



DEPT OF ADMINISTRATION

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION

STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW

FACILITY INSIGHTS

NORTHWEST REGION

-

9939 - NEVADA ARMY NATIONAL GUARD CC SITE

2601 S CARSON ST

CARSON CITY, NV 89701-5502

CARSON CITY COUNTY

SURVEY DATE: 05/15/2024



TABLE OF CONTENTS

INTRODUCTION	3
KEY FINDINGS	4
OVERALL RECOMMENDATIONS	4
OVERALL SITE CONDITION	4
ENVIRONMENTAL LANDSCAPING CONCERNS.....	4
PROPERTY MAP, 2601 S CARSON ST, CARSON CITY	5
PROPERTY SNAPSHOT, NEVADA ARMY NATIONAL GUARD CC SITE.....	6
FACILITY DETAILS, USPFO UNHEATED STORAGE (0979)	7
FACILITY DETAILS, USPFO HAZ MAT WASTE STORAGE BLDG (0980).....	8
FACILITY DETAILS, 150TH UNHEAT STORAGE (0982)	9
FACILITY DETAILS, USPFO STORAGE BLDG (0984).....	10
FACILITY DETAILS, USPFO SHIP/RECEIVING (0987).....	11
FACILITY DETAILS, STORAGE (BY BLDG #982) (2248)	12
APPENDIX A - FACILITY CONDITION INDEX (FCI).....	13
APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD	14
EXTERIOR	14
INTERIOR	15
APPENDIX C – REPORT DISTRIBUTION	16
DIVISIONAL CONTACTS	16
STATEWIDE CONTACTS CC'D	16
APPENDIX D - FCA RESOURCES.....	17
APPENDIX E – REVISION HISTORY	18

*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

Scope limitation: Only Part 1 (Facility Insights) was completed for this site. The Project Addendum was not prepared because the site was planned for a new State facility that was not approved in the 2023 Capital Improvement Program (CIP).

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 Satisfactory, reflecting a largely cleared parcel with only prefabricated storage units remaining (one open-sided, hay-barn style) and perimeter fencing in place. The storage units can remain for interim use.

OVERALL SITE CONDITION

- **Infrastructure:** Site is secure and generally orderly, with unknown utility status and basic drainage apparent but unconfirmed; accessibility is limited due to removed buildings. Paved areas, including parking lots and walkways, are in fair to poor condition.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Deferred to redevelopment.
- **Electrical Systems:** Deferred to redevelopment.
- **Stormwater Drainage:** Deferred to redevelopment.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** Deferred to redevelopment.
- **Fire Safety:** Deferred to redevelopment.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces indicates minimal active maintenance and general stability.

PROPERTY MAP, 2601 S CARSON ST, CARSON CITY

SITE IS:

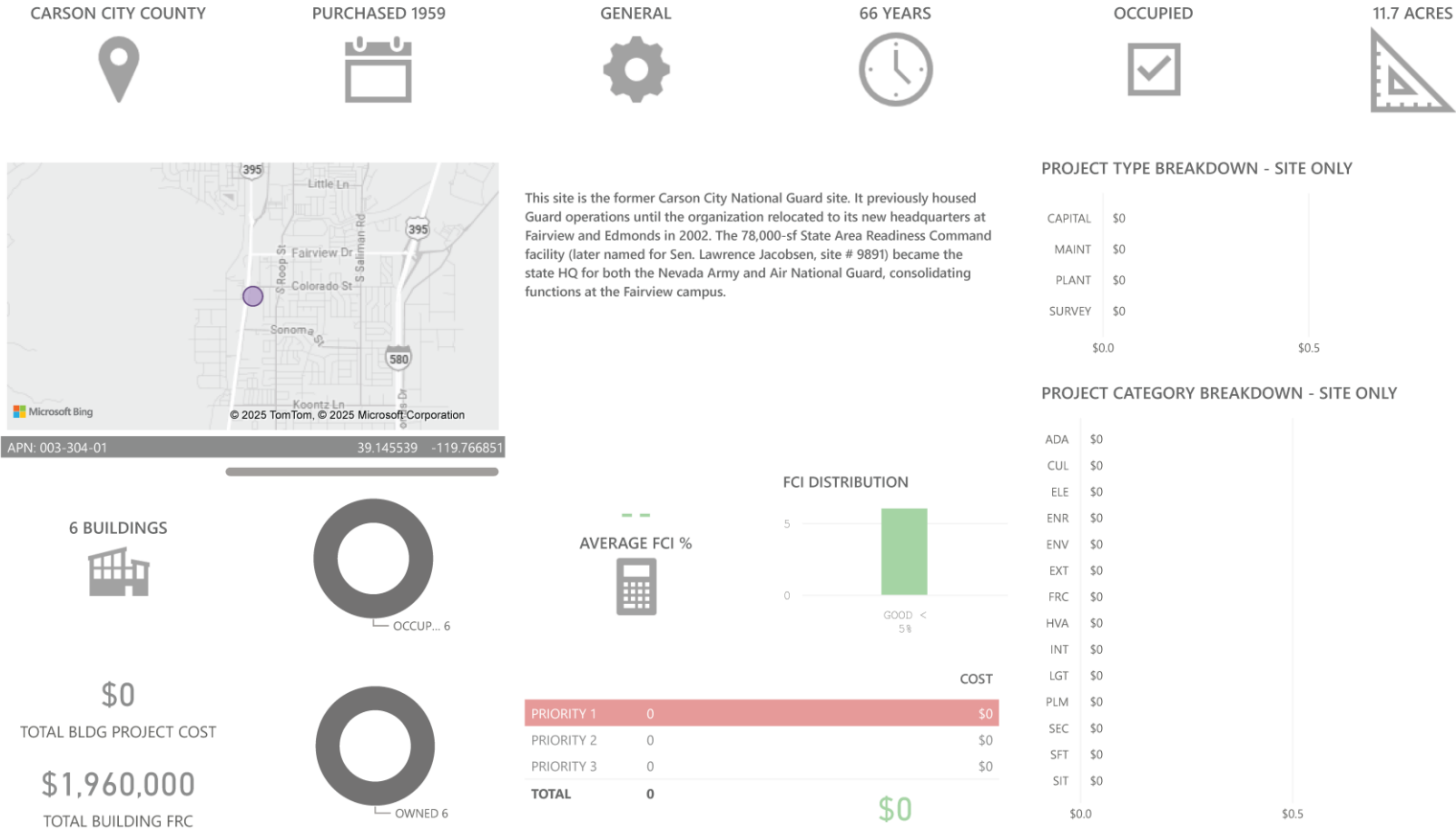
OWNED

OCCUPIED

6 BUILDINGS

B#	NAME	STATUS	RIGHTS
0979	USPFO UNHEATED STORAGE	OCCUPIED	OWNED
0980	USPFO HAZ MAT WASTE STORAGE BLDG	OCCUPIED	OWNED
0982	150TH UNHEAT STORAGE	OCCUPIED	OWNED
0984	USPFO STORAGE BLDG	OCCUPIED	OWNED
0987	USPFO SHIP/RECEIVING	OCCUPIED	OWNED
2248	STORAGE (BY BLDG #982)	OCCUPIED	OWNED

PROPERTY SNAPSHOT, NEVADA ARMY NATIONAL GUARD CC SITE



FACILITY DETAILS, USPFO UNHEATED STORAGE (0979)

CONSTRUCTED 1986



NONHAZARD



39 YEARS



OCCUPIED



5,000 SF



FCI %

0.0



Prefab metal storage structure with steel framing, ribbed metal cladding, and metal roofing; typical roll-up doors, slab-on-grade foundation, no finished interiors, used for site storage.

CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - S-1

Moderate hazard storage

FIRE: 0% suppressed

0979 - BUILDING COMPONENTS

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

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: UNREINFORCED

ROOF SHED - 100% STEEL
SEISMIC: UNREINFORCED

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: PREFABRICATED

EXPOSURE: ENCLOSED

\$750,000
REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING

CAPITAL	\$0	
MAINT	\$0	
PLANT	\$0	
SURVEY	\$0	
		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

PROJECT CATEGORY BREAKDOWN - BUILDING

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

FACILITY DETAILS, USPFO HAZ MAT WASTE STORAGE BLDG (0980)

CONSTRUCTED 1991



ARMORY



34 YEARS



OCCUPIED



1,500 SF



FCI %

0.0



Prefab metal storage structure with steel framing, ribbed metal cladding, and metal roofing; typical roll-up doors, slab-on-grade foundation, no finished interiors, used for site storage.

CODE COMPLIANCE SUMMARY

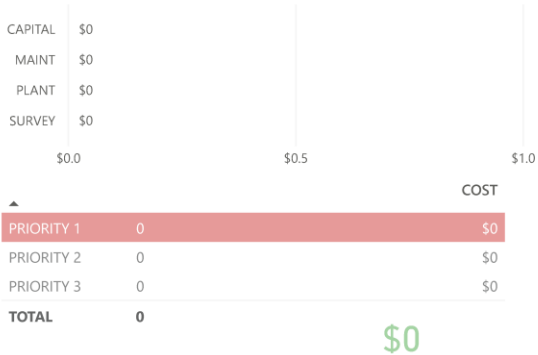
CODE YR: UNKNOWN
CONS TYPE: III-N
OCC: 100% - S-1
Moderate hazard storage
FIRE: 0% suppressed

0980 - BUILDING COMPONENTS

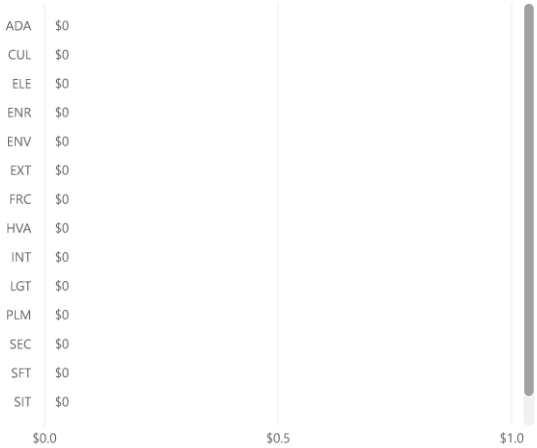
FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE
SEISMIC: UNREINFORCED
FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: UNREINFORCED
ROOF: GABLE - 100% STEEL
SEISMIC: UNREINFORCED
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: PREFABRICATED
EXPOSURE: ENCLOSED

\$150,000
REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, 150TH UNHEAT STORAGE (0982)

CONSTRUCTED 1996



NONHAZARD



29 YEARS



OCCUPIED



3,200 SF



FCI %

0.0



Prefab metal storage structure with steel framing, ribbed metal cladding, and metal roofing; typical roll-up doors, slab-on-grade foundation, no finished interiors, used for site storage.

CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-N

OCC: 100% - S-1

Moderate hazard storage

FIRE: 0% suppressed

0982 - BUILDING COMPONENTS

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

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: UNREINFORCED

ROOF: GABLE - 100% STEEL
SEISMIC: UNREINFORCED

EXTERIOR: -

FLRS: 1

BSMT: -

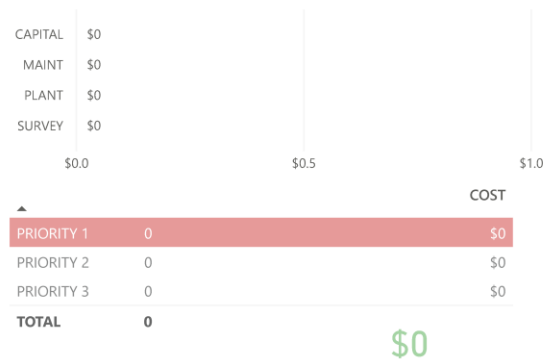
ASSEMBLY: PREFABRICATED

EXPOSURE: ENCLOSED

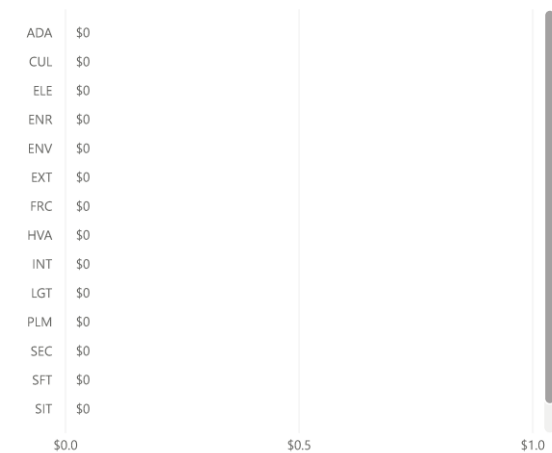
\$480,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, USPFO STORAGE BLDG (0984)

CONSTRUCTED 1996



NONHAZARD



29 YEARS



OCCUPIED



3,400 SF



FCI %

0.0



Prefab metal storage structure with steel framing, ribbed metal cladding, and metal roofing; slab-on-grade foundation, no finished interiors, used for site storage. One open-side, hay barn style.

CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: III-N

OCC: 100% - S-1

Moderate hazard storage

FIRE: 0% suppressed

0984 - BUILDING COMPONENTS

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

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: UNREINFORCED

ROOF: SHED - 100% STEEL
SEISMIC: UNREINFORCED

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: PREFABRICATED

EXPOSURE: PARTIALLY ENCLOSED

\$340,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING

CAPITAL	\$0	
MAINT	\$0	
PLANT	\$0	
SURVEY	\$0	
	\$0.0	\$0.5
		\$1.0
		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

PROJECT CATEGORY BREAKDOWN - BUILDING

ADA	\$0
CUL	\$0
ELE	\$0
ENR	\$0
ENV	\$0
EXT	\$0
FRC	\$0
HVA	\$0
INT	\$0
LGT	\$0
PLM	\$0
SEC	\$0
SFT	\$0
SIT	\$0
	\$0.0
	\$0.5
	\$1.0

FACILITY DETAILS, USPFO SHIP/RECEIVING (0987)

CONSTRUCTED 1996



NONHAZARD



29 YEARS



OCCUPIED



1,280 SF



FCI %

0.0



Prefab metal storage structure with steel framing, ribbed metal cladding, and metal roofing; typical roll-up doors, slab-on-grade foundation, no finished interiors, used for site storage.

CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: III-N
OCC: 100% - S-1
Moderate hazard storage
FIRE: 0% suppressed

0987 - BUILDING COMPONENTS

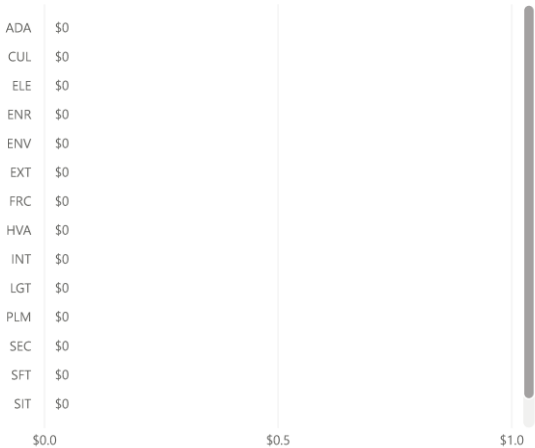
FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE
SEISMIC: UNREINFORCED
FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: UNREINFORCED
ROOF: SHED - 100% STEEL
SEISMIC: UNREINFORCED
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$192,000
REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, STORAGE (by Bldg #982) (2248)

CONSTRUCTED 0



MULTI-USE



2025 YEARS



OCCUPIED



320 SF



FCI %

0.0



Prefab metal storage structure with steel framing, ribbed metal cladding, and metal roofing; slab-on-grade foundation, no finished interiors, used for site storage.

CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE:

OCC: % -

FIRE: % suppressed

2248 - BUILDING COMPONENTS

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

FRAME: SITE-ASSEMBLED - 100% STEEL
SEISMIC: UNREINFORCED

ROOF: GABLE - 100% STEEL
SEISMIC: UNREINFORCED

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: PREFABRICATED

EXPOSURE: ENCLOSED

\$48,000

REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING

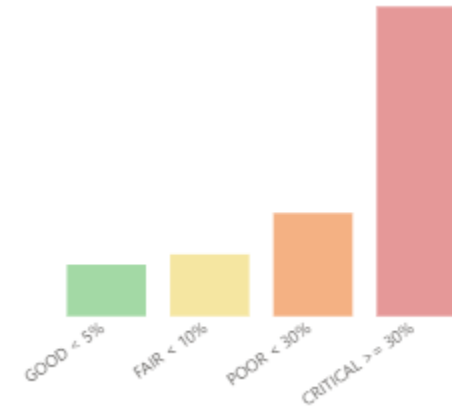
CAPITAL	\$0	
MAINT	\$0	
PLANT	\$0	
SURVEY	\$0	
	\$0.0	\$0.5
		\$1.0
		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

PROJECT CATEGORY BREAKDOWN - BUILDING

ADA	\$0
CUL	\$0
ELE	\$0
ENR	\$0
ENV	\$0
EXT	\$0
FRC	\$0
HVA	\$0
INT	\$0
LGT	\$0
PLM	\$0
SEC	\$0
SFT	\$0
SIT	\$0
	\$0.0
	\$0.5
	\$1.0

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

EXTERIOR



INTERIOR



APPENDIX C – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	TITLE
ADMIN	DIRECTOR
ADMIN	DEPUTY ADMINISTRATOR
ADMIN	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



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	10/2/2025	Initial.