative cooler, window a/c units and a propane-fired forced air unit (FAU), with the FAU currently inoperable and the evaporative cooler insufficient for the building's occupancy needs. This project recommends replacing the FAU, evaporative cooler and window units with a high-efficiency FAU unit and adding air conditioning to provide adequate and reliable climate control.

CCC HOUSING UNIT

\$80,000

PRIORITY 2
2 - 4 years



IN PROGRESS SECURITY - 11/18/2025

0697-SEC-1: EXTERIOR DOOR REPLACEMENT

The existing exterior doors and locks appear to be original to the building. They are showing signs of wear and deterioration from constant use and abuse. The frames are damaged as well as the hinges. Because of security concerns and the door's condition, this project would provide funding to replace all exterior doors, frames, locks and hardware.

CARLIN CONSERVATION CAMP SITE



\$62,500

PRIORITY 2
2 - 4 years



REINSTATED SITE ISSUES - 11/20/2025

9973-SIT-4: PATCH, CRACK FILL AND SEAL ASPHALT PAVING

The entry road and parking lot paving is deteriorated, exhibiting extensive cracking. This project includes the replacement of the most deteriorated pavement, crack filling, and seal. Striping is included in this estimate.

NDF SHOP



\$45,000

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 11/20/2025 2156-INT-2: RESTROOM UPGRADE

The restroom in the building is original, in poor condition, and lack compliance with ADA accessibility standards—specifically, at least one restroom per floor must meet current requirements. This project includes funding for the complete refurbishment of the restroom. As part of the renovation, the restroom will be upgraded to meet ADA standards. Scope of work may include wall reconfiguration, installation of new sinks, toilets, hardware, mirrors, fixtures, flooring, finishes and signage. Design and compliance will be guided by the 2024 International Building Code (IBC), ICC A117.1, NRS

338.180, and the latest edition of the ADA Standards for Accessible Design.

CCC MULTI-PURPOSE BUILDING

\$28,000

PRIORITY 2
2 - 4 years



IN PROGRESS BUILDING INTERIOR - 11/19/2025 1580-INT-2: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 2 - 4 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

CCC WATER TANK



\$15,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 11/20/2025 2549-EXT-2: WATER TANK INSPECTION

In addition to the manufacturer's recommended annual maintenance, a comprehensive inspection and cleaning is advised every 5 to 10 years, depending on water quality and system usage. This detailed inspection includes, but is not limited to, evaluation of exterior foundations, surfaces, equipment, controls, interior roof and sidewall structures, liners, and removal of debris or sediment. This project proposes funding to engage a certified tank inspection company. Costs for any necessary cleaning or repairs are not

included in this estimate. The tank was last inspected in 2018 and it is recommended to be re-inspected in the 2-4 years.

TRAINING ROOM

\$ 5,300

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 11/19/2025 2155-EXT-1: EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 - 4 years and is recommended on a cyclical basis based on environmental conditions.

NDF TOOL SHED

\$ 2,500

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 11/17/2025 2154-EXT-1: EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 - 4 years and is recommended on a cyclical basis based on environmental conditions.

CCC GATEHOUSE



\$ 1,500

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 11/14/2025 2145-EXT-2: EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 - 3 years and is recommended on a cyclical basis based on environmental conditions.

Survey Date: 06/05/2023 Print Date: January 2026
Page 26 of 46

FUEL STATION SHED

\$ 1,500

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 11/18/2025 4309-EXT-1: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 2 - 4 years and scheduled on a recurring

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

SEWAGE GRINDER CONTROL BUILDING



\$ 1,200

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 11/20/2025 3162-EXT-1: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 2 - 4 years and scheduled on a recurring

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



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

CCC HOUSING UNIT

\$296,500

PRIORITY 3
4 - 10 years



No Image Available

REINSTATED SAFETY ISSUES - 11/18/2025

0697-SFT-1: FIRE SUPPRESSION SYSTEM INSTALLATION

The building currently lacks an automatic fire suppression system and exceeds 12,000 square feet on the first floor. In accordance with current state regulations, state-owned buildings with more than 12,000 square feet on a single floor—or more than 24,000 square feet in total—are required to be retrofitted with fire sprinklers during the next remodel or addition. This project proposes funding for the installation of a complete fire sprinkler system, including all necessary components such as backflow prevention devices, to ensure compliance with fire safety regulations and enhance life safety throughout the facility.

CCC HOUSING UNIT



\$67,400

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 11/18/2025

0697-EXT-4: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 5 - 7 years and scheduled on a recurring

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

NDF ADMINISTRATION OFFICE



\$35,500

PRIORITY 3
4 - 10 years



NEW BUILDING INTERIOR - 11/19/2025
1581-INT-2: INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be repainted within the next 6 - 8 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

NDF SHOP



\$13,460

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 11/20/2025 2156-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition for an industrial shop. It is recommended that the interior walls be painted at least once in the next 8 - 10 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

NDF ADMINISTRATION OFFICE

\$ 7,100

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 11/20/2025

1581-EXT-1: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 4 - 5 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

CCC MULTI-PURPOSE BUILDING



\$ 7,000

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 11/20/2025 1580-EXT-2: EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including metal siding repairs, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 - 5 years and is recommended on a cyclical basis based on environmental conditions.

NDF SHOP

\$ 5,400

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 11/20/2025 2156-EXT-1: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 - 5 years and is recommended on a cyclical basis based on environmental conditions.

Survey Date: 06/05/2023 Print Date: January 2026
Page 36 of 46

CUBIE/EUREKA COUNTY STORAGE SHED



\$ 1,900

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 11/14/2025 2149-EXT-2: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 - 5 years and is recommended on a cyclical basis based on environmental conditions.

Survey Date: 06/05/2023 Print Date: January 2026
Page 37 of 46

CCC STORAGE SHED



\$ 1,700

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 11/14/2025 2146-EXT-2: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 6 - 8 years and is recommended on a cyclical basis based on environmental conditions.

Survey Date: 06/05/2023 Print Date: January 2026
Page 38 of 46

NDF PAINT STORAGE SHED

\$ 1,500

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 11/17/2025 2150-EXT-1: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 6 - 8 years and is recommended on a cyclical basis based on environmental conditions.

Survey Date: 06/05/2023 Print Date: January 2026
Page 39 of 46

NDF LANDSCAPING SHED



\$ 1,500

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 11/17/2025 2151-EXT-1: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 6 - 8 years and is recommended on a cyclical basis based on environmental conditions.

Survey Date: 06/05/2023 Print Date: January 2026
Page 40 of 46

NDF HERBICIDE & PROPANE STORAGE SHED

\$ 1,500

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 11/17/2025 2152-EXT-1: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 6 - 8 years and is recommended on a cyclical basis based on environmental conditions.

Survey Date: 06/05/2023 Print Date: January 2026
Page 41 of 46

USED OIL CONTAINMENT STORAGE



\$ 1,500

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 11/18/2025 4308-EXT-1: EXTERIOR FINISHES

The exterior finishes of the building are in good condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 7 - 9 years and scheduled on a recurring

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

NDF CHAIN LINK STORAGE SHED



\$ 1,500

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 11/14/2025 2148-EXT-1: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 - 5 years and is recommended on a cyclical basis based on environmental conditions.

Survey Date: 06/05/2023 Print Date: January 2026
Page 43 of 46

CCC WELL PUMP HOUSE

\$ 500

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 11/14/2025 2144-EXT-1: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 7 - 9 years and is recommended on a cyclical basis based on environmental conditions.

Survey Date: 06/05/2023 Print Date: January 2026
Page 44 of 46

APPENDIX A – BUILDING MANAGEMENT CATEGORIES

BUILDING SYSTEMS

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

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

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

FIGURE 3.



APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	1/29/2026	Initial.