



DEPT OF HEALTH AND HUMAN SERVICES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

SOUTH REGION

-

9908 - SUMMIT VIEW YOUTH CORRECTIONAL CENTER SITE
5730 RANGE RD
LAS VEGAS, NV 89115-1927
CLARK COUNTY

SURVEY DATE: 03/08/2023



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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 buildings are experiencing typical aging issues and need investment in replacing major infrastructure.

OVERALL SITE CONDITION

- **Infrastructure:** Requires improvement, with limited drainage and accessibility. Paved areas, including parking lots and walkways, are in good condition.
- **Findings:** List of major issues that will require investment.
 - Outdated Fire Alarm systems need replacement.
 - Site Drainage Study needed to determine methods for addressing flash flooding overflowing drainage swales.
 - HVAC and Culinary refrigeration systems need replacement.
 - Sallyport door actuators and controls need replacement.
 - Shower refurbishments in the Housing Units need refurbishment.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate, with no issues reported.
- **Electrical Systems:** Modern, but in need of Arc Flash and Breaker Coordination studies needed.
- **Stormwater Drainage:** Prone to flooding front parking area subject to flooding.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site appears generally compliant with current ADA and safety standards.
- **Fire Safety:** Outdated fire alarm system across the site.

ENVIRONMENTAL LANDSCAPING CONCERNS

Landscaping and Green Space Management: The condition of the landscaping and green spaces are in good condition and well maintained. Flooding needs to be addressed that affects the vegetation on the west side of the site.

PROPERTY MAP, 5730 RANGE RD, LAS VEGAS

SITE IS:

OWNED

OCCUPIED

20 BUILDINGS



B#	NAME	STATUS	RIGHTS
2428	ADMINISTRATION & EDUCATION	OCCUPIED	OWNED
2429	HOUSING UNIT #1 - SIERRA	OCCUPIED	OWNED
2430	HOUSING UNIT #2 - EVEREST	OCCUPIED	OWNED
2431	GYMNASIUM	OCCUPIED	OWNED
2432	WAREHOUSE/MAINTENANCE SHOP	OCCUPIED	OWNED
4562	SOLAR CARPORT #1	OCCUPIED	OWNED
4563	SOLAR CARPORT #2	OCCUPIED	OWNED
4564	SOLAR CARPORT #3	OCCUPIED	OWNED
4565	SOLAR CARPORT #4	OCCUPIED	OWNED
4566	SOLAR CARPORT #5	OCCUPIED	OWNED
4567	SOLAR CARPORT #6	OCCUPIED	OWNED
4568	SOLAR CARPORT #7	OCCUPIED	OWNED
4569	SOLAR CARPORT #8	OCCUPIED	OWNED
4570	SOLAR CARPORT #9	OCCUPIED	OWNED
4571	SOLAR CARPORT #10	OCCUPIED	OWNED
4572	SOLAR CARPORT #11	OCCUPIED	OWNED
4573	SOLAR CARPORT #12	OCCUPIED	OWNED
4574	SOLAR CARPORT #13	OCCUPIED	OWNED
4575	SOLAR CARPORT #14	OCCUPIED	OWNED
4576	SOLAR CARPORT #15	OCCUPIED	OWNED

PROPERTY SNAPSHOT, SUMMIT VIEW YOUTH CORRECTIONAL CENTER SITE

CLARK COUNTY



PURCHASED 2000



SITE-SECURE



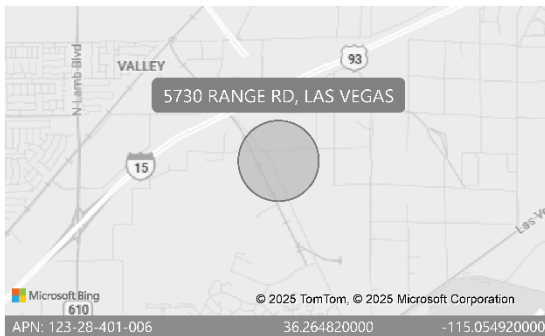
25 YEARS



OCCUPIED

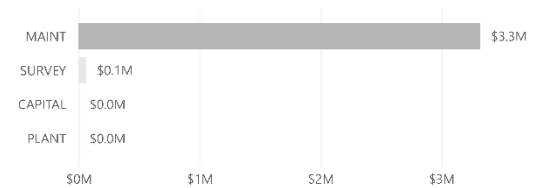


13.4 ACRES

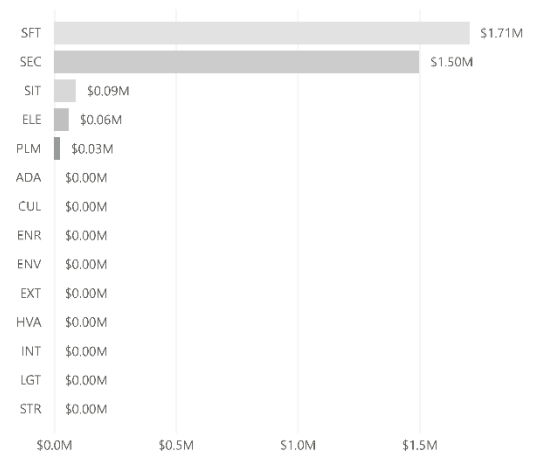


Located on 13 acres in North Las Vegas near Nellis Air Force Base, the Summit View Youth Correctional Center (SVYCC) is a secure facility with 96 beds. It is fully enclosed by razor-wire fencing and features a small xeriscaped garden near the main entrance.

PROJECT TYPE BREAKDOWN - SITE ONLY



PROJECT CATEGORY BREAKDOWN - SITE ONLY



20 BUILDINGS



OCCUP... 20

\$3,415,600

TOTAL BLDG PROJECT COST

\$43,474,400

TOTAL BUILDING FRC

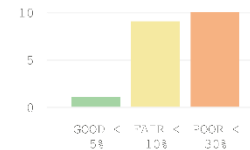


OWNED 20

9.70
AVERAGE FCI %



FCI DISTRIBUTION



COST

PRIORITY 1	2	\$231,300
PRIORITY 2	4	\$3,084,400
PRIORITY 3	1	\$65,000
TOTAL	7	

\$3,380,700

FACILITY DETAILS, ADMINISTRATION & EDUCATION

CONSTRUCTED 2000



CLASSROOM



25 YEARS



OCCUPIED



27,782 SF



FCI %

9.6



The Administration & Education Building is located at the Summit View Youth Correctional Center. This facility is designed to provide a comprehensive range of services for youth, including educational programs, mental health treatment, and medical and dental services. It houses various functional areas such as offices, classrooms, storage rooms, a culinary and dining area, men's and women's restrooms, and a central control room that manages facility access and security.

The building is equipped with systems for heating and cooling, fire protection, and security, and is mostly ADA accessible to accommodate individuals with disabilities.

CODE COMPLIANCE SUMMARY

CODE YR: 1997

CONS TYPE: TYPE: II-1HR Non-combustible (Protected)

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 100% suppressed

2428 - BUILDING COMPONENTS

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

FRAME: PREFABRICATED – 100% STEEL
SEISMIC: REINFORCED

ROOF: FLAT – 90% MEMBRANE
SEISMIC: N/A

GABLE – 10% STEEL
SEISMIC: N/A

EXTERIOR: SITE-ASSEMBLED – 100% CONCRETE

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$20,836,500

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT		\$2.00M
CAPITAL	\$0.00M	
PLANT	\$0.00M	
SURVEY	\$0.00M	
COST		
PRIORITY 1	0	\$0
PRIORITY 2	4	\$973,300
PRIORITY 3	3	\$1,027,900
TOTAL	7	

\$2,001,200

PROJECT CATEGORY BREAKDOWN - BUILDING

INT	\$1.00M
EXT	\$0.75M
HVA	\$0.18M
SEC	\$0.08M
ADA	\$0.00M
CUL	\$0.00M
ELE	\$0.00M
ENR	\$0.00M
ENV	\$0.00M
LGT	\$0.00M
PLM	\$0.00M
SFT	\$0.00M
SIT	\$0.00M
STR	\$0.00M

FACILITY DETAILS, HOUSING UNIT #1 - SIERRA

CONSTRUCTED 2000



INSTITUTIONAL



25 YEARS



OCCUPIED



10,454 SF



FCI %

6.1



Housing Unit #1 is a 48-bed facility located at the Summit View Youth Correctional Center. It is designed to accommodate youth in a secure and structured environment. The unit includes space for recreation, restrooms, and ADA-accessible cells and restroom facilities to ensure compliance with accessibility standards.

The building is equipped with heating, ventilation, and cooling systems, along with fire safety systems for occupant protection.

CODE COMPLIANCE SUMMARY

CODE YR: 1997

CONS TYPE: TYPE: II-1HR Non-combustible (Protected)

OCC: 100% - I-3

Prisons, reformatories

FIRE: 100% suppressed

2429 - BUILDING COMPONENTS

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

FRAME: PREFABRICATED – 100% STEEL
SEISMIC: REINFORCED

ROOF: FLAT – 50% MEMBRANE
SEISMIC: N/A

GABLE – 50% STEEL
SEISMIC: N/A

EXTERIOR: SITE-ASSEMBLED – 100% CONCRETE

FLRS: 1

BSMT: -

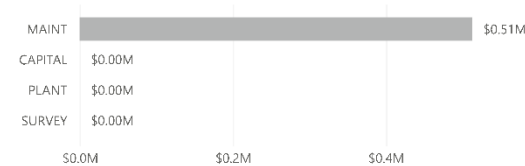
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$8,363,200

REPLACEMENT COST

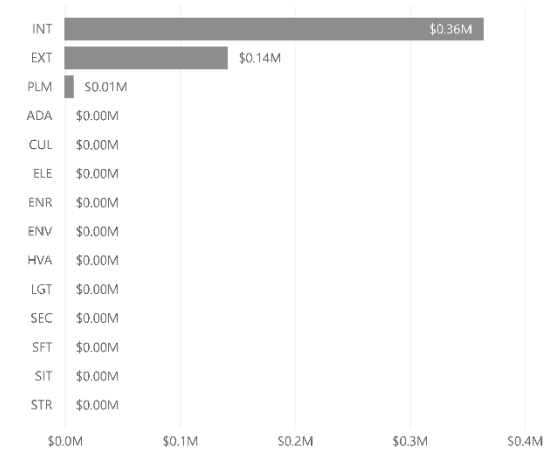
PROJECT TYPE BREAKDOWN - BY BUILDING



COST		
PRIORITY 1	0	\$0
PRIORITY 2	2	\$296,200
PRIORITY 3	3	\$217,000
TOTAL	5	

\$513,200

PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, HOUSING UNIT #2 - EVEREST

CONSTRUCTED 2000



INSTITUTIONAL



25 YEARS



OCCUPIED



10,454 SF



FCI %

6.1



Housing Unit # 2 is a 48 bed facility with space for recreation and restrooms including designated ADA accessible restrooms and cells. It has a fire alarm and sprinkler system and roof mounted HVAC units.

CODE COMPLIANCE SUMMARY

CODE YR: 1997

CONS TYPE: TYPE: II-IHR Non-combustible (Protected)

OCC: 100% - I-3

Prisons, reformatories

FIRE: 100% suppressed

2430 - BUILDING COMPONENTS

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

FRAME: PREFABRICATED – 100% STEEL
SEISMIC: REINFORCED

ROOF: GABLE – 50% STEEL
SEISMIC: N/A

FLAT – 50% MEMBRANE
SEISMIC: REINFORCED

EXTERIOR: SITE-ASSEMBLED – 100% CONCRETE

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$8,363,200

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT		\$0.45M
CAPITAL	\$0.07M	
PLANT	\$0.00M	
SURVEY	\$0.00M	
		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$296,200
PRIORITY 3	3	\$217,000
TOTAL	5	

\$513,200

PROJECT CATEGORY BREAKDOWN - BUILDING

INT	\$0.36M
EXT	\$0.14M
PLM	\$0.01M
ADA	\$0.00M
CUL	\$0.00M
ELE	\$0.00M
ENR	\$0.00M
ENV	\$0.00M
HVA	\$0.00M
LGT	\$0.00M
SEC	\$0.00M
SFT	\$0.00M
SIT	\$0.00M
STR	\$0.00M

FACILITY DETAILS, GYMNASIUM

CONSTRUCTED 2000



ASSEMBLY



25 YEARS



OCCUPIED



7,773 SF



FCI %

3.9



The Gymnasium Building at the Summit View Youth Correctional Center is a functional space for recreational and physical programs. The facility is equipped with systems for heating and cooling to ensure comfort during use.

CODE COMPLIANCE SUMMARY

CODE YR: 1997

CONS TYPE: TYPE: II-1HR Non-combustible (Protected)

OCC: 100% - A-3

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

FIRE: 100% suppressed

2431 - BUILDING COMPONENTS

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

FRAME: PREFABRICATED – 100% STEEL
SEISMIC: REINFORCED

ROOF: GABLE – 100% STEEL
SEISMIC: REINFORCED

EXTERIOR: SITE-ASSEMBLED – 100% CONCRETE

FLRS: 1

BSMT: -

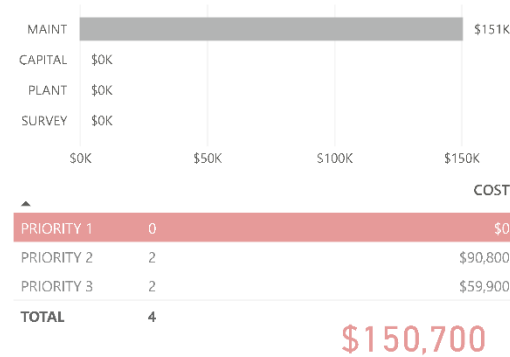
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

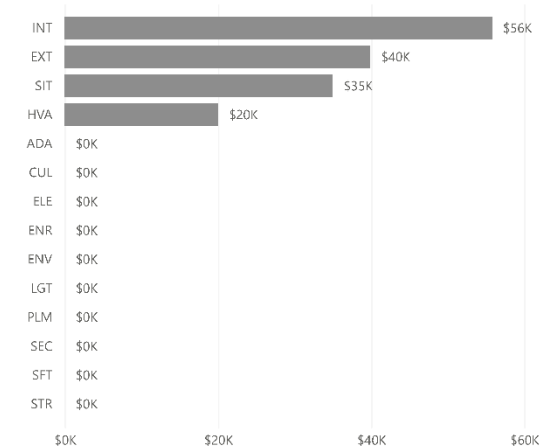
\$3,886,500

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, WAREHOUSE/MAINTENANCE SHOP

CONSTRUCTED 2000



WAREHOUSE



25 YEARS



OCCUPIED



3,750 SF



FCI %

13.1



The Warehouse/Maintenance Shop is located outside the secure area of SVJCC. The building is used primarily for storage and maintenance of equipment and contains offices for maintenance personnel. It has a small unisex restroom which is not ADA compliant and two office areas. There are two large evaporate cooling units mounted on the side of the building and natural gas fired heaters mounted to the ceiling.

CODE COMPLIANCE SUMMARY

CODE YR: 1997

CONS TYPE: TYPE: II-1HR Non-combustible (Protected)

OCC: 100% - S-1

Moderate hazard storage

FIRE: 100% suppressed

2432 - BUILDING COMPONENTS

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

FRAME: SITE-ASSEMBLED – 100% STEEL
SEISMIC: REINFORCED

ROOF: GABLE – 100% STEEL
SEISMIC: N/A

EXTERIOR: SITE-ASSEMBLED – 100% STEEL

FLRS: 1

BSMT: -

ASSEMBLY: PRE-ENGINEERED

EXPOSURE: ENCLOSED

\$1,125,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT		\$97K
CAPITAL		\$50K
PLANT		\$0K
SURVEY		\$0K
		\$0K \$50K \$100K
		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$140,000
PRIORITY 3	2	\$7,300
TOTAL	4	

\$147,300

PROJECT CATEGORY BREAKDOWN - BUILDING

HVA	\$90K
SIT	\$50K
EXT	\$4K
INT	\$4K
ADA	\$0K
CUL	\$0K
ELE	\$0K
ENR	\$0K
ENV	\$0K
LGT	\$0K
PLM	\$0K
SEC	\$0K
SFT	\$0K
STR	\$0K
	\$0K \$20K \$40K \$60K \$80K

FACILITY DETAILS, SOLAR CARPORT #1

CONSTRUCTED 2016



OUTDOOR



9 YEARS



OCCUPIED



120 SF



FCI %

12.0



The Solar Carport is a galvanized metal structure supporting photovoltaic panels. The structures are elevated and located over the parking areas to provide covered vehicle parking.

CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

4562 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: N/A

ROOF: SHED - 100% GLASS
SEISMIC: N/A

EXTERIOR: UNKNOWN

FLRS: 1

BSMT: -

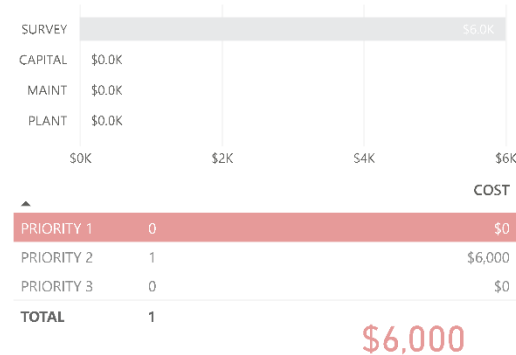
ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

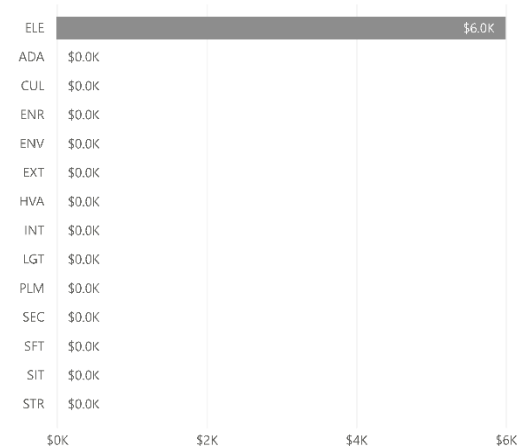
\$50,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, SOLAR CARPORT #2

CONSTRUCTED 2016



OUTDOOR



9 YEARS



OCCUPIED



120 SF



FCI %

12.0



The Solar Carport is a galvanized metal structure supporting photovoltaic panels. The structures are elevated and located over the parking areas to provide covered vehicle parking.

CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

4563 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: N/A

ROOF: SHED - 100% GLASS
SEISMIC: N/A

EXTERIOR: UNKNOWN

FLRS: 1

BSMT: -

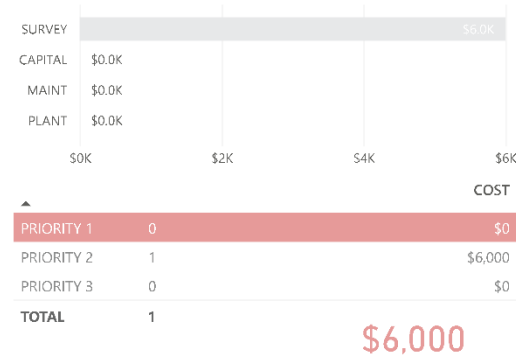
ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

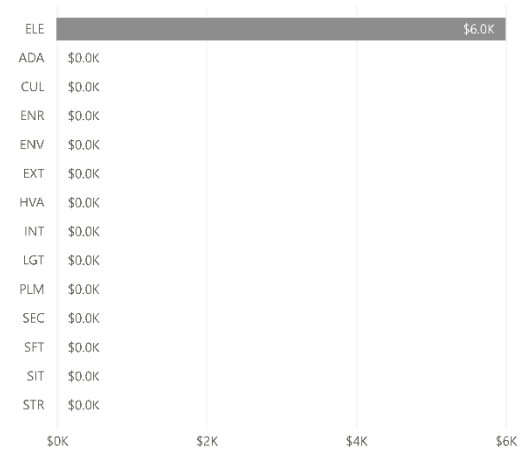
\$50,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, SOLAR CARPORT #3

CONSTRUCTED 2016



OUTDOOR



9 YEARS



OCCUPIED



120 SF



FCI %

12.0



The Solar Carport is a galvanized metal structure supporting photovoltaic panels. The structures are elevated and located over the parking areas to provide covered vehicle parking.

CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

4564 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: N/A

ROOF: SHED - 100% GLASS
SEISMIC: N/A

EXTERIOR: UNKNOWN

FLRS: 1

BSMT: -

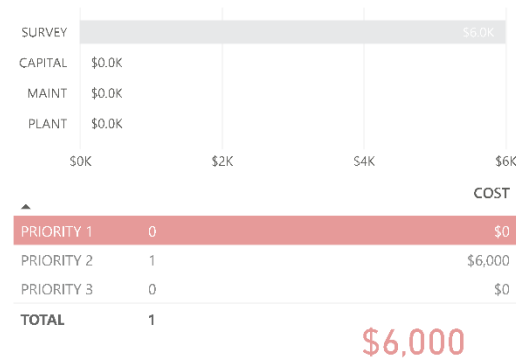
ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

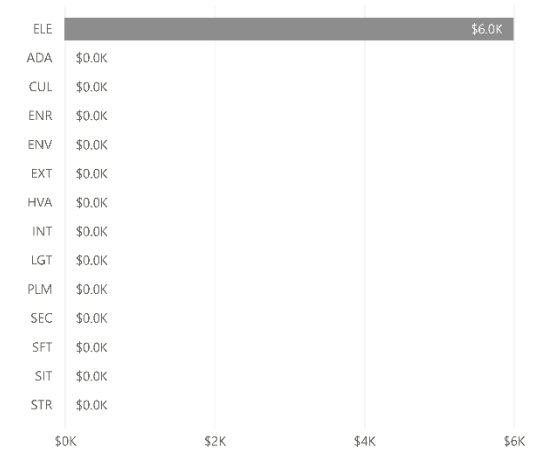
\$50,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, SOLAR CARPORT #4

CONSTRUCTED 2016



OUTDOOR



9 YEARS



OCCUPIED



120 SF



FCI %

12.0



The Solar Carport is a galvanized metal structure supporting photovoltaic panels. The structures are elevated and located over the parking areas to provide covered vehicle parking.

CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

4565 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: N/A

ROOF: SHED - 100% GLASS
SEISMIC: N/A

EXTERIOR: UNKNOWN

FLRS: 1

BSMT: -

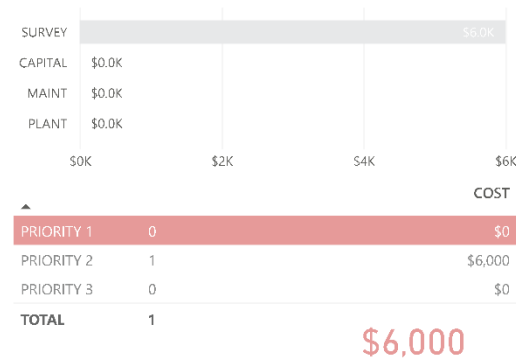
ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

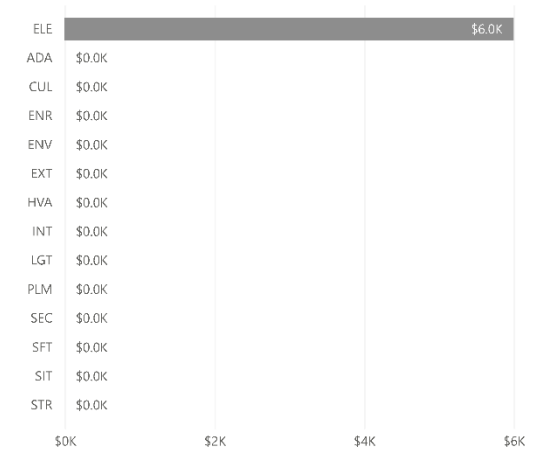
\$50,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, SOLAR CARPORT #5

CONSTRUCTED 2016



OUTDOOR



9 YEARS



OCCUPIED



120 SF



FCI %

12.0



The Solar Carport is a galvanized metal structure supporting photovoltaic panels. The structures are elevated and located over the parking areas to provide covered vehicle parking.

CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

4566 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: N/A

ROOF: SHED - 100% GLASS
SEISMIC: N/A

EXTERIOR: UNKNOWN

FLRS: 1

BSMT: -

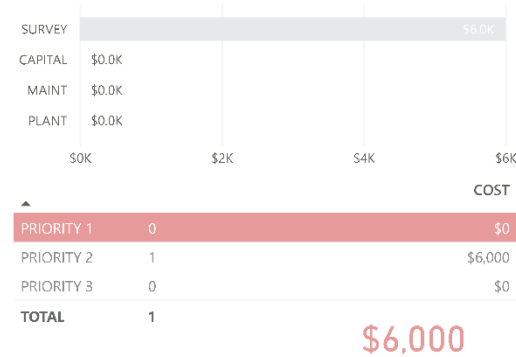
ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

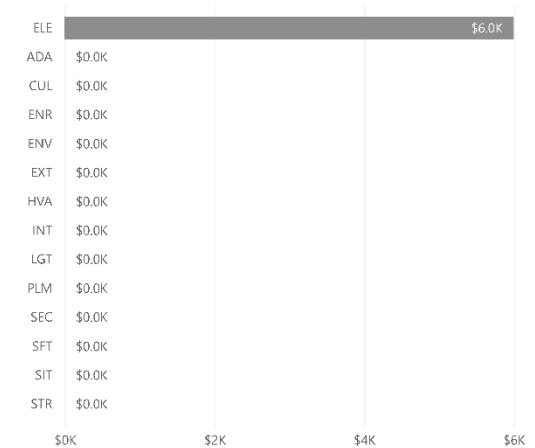
\$50,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, SOLAR CARPORT #6

CONSTRUCTED 2016



OUTDOOR



9 YEARS



OCCUPIED



120 SF



FCI %

12.0



The Solar Carport is a galvanized metal structure supporting photovoltaic panels. The structures are elevated and located over the parking areas to provide covered vehicle parking.

CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

4567 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: N/A

ROOF: SHED - 100% GLASS
SEISMIC: N/A

EXTERIOR: UNKNOWN

FLRS: 1

BSMT: -

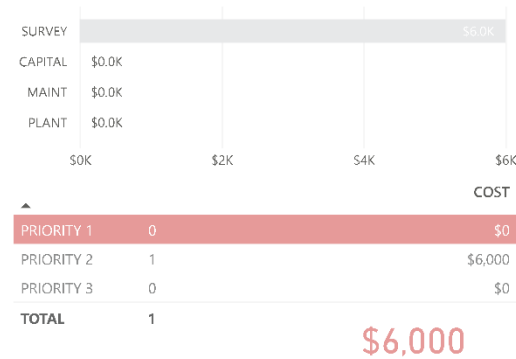
ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

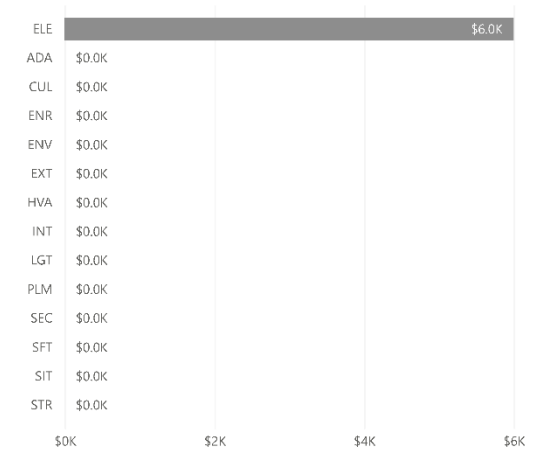
\$50,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, SOLAR CARPORT #7

CONSTRUCTED 2016



OUTDOOR



9 YEARS



OCCUPIED



120 SF



FCI %

12.0



The Solar Carport is a galvanized metal structure supporting photovoltaic panels. The structures are elevated and located over the parking areas to provide covered vehicle parking.

CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

4568 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: N/A

ROOF: SHED - 100% GLASS
SEISMIC: N/A

EXTERIOR: UNKNOWN

FLRS: 1

BSMT: -

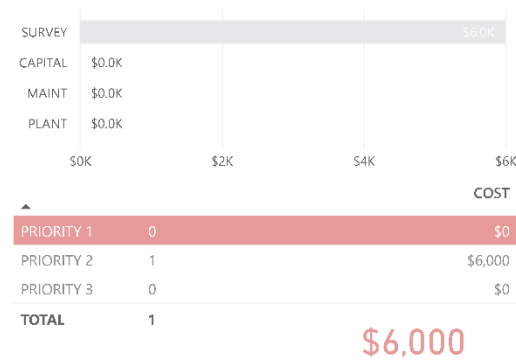
ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

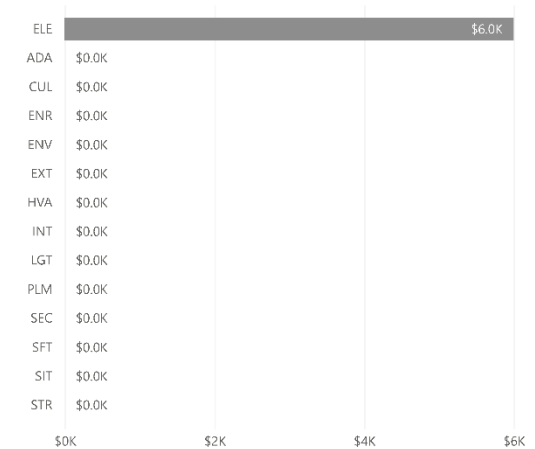
\$50,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, SOLAR CARPORT #8

CONSTRUCTED 2016



OUTDOOR



9 YEARS



OCCUPIED



120 SF



FCI %

12.0



The Solar Carport is a galvanized metal structure supporting photovoltaic panels. The structures are elevated and located over the parking areas to provide covered vehicle parking.

CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

4569 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: N/A

ROOF: SHED - 100% GLASS
SEISMIC: N/A

EXTERIOR: UNKNOWN

FLRS: 1

BSMT: -

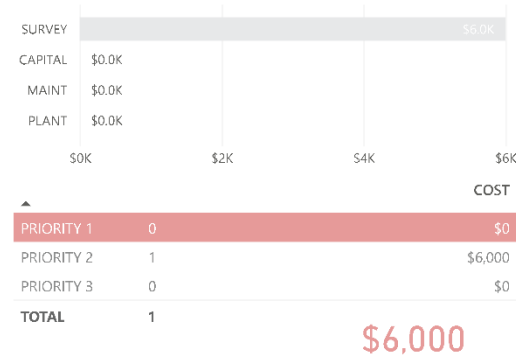
ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

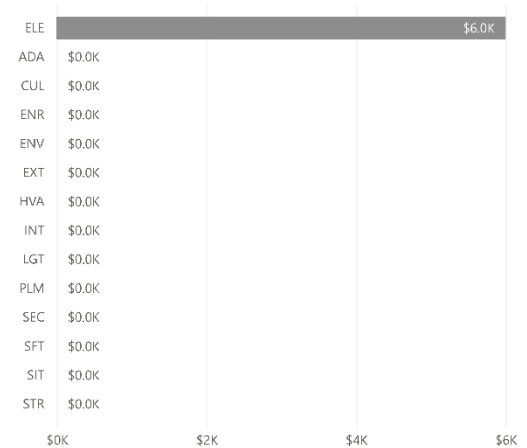
\$50,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, SOLAR CARPORT #9

CONSTRUCTED 2016



OUTDOOR



9 YEARS



OCCUPIED



120 SF



FCI %

12.0



The Solar Carport is a galvanized metal structure supporting photovoltaic panels. The structures are elevated and located over the parking areas to provide covered vehicle parking.

CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

4570 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: N/A

ROOF: SHED - 100% GLASS
SEISMIC: N/A

EXTERIOR: UNKNOWN

FLRS: 1

BSMT: -

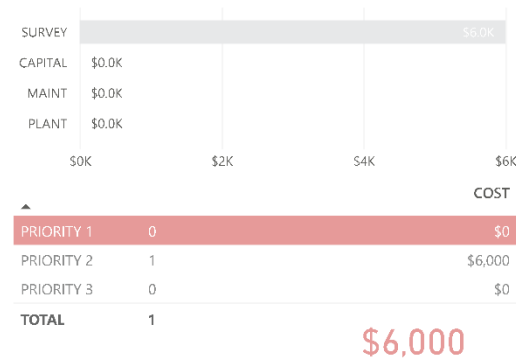
ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

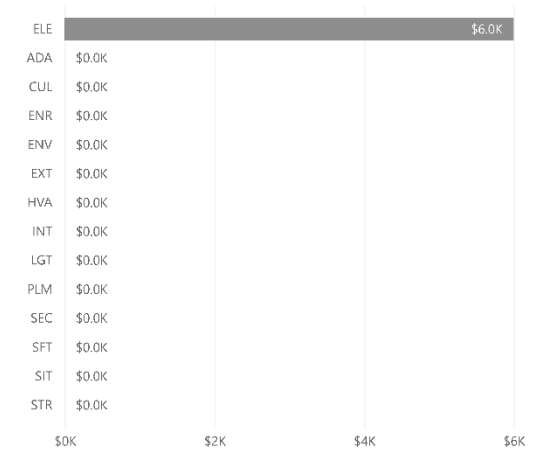
\$50,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, SOLAR CARPORT #10

CONSTRUCTED 2016



OUTDOOR



9 YEARS



OCCUPIED



160 SF



FCI %

8.0



The Solar Carport is a galvanized metal structure supporting photovoltaic panels. The structures are elevated and located over the parking areas to provide covered vehicle parking.

CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

4571 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: N/A

ROOF: SHED - 100% GLASS
SEISMIC: N/A

EXTERIOR: UNKNOWN

FLRS: 1

BSMT: -

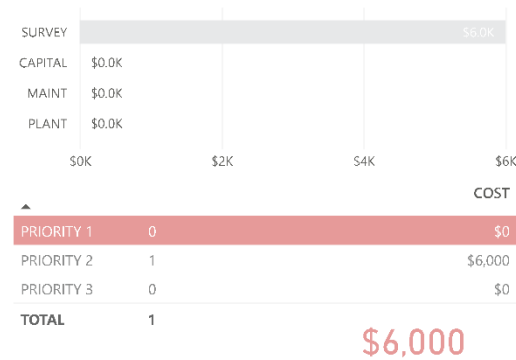
ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

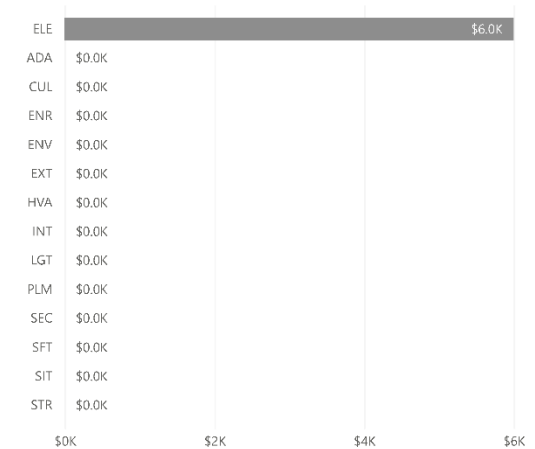
\$75,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, SOLAR CARPORT #11

CONSTRUCTED 2016



OUTDOOR



9 YEARS



OCCUPIED



160 SF



FCI %

8.0



The Solar Carport is a galvanized metal structure supporting photovoltaic panels. The structures are elevated and located over the parking areas to provide covered vehicle parking.

CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

4572 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: N/A

ROOF: SHED - 100% GLASS
SEISMIC: N/A

EXTERIOR: UNKNOWN

FLRS: 1

BSMT: -

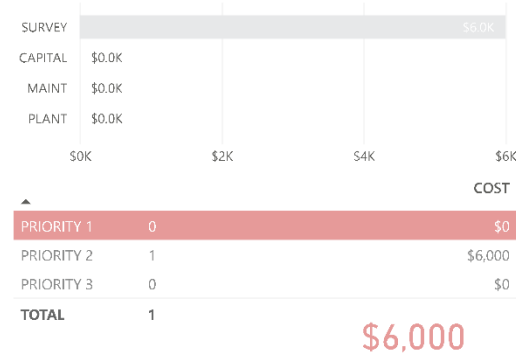
ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

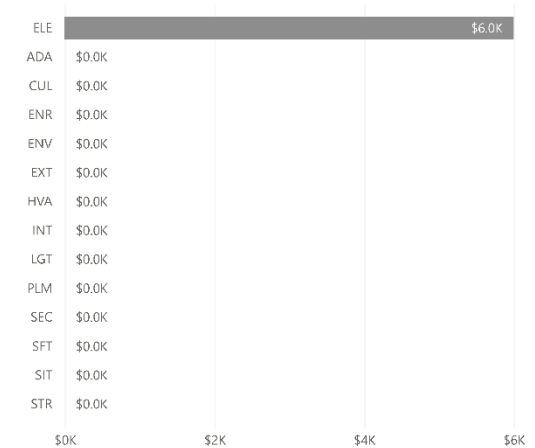
\$75,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, SOLAR CARPORT #12

CONSTRUCTED 2016



OUTDOOR



9 YEARS



OCCUPIED



160 SF



FCI %

8.0



The Solar Carport is a galvanized metal structure supporting photovoltaic panels. The structures are elevated and located over the parking areas to provide covered vehicle parking.

CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

4573 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: N/A

ROOF: SHED - 100% GLASS
SEISMIC: N/A

EXTERIOR: UNKNOWN

FLRS: 1

BSMT: -

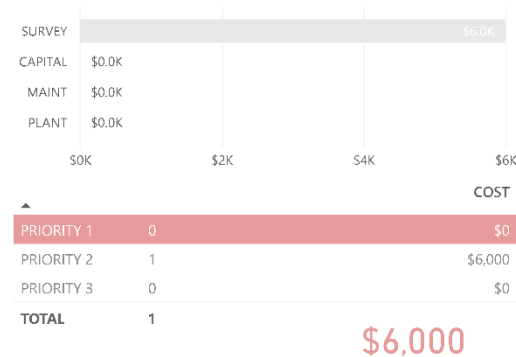
ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

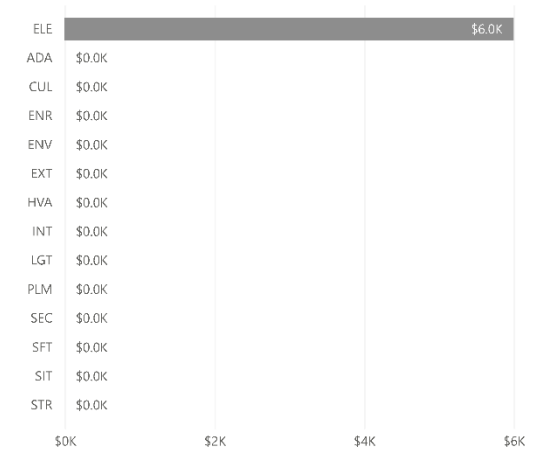
\$75,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, SOLAR CARPORT #13

CONSTRUCTED 2016



OUTDOOR



9 YEARS



OCCUPIED



160 SF



FCI %

8.0



The Solar Carport is a galvanized metal structure supporting photovoltaic panels. The structures are elevated and located over the parking areas to provide covered vehicle parking.

CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

4574 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: N/A

ROOF: SHED - 100% GLASS
SEISMIC: N/A

EXTERIOR: UNKNOWN

FLRS: 1

BSMT: -

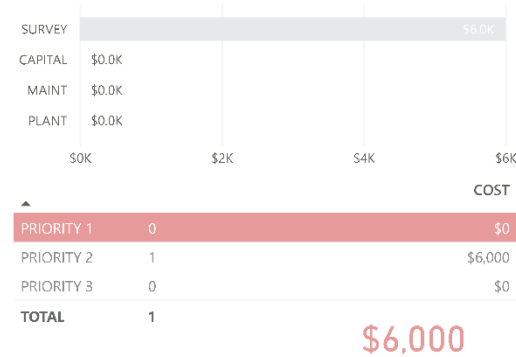
ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

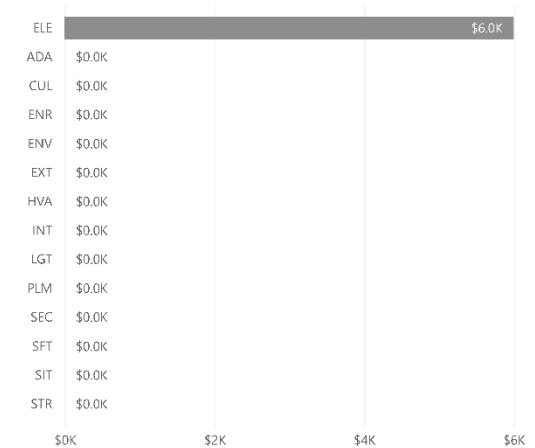
\$75,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, SOLAR CARPORT #14

CONSTRUCTED 2016



OUTDOOR



9 YEARS



OCCUPIED



160 SF



FCI %

8.0



The Solar Carport is a galvanized metal structure supporting photovoltaic panels. The structures are elevated and located over the parking areas to provide covered vehicle parking.

CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

4575 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: N/A

ROOF: SHED - 100% GLASS
SEISMIC: N/A

EXTERIOR: UNKNOWN

FLRS: 1

BSMT: -

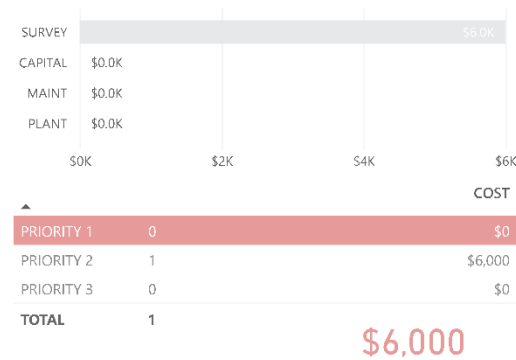
ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

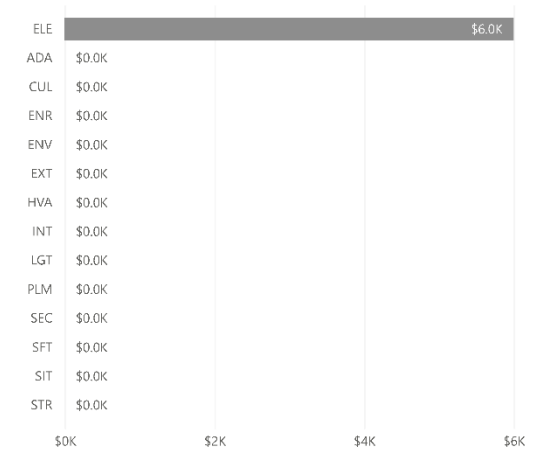
\$75,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, SOLAR CARPORT #15

CONSTRUCTED 2016



OUTDOOR



9 YEARS



OCCUPIED



160 SF



FCI %

8.0



The Solar Carport is a galvanized metal structure supporting photovoltaic panels. The structures are elevated and located over the parking areas to provide covered vehicle parking.

CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

4576 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: N/A

ROOF: SHED - 100% GLASS
SEISMIC: N/A

EXTERIOR: UNKNOWN

FLRS: 1

BSMT: -

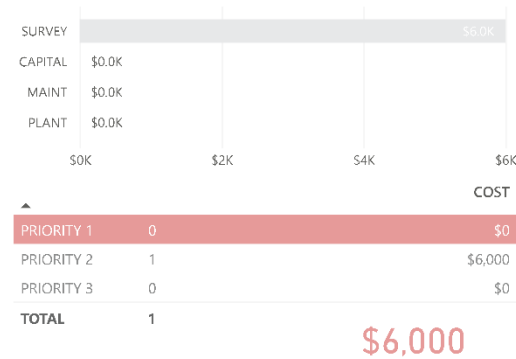
ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

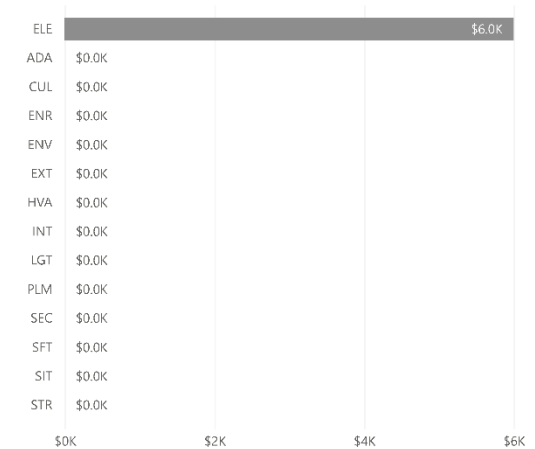
\$75,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING

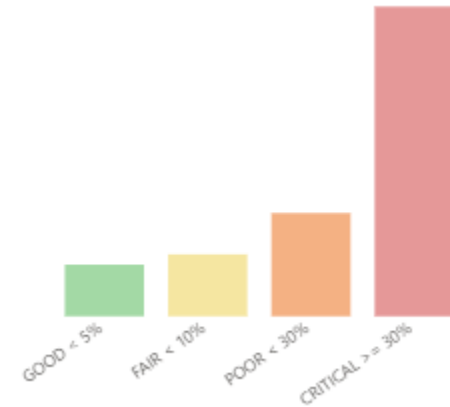


PROJECT CATEGORY BREAKDOWN - BUILDING



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

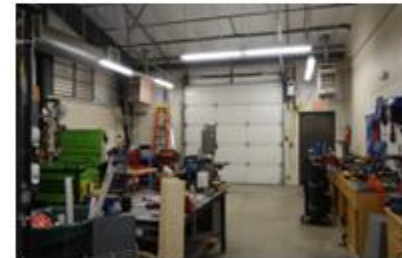
BUILDING SYSTEMS



EXTERIOR



INTERIOR



APPENDIX C – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	TITLE
HHS	DIRECTOR
HHS	ADMINISTRATIVE SERVICES OFFICER 3
HHS	FACILITY SUPERVISOR 2

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	8/20/2025	Initial.