



DEPT OF TOURISM AND CULTURAL AFFAIRS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHWEST REGION

-

9850 - MUSEUM ADMINISTRATIVE SITE
708 N CURRY ST
CARSON CITY, NV 89703-3915
CARSON CITY COUNTY

SURVEY DATE: 05/09/2024



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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 building. The building is storage-only with utilities off; key issues include evidence of prior fire damage in the attic, a noncompliant accessible route that uses the front sidewalk, and deferred exterior repairs.

OVERALL SITE CONDITION

- **Infrastructure:** Site improvements consist mainly of paved parking, limited site drainage, and walks. Pavement is generally fair; responsibility for upkeep is unclear and routine preservation (crack seal/slurry) is advisable.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Service currently **shut off**. Recommend toilet removal and capping to prevent sewer-gas and maintenance issues; restore only if occupancy changes.
- **Electrical Systems:** Currently **off**; no immediate deficiencies noted pending re-energization. Reassess at time of reactivation.
- **Gas:** Service **off**. Prior to any future use, install a seismic gas shut-off valve and secure adjacent piping.
- **Stormwater Drainage:** No issues noted.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** Building is storage-only and not open to the public; ADA upgrades are not recommended at this time under the program-access approach.
- **Fire Safety:** If the building is remodeled or expanded, Nevada requirements (NAC 477.915) may trigger fire sprinklers and backflow protection

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** Basic maintenance recommended (weed control, trimming away from building, clear drainage paths). No major environmental hazards observed/noted.

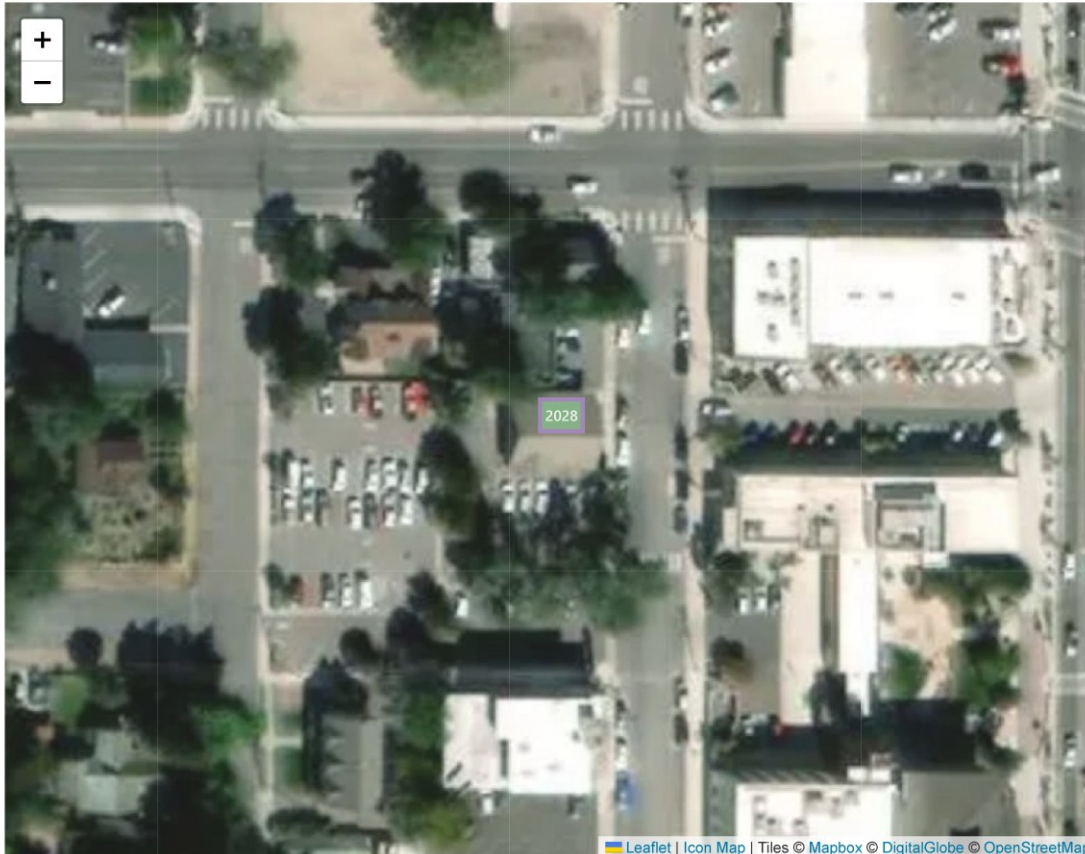
PROPERTY MAP, 708 N CURRY ST, CARSON CITY

SITE IS:

OWNED

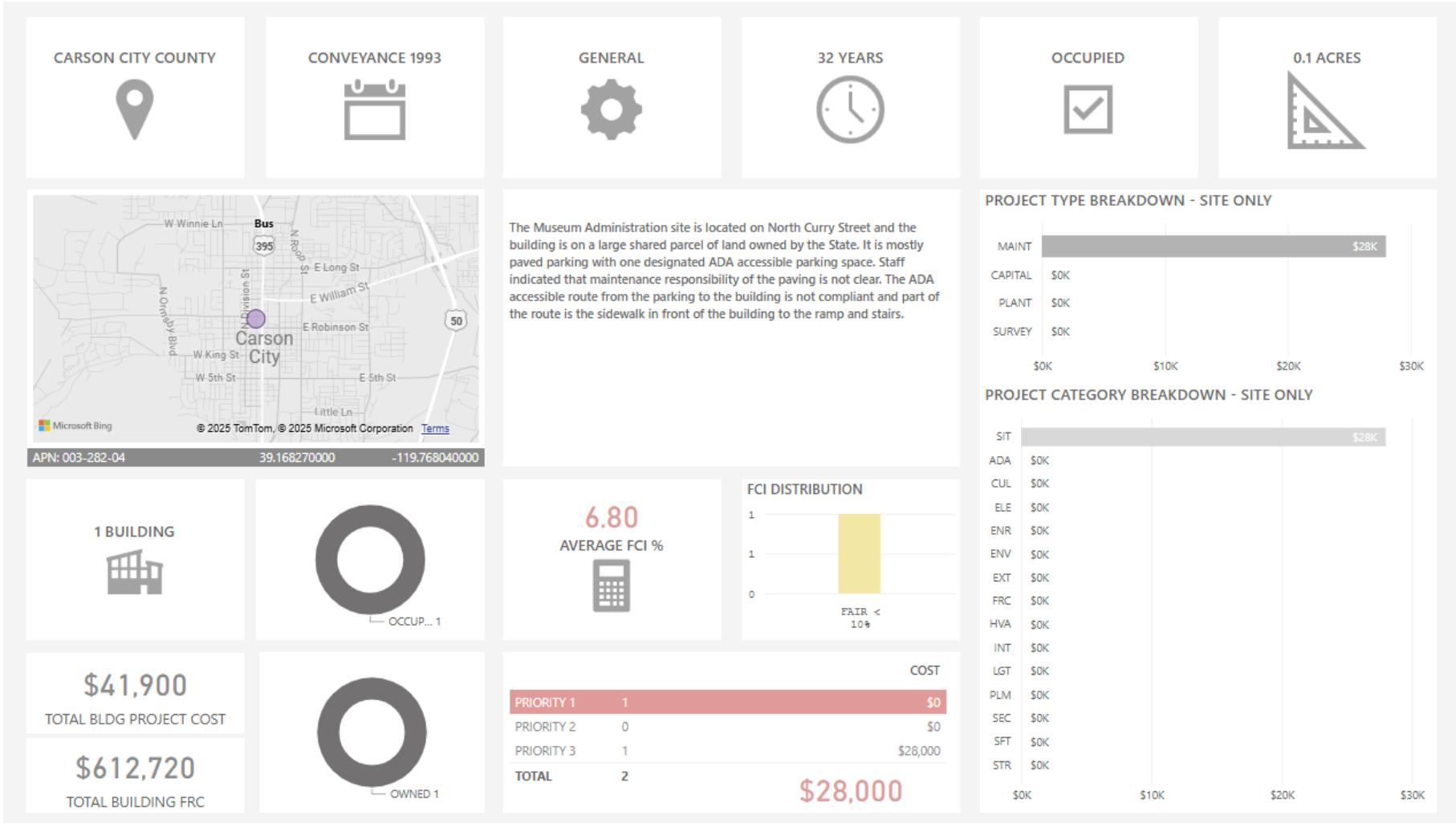
OCCUPIED

1 BUILDING

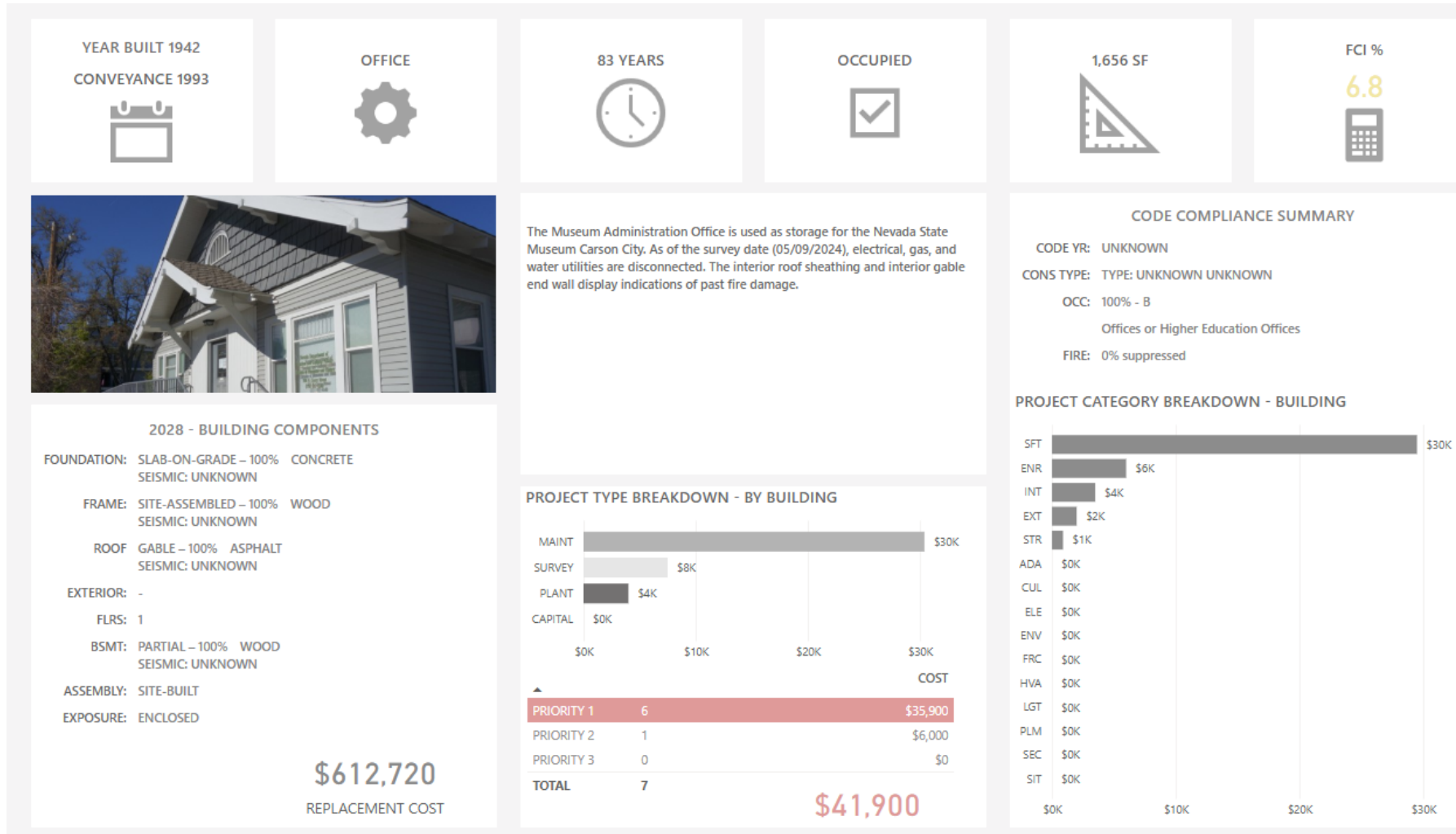


B#	NAME	STATUS	RIGHTS
2028	MUSEUM ADMINISTRATIVE OFFICE	OCCUPIED	OWNED

PROPERTY SNAPSHOT, MUSEUM ADMINISTRATIVE SITE

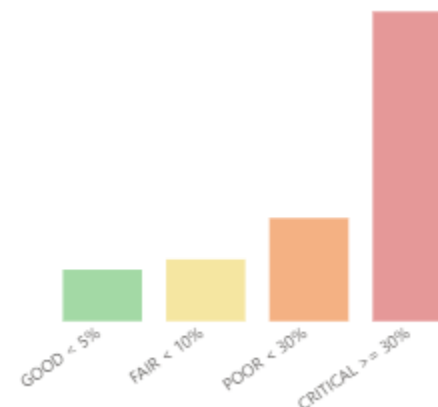


FACILITY DETAILS, MUSEUM ADMINISTRATIVE OFFICE



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

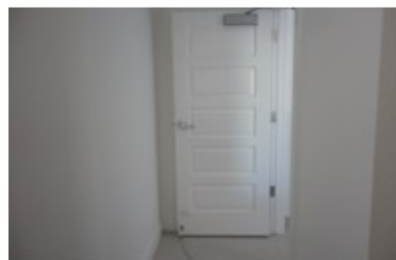
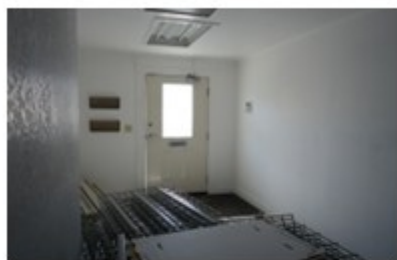
BUILDING SYSTEMS



EXTERIOR



INTERIOR



APPENDIX C – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	TITLE
TCA	DIRECTOR
TCA	DIVISION ADMINISTRATOR
TCA	CHIEF DEPUTY, ADMINISTRATION

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



KEN FORBES

Construction Project Coordinator III

kforbes@admin.nv.gov

775.315-5573

CAROL MYERS

Construction Project Coordinator II

mc.myers@admin.nv.gov

775.690-5134

YADHIRA PIMENTEL

Administrative Assistant IV

mypimentel@admin.nv.gov

775.684-4126

APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	10/7/2025	Initial.