



DEPT OF CORRECTIONS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

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 **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.

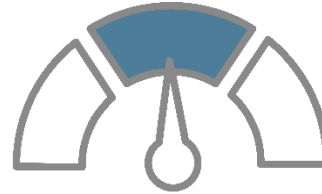
Projects are prioritized by urgency and address the most pressing needs effectively:

- **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 included.



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 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

DMV - LICENSE PLATE FACTORY



\$489,000

PRIORITY 2
2 - 4 years



NEW ELECTRICAL - 10/7/2025

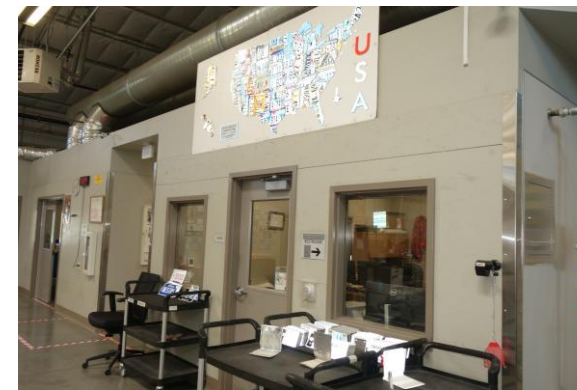
3357-ELE-1: EMERGENCY GENERATOR INSTALLATION

The building supports the manufacture of license plates for the state of Nevada and is staffed by inmates. An interruption in electrical service not only halts manufacturing operations but also creates significant logistical challenges due to the unplanned transportation and management of inmates. To ensure continuous operation and minimize disruption, this project recommends the installation of a backup emergency generator.

DMV - LICENSE PLATE FACTORY

\$45,000

PRIORITY 2
2 - 4 years



NEW HVAC - 10/7/2025

3357-HVA-2: ADD REDUNDENT HVAC TO DLP ROOM

The DLP room is a climate-controlled environment essential to supporting manufacturing operations. Fluctuations in space temperature caused by a malfunctioning air conditioning system have led to disruptions in production. To ensure consistent environmental conditions and prevent future interruptions, this project recommends the installation of a redundant HVAC system to support this critical operation.

DMV - LICENSE PLATE FACTORY

\$40,000

PRIORITY 2
2 - 4 years



NEW SITE ISSUES - 10/6/2025

3357-SIT-1: DOCK LEVELER REPLACEMENT

The manual dock leveler located on the loading dock is original to the building and is at the end of its useful life. It is used heavily for freight and other inmate services activities. This project recommends the replacement of the manual dock leveler with a new manual dock levler. Removal and disposal of the existing equipment is included in this project

DMV - LICENSE PLATE FACTORY



\$25,000

PRIORITY 2
2 - 4 years



NEW PLUMBING - 10/7/2025

3357-PLM-1: ADD REDUNDENT AIR COMPRESSOR

A single air compressor currently supports all production operations in the building, creating a single point of failure that can halt the entire manufacturing process if the unit stops functioning. To mitigate this risk and improve system reliability, this project recommends the installation of a redundant air compressor. The location of the new unit can be optimized to connect to the overhead compressed air loop at the most convenient and efficient point.



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

DMV - LICENSE PLATE FACTORY

\$412,300

PRIORITY 3
4 - 10 years



NEW HVAC - 12/19/2025

3357-HVA-3: HVAC EQUIPMENT REPLACEMENT

The existing HVAC system serving the building is approaching 15 years of service, and will be at its expected lifespan for most HVAC equipment in the next 10 years. Given its age and the likelihood of decreased efficiency and reliability, it is recommended that planning begin for the replacement of the equipment within the next 7 to 9 years. This project also recommends the replacement of the Direct Digital Control (DDC) system that manages them. The proposed project scope will involve the demolition and proper disposal of all existing HVAC equipment, followed by the installation of new,

energy-efficient systems that meet current performance and code requirements.

DMV - LICENSE PLATE FACTORY



\$50,000

PRIORITY 3
4 - 10 years



NEW HVAC - 10/7/2025

3357-HVA-1: EVAPORATIVE COOLING REPLACEMENT

The existing evaporative cooler has been in operation for 11 years and is currently beyond 50% of its typical service life, which ranges from 15 to 20 years. With proper maintenance—such as regular sump blow-down control to minimize scaling on the evaporative media and structural components—the equipment's lifespan can be significantly extended. However, given its age and usage, it is recommended to begin planning for its replacement within the next 6 to 8 years to ensure continued reliability and performance.

DMV - LICENSE PLATE FACTORY SITE



\$46,900

PRIORITY 3
4 - 10 years



NEW SITE ISSUES - 10/6/2025

9601-SIT-1: CRACK & SLURRY SEAL

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 29,300 square feet of asphalt area was used to generate this estimate.

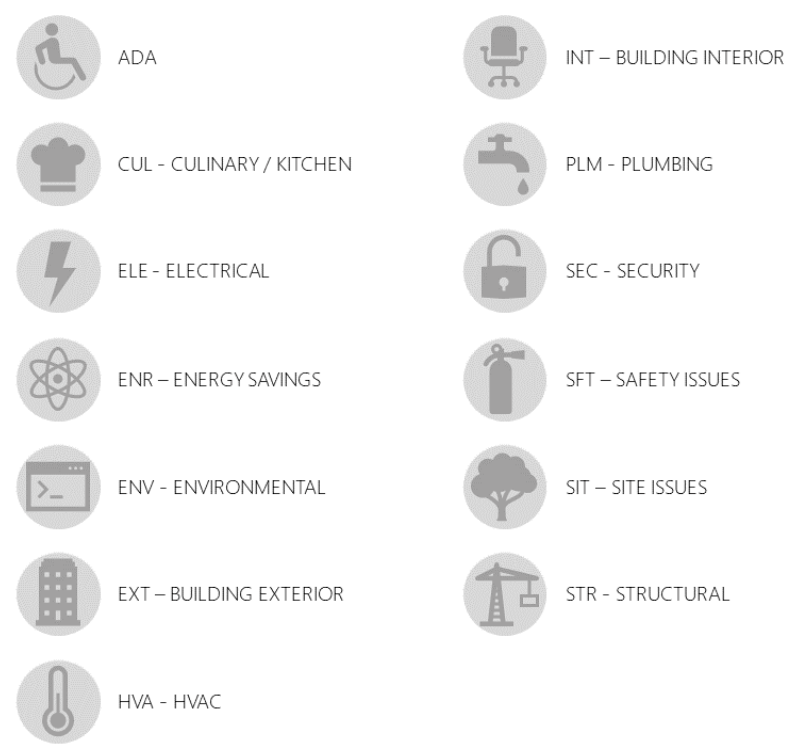
APPENDIX A – BUILDING MANAGEMENT CATEGORIES

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	7/23/2026	Initial.