



DEPT OF CORRECTIONS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHWEST REGION
NORTHERN NEVADA CORRECTIONAL CENTER COMPLEX
9601 - DMV - LICENSE PLATE FACTORY SITE
1721 E SNYDER AVE
CARSON CITY, NV 89701-7812
CARSON CITY COUNTY

SURVEY DATE: 08/19/2025



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

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

INTRODUCTION

The **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 overall condition of the site is classified as **FAIR** derived from the average FCI of its buildings. The building and site are in good condition with some specific improvements needed.

OVERALL SITE CONDITION

- **Infrastructure:** Well maintained, with good drainage and accessibility. Paved areas, including parking lots and walkways, are in good condition.
- **Findings:** Issues were identified that will require improvement:
 - Redundancy of utilities (electrical, compressed air, HVAC (for specific rooms) is recommended to minimize manufacturing disruptions.
 - Dock leveler appears to be malfunctioning and needs replacement.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate, with no issues.
- **Electrical Systems:** Modern with all panels properly labeled for Arc Flash hazards.
- **Stormwater Drainage:** Efficient, with no issues reported.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is compliant with current ADA and safety standards.
- **Fire Safety:** Adequate systems across the site.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces indicates that they are in good condition and well maintained.

PROPERTY MAP, 1721 E SNYDER AVE, CARSON CITY

SITE IS:

OWNED

OCCUPIED

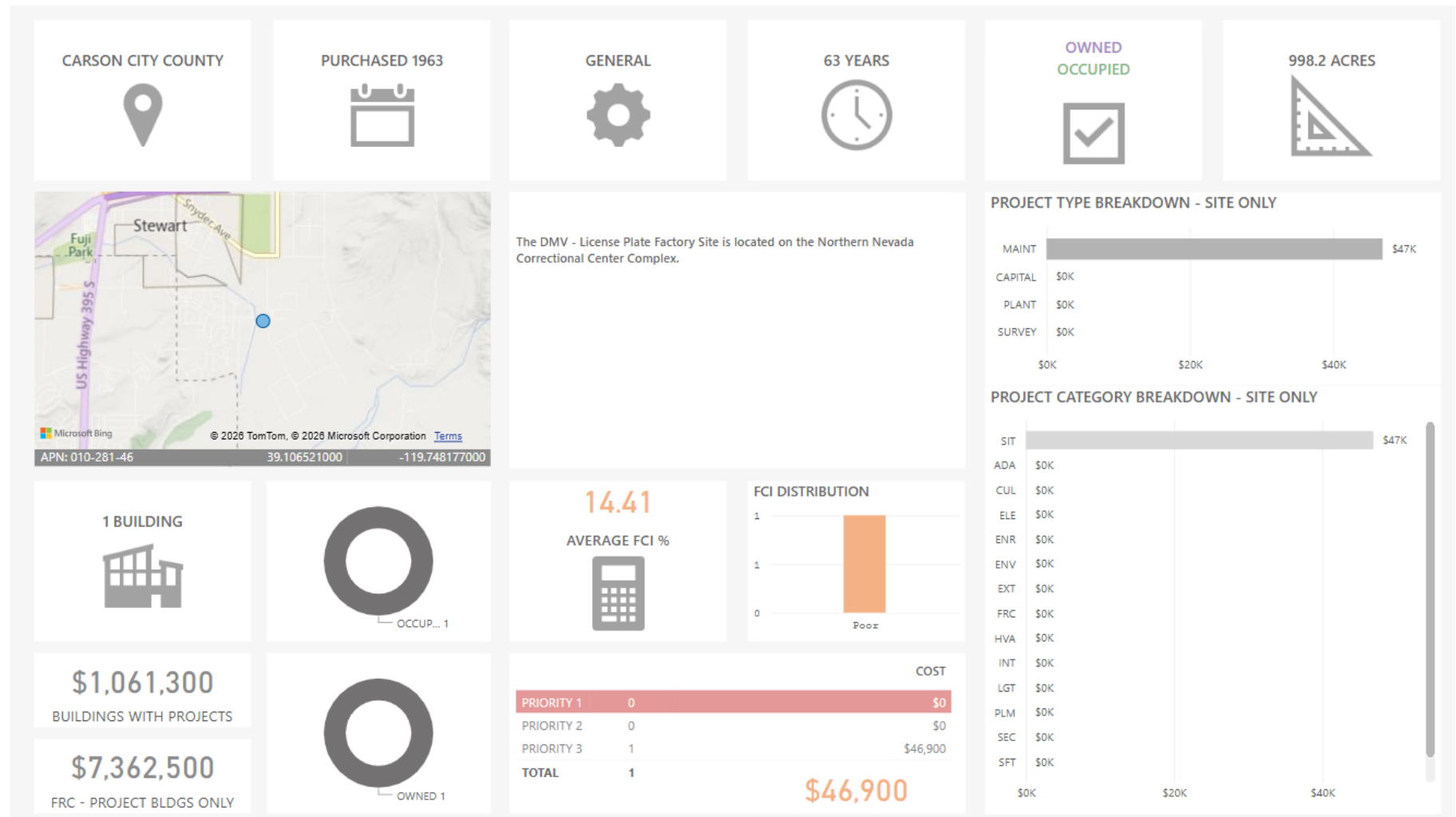
BUILDING



B#	NAME	STATUS	RIGHTS
3357	DMV - LICENSE PLATE FACTORY	OCCUPIED	OWNED

NORTHERN NEVADA CORRECTIONAL CENTER COMPLEX

PROPERTY SNAPSHOT, DMV - LICENSE PLATE FACTORY SITE



FACILITY DETAILS, DMV - LICENSE PLATE FACTORY

YEAR BUILT 2013
CONSTRUCTED 2014



MAINTENANCE



12 YEARS



OWNED
OCCUPIED



11,780 SF



FCI %

14.41



Nevada's license plates were produced at the Nevada State Prison from 1928-2012. Since 2012, production has moved to the tag plant located on the Northern Nevada Correctional Center Complex.



CODE COMPLIANCE SUMMARY

CODE YR: 2006

CONS TYPE: TYPE: V-B Wood Construction (Unprotected)

OCC: 90% - F-1, 10% - S-1

Moderate hazard factory & industrial
Moderate hazard storage

FIRE: 100% suppressed

3357 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED - 100% CONCRETE
SEISMIC: REINFORCED

ROOF: GABLE - 100% STEEL
SEISMIC: REINFORCED

EXTERIOR: -

FLRS: 1

BSMT: -

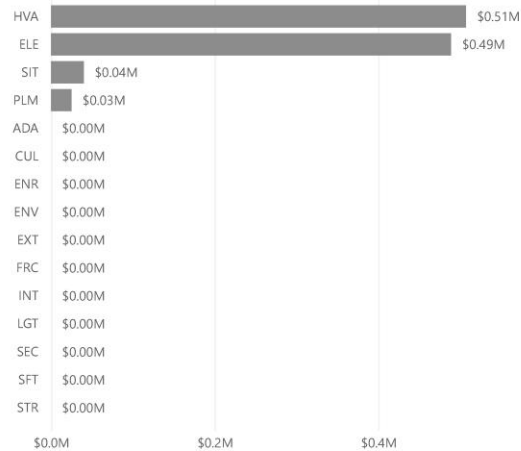
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

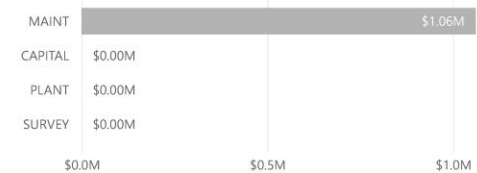
\$7,362,500

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



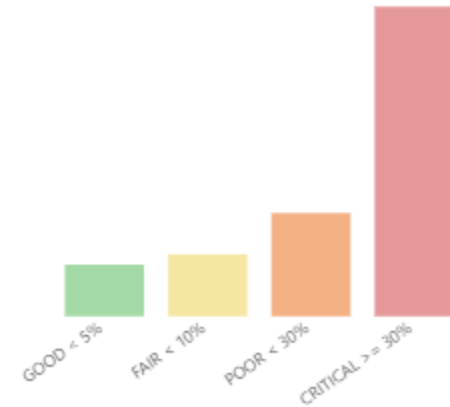
TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	4	\$599,000
PRIORITY 3	2	\$462,300
TOTAL	6	\$1,061,300

\$1,061,300

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
MtrVeh	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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APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	7/23/2026	Initial.