



DEPT OF CORRECTIONS

## STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION  
STATE PUBLIC WORKS DIVISION  
FACILITY CONDITION ASSESSMENT

## PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHEAST REGION  
ELY STATE PRISON COMPLEX  
9941 - ELY STATE PRISON SITE  
4569 N STATE ROUTE 490  
ELY, NV 89301-  
WHITE PINE COUNTY

SURVEY DATE: 04/23/2024



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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 buildings.

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### OVERALL SITE CONDITION

- **Findings:** Issues were identified that will require <Manual Update >;
  - External Insulation & Finish System (EIFS) not needed - 2" Rigid insulation placed interstitially in each of the housing units and on the interior of the main buildings during original construction.
  - Asphalt & concrete pavements need refurbishment and / or replacement.
  - Building Sewer Surveys needed for all buildings. Multiple buildings have demonstrated problems that may require full replacement or more extensive cleaning.
  - Waste Water Upgrades & Operational Training – aging pond liners and equipment need replacement. A training program for the maintenance staff is imperative for a process critical to prison operations.
  - Inoperable Water Softening equipment is damaging piping, drinking fountains, showers and evaporative cooler systems. Proper maintenance of the water softening systems is very important.

### SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate, however underground system needs surveyed to determine extend of galvanized piping and location of all isolation valves.
- **Electrical Systems:** Modern with no issues, however, an Arc Flash and Breaker Coordination Study is needed.
- **Stormwater Drainage:** Adequate with no issues reported.

### SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** NNCC is the focus for offenders with disabilities.
- **Fire Safety:** Operational suppression systems across the site. The fire alarm system was replaced in 2023.

## ENVIRONMENTAL LANDSCAPING CONCERNS

**Landscaping and Green Space Management:** Green vegetation spaces limited to lawn areas. Non-irrigated spaces are clean and free of debris.

PROPERTY MAP, 4569 N STATE ROUTE 490, ELY

SITE IS:

OWNED

OCCUPIED

12 BUILDINGS

B#	NAME	STATUS	RIGHTS
0123	HOUSING UNIT #2	OCCUPIED	OWNED
0699	HOUSING UNIT #1	OCCUPIED	OWNED
1417	HOUSING UNIT #3	OCCUPIED	OWNED
1418	HOUSING UNIT #4	OCCUPIED	OWNED
1423	BUILDING #9 - SCHEDULED SERVICES	OCCUPIED	OWNED
1424	BUILDING #10 - WORK & RECREATION	OCCUPIED	OWNED
1425	BUILDING #11 - WAREHOUSE/CENTRAL PL...	OCCUPIED	OWNED
1426	BUILDING #12 - TRUSTEE DORMITORY	OCCUPIED	OWNED
1431	TOWER #3	OCCUPIED	OWNED
1432	TOWER #4	OCCUPIED	OWNED
2242	EQUIPMENT STORAGE	OCCUPIED	OWNED
9941	ELY STATE PRISON SITE	OCCUPIED	OWNED

Leaflet | Icon Map | Tiles © Mapbox © DigitalGlobe © OpenStreetMap

ELY STATE PRISON COMPLEX



## PROPERTY MAP, 4569 N STATE ROUTE 490, ELY

SITE IS:

OWNED

OCCUPIED

9 BUILDINGS



B#	NAME	STATUS	RIGHTS
1419	HOUSING UNIT #5	OCCUPIED	OWNED
1420	HOUSING UNIT #6	OCCUPIED	OWNED
1421	HOUSING UNIT #7	OCCUPIED	OWNED
1422	HOUSING UNIT #8	OCCUPIED	OWNED
1427	BUILDING #13 - ARMORY	OCCUPIED	OWNED
1428	BUILDING #14 - GATEHOUSE	OCCUPIED	OWNED
1429	TOWER #1	OCCUPIED	OWNED
1430	TOWER #2	OCCUPIED	OWNED
1617	ESP SEWAGE GRINDER BUILDING	OCCUPIED	OWNED

ELY STATE PRISON COMPLEX



## PROPERTY MAP, 4569 N STATE ROUTE 490, ELY

SITE IS:

OWNED

OCCUPIED

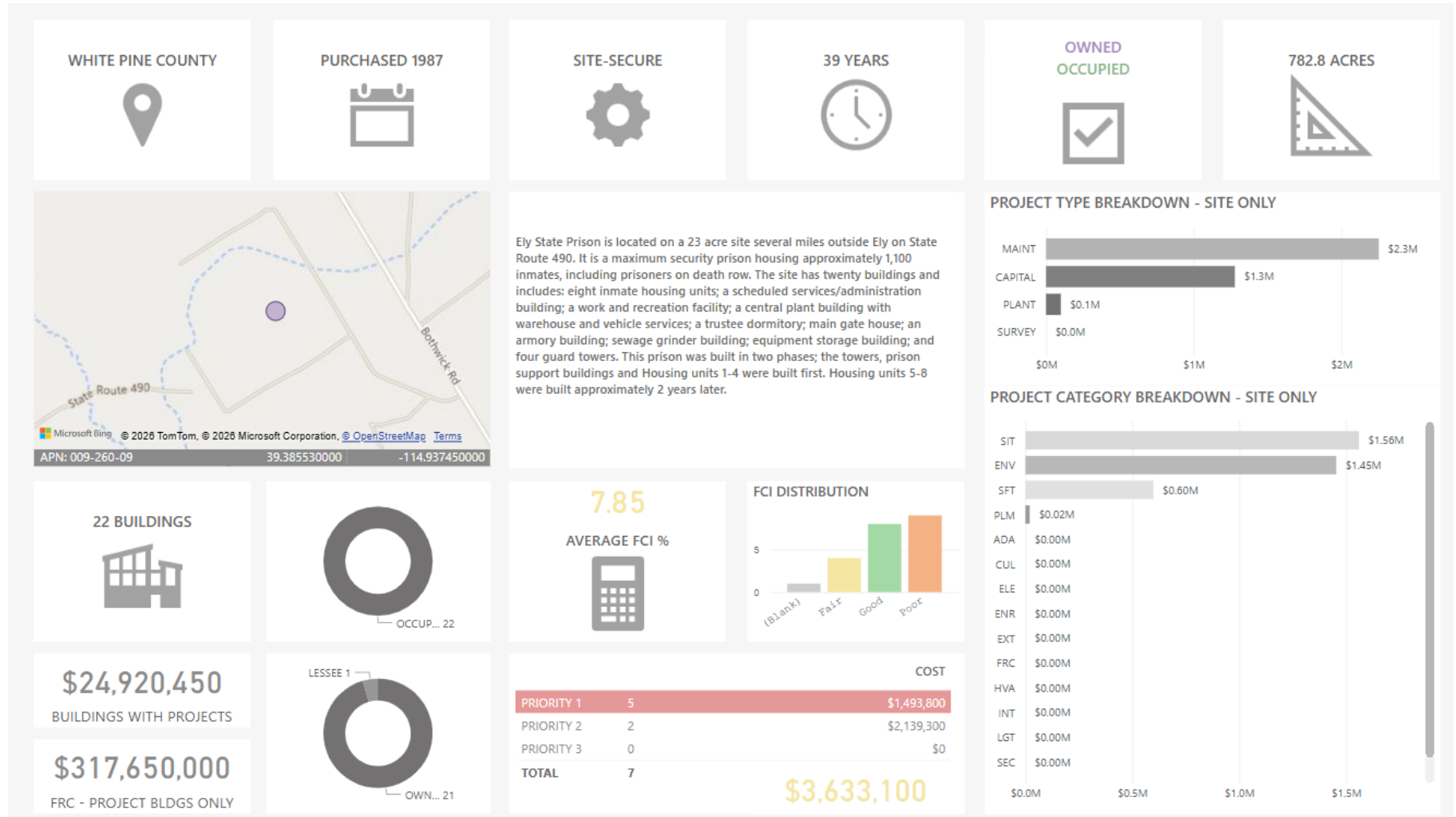
1 BUILDING



B#	NAME	STATUS	RIGHTS
2729	WATER TANK	OCCUPIED	LESSEE

ELY STATE PRISON COMPLEX

## PROPERTY SNAPSHOT, ELY STATE PRISON SITE



## FACILITY DETAILS, HOUSING UNIT #2

YEAR BUILT 1987  
CONSTRUCTED 1989



INSTITUTIONAL



37 YEARS



OWNED  
OCCUPIED



29,870 SF



FCI %

10.70



Housing Unit #2 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. It has an A and B wing each with individual cells on two levels, 4 shower stalls, 2 on the lower level and 2 on the upper level in each wing, a control room, day room, mechanical spaces, sally port, counselor rooms, and an outdoor recreation area. There are two designated ADA accessible cells in each wing but they may not be 100% compliant based on the most current ADA accessible design guidelines. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system.

### 0123 - BUILDING COMPONENTS

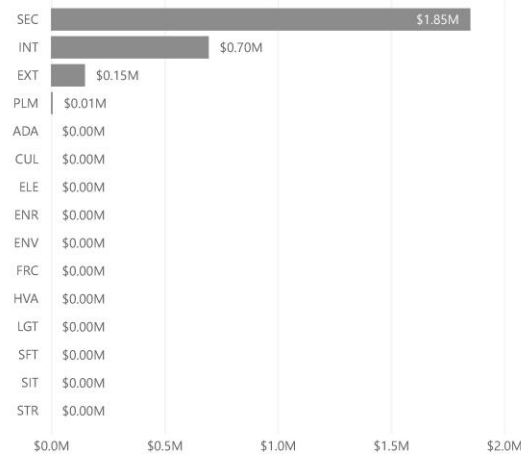
FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$25,270,000**

REPLACEMENT COST



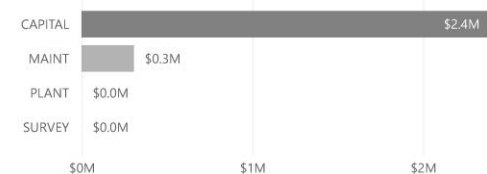
### PROJECT CATEGORY BREAKDOWN - BUILDING



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$554,100
PRIORITY 2	1	\$1,850,600
PRIORITY 3	2	\$298,750
<b>TOTAL</b>	<b>5</b>	<b>\$2,703,450</b>

**\$2,703,450**

## FACILITY DETAILS, HOUSING UNIT #1

YEAR BUILT 1987  
CONSTRUCTED 1989



INSTITUTIONAL



37 YEARS



OWNED  
OCCUPIED



29,870 SF



FCI %

11.00



Housing Unit #1 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. It has an A and B wing each with individual cells on two levels, 4 shower stalls, 2 on the lower level and 2 on the upper level in each wing, a control room, day room, mechanical spaces, sally port, counselor rooms, and an outdoor recreation area. There are two designated ADA accessible cells in each wing but they may not be 100% compliant based on the most current ADA accessible design guidelines. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system.



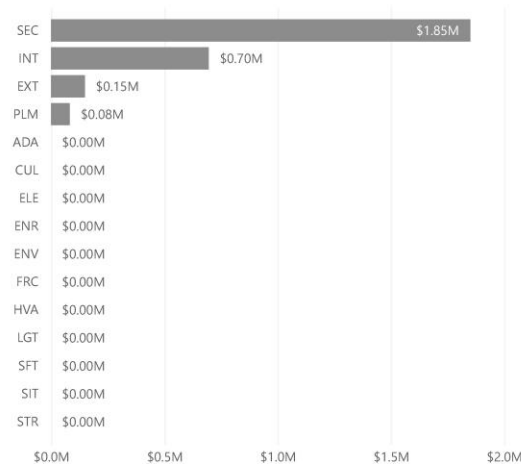
### 0699 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$25,270,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

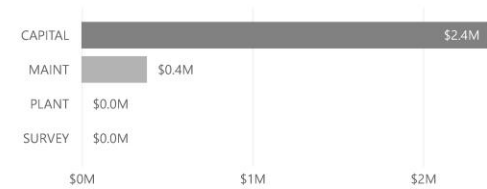
CONS TYPE: II-A

OCC: 100% - I-3

Prisons, reformatories

FIRE: 100% suppressed

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$554,100
PRIORITY 2	2	\$1,926,200
PRIORITY 3	2	\$298,800
<b>TOTAL</b>	<b>6</b>	<b>\$2,779,100</b>

**\$2,779,100**

## FACILITY DETAILS, HOUSING UNIT #3

YEAR BUILT 1987  
CONSTRUCTED 1989



INSTITUTIONAL



37 YEARS



OWNED  
OCCUPIED



29,870 SF



FCI %

3.45



Housing Unit #3 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. It has an A and B wing each with individual cells on two levels, 4 shower stalls, 2 on the lower level and 2 on the upper level in each wing, a control room, day room, mechanical spaces, sally port, counselor rooms, and an outdoor recreation area. There are two designated ADA accessible cells in each wing but they may not be 100% compliant based on the most current ADA accessible design guidelines. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: II-A

OCC: 100% - I-3

Prisons, reformatories

FIRE: 100% suppressed

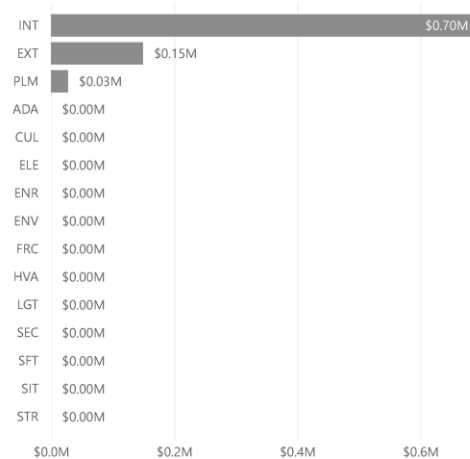
### 1417 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

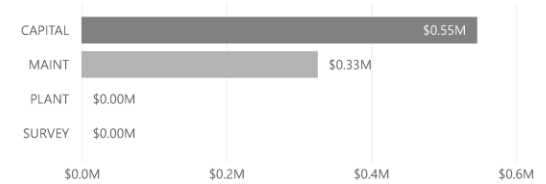
\$25,270,000

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$554,100
PRIORITY 2	1	\$20,000
PRIORITY 3	2	\$298,800
<b>TOTAL</b>	<b>5</b>	<b>\$872,900</b>

\$872,900

## FACILITY DETAILS, HOUSING UNIT #4

YEAR BUILT 1987  
CONSTRUCTED 1989



INSTITUTIONAL



37 YEARS



OWNED  
OCCUPIED



29,870 SF



FCI %

3.38



Housing Unit #4 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. It has an A and B wing each with individual cells on two levels, 4 shower stalls, 2 on the lower level and 2 on the upper level in each wing, a control room, day room, mechanical spaces, sally port, counselor rooms, and an outdoor recreation area. There are two designated ADA accessible cells in each wing but they may not be 100% compliant based on the most current ADA accessible design guidelines. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system.



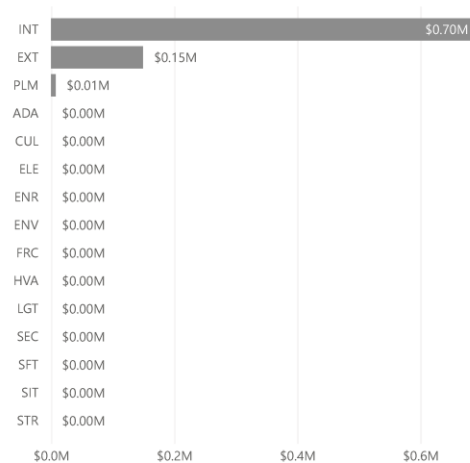
### 1418 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

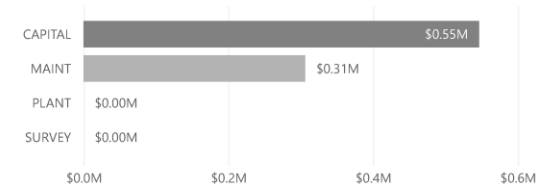
**\$25,270,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$554,100
PRIORITY 2	0	\$0
PRIORITY 3	2	\$298,800
<b>TOTAL</b>	<b>4</b>	<b>\$852,900</b>

**\$852,900**

## FACILITY DETAILS, HOUSING UNIT #5

YEAR BUILT 1990  
CONSTRUCTED 1990



INSTITUTIONAL



36 YEARS



OWNED  
OCCUPIED



29,870 SF



FCI %

10.78



Housing Unit #5 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. It has an A and B wing each with individual cells on two levels, 4 shower stalls, 2 on the lower level and 2 on the upper level in each wing, a control room, day room, mechanical spaces, sally port, counselor rooms, and an outdoor recreation area. There are two designated ADA accessible cells in each wing but they may not be 100% compliant based on the most current ADA accessible design guidelines. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: II-A

OCC: 100% - I-3

Prisons, reformatories

FIRE: 100% suppressed

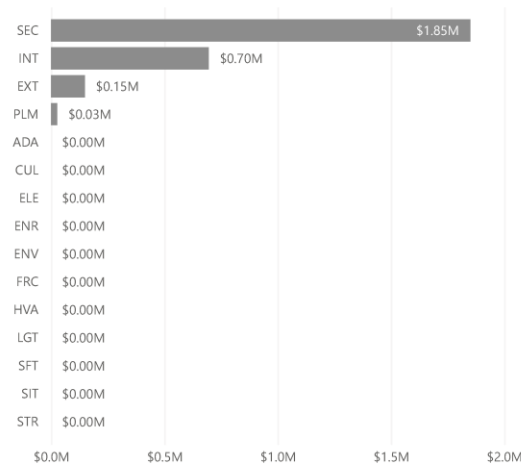
### 1419 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

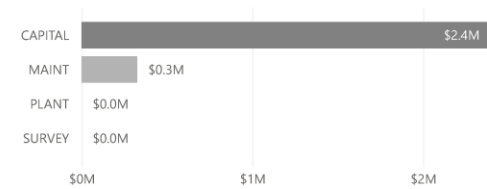
**\$25,270,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$554,100
PRIORITY 2	2	\$1,870,600
PRIORITY 3	2	\$298,800
<b>TOTAL</b>	<b>6</b>	<b>\$2,723,500</b>

**\$2,723,500**



## FACILITY DETAILS, HOUSING UNIT #6

YEAR BUILT 1990  
CONSTRUCTED 1990



INSTITUTIONAL



36 YEARS



OWNED  
OCCUPIED



29,870 SF



FCI %

10.70



Housing Unit #6 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. It has an A and B wing each with individual cells on two levels, 4 shower stalls, 2 on the lower level and 2 on the upper level in each wing, a control room, day room, mechanical spaces, sally port, counselor rooms, and an outdoor recreation area. There are two designated ADA accessible cells in each wing but they may not be 100% compliant based on the most current ADA accessible design guidelines. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: II-A

OCC: 100% - I-3

Prisons, reformatories

FIRE: 100% suppressed

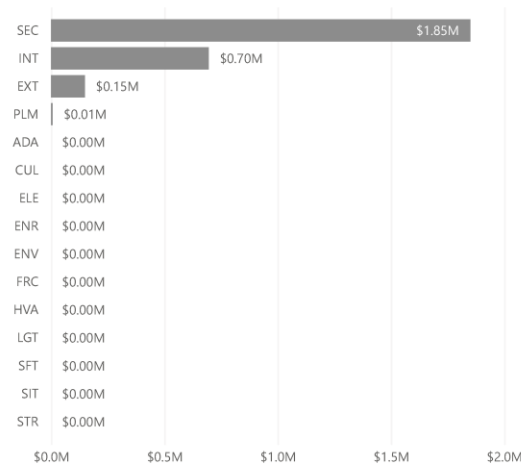
### 1420 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

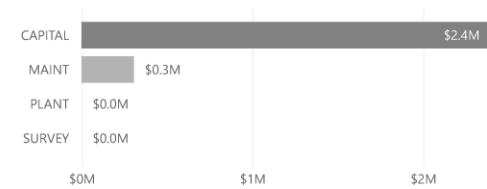
**\$25,270,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$554,100
PRIORITY 2	1	\$1,850,600
PRIORITY 3	2	\$298,800
<b>TOTAL</b>	<b>5</b>	<b>\$2,703,500</b>

**\$2,703,500**

## FACILITY DETAILS, HOUSING UNIT #7

YEAR BUILT 1990  
CONSTRUCTED 1990



INSTITUTIONAL



36 YEARS



OWNED  
OCCUPIED



29,870 SF



FCI %

11.02



Housing Unit #7 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. It has an A and B wing each with individual cells on two levels, 4 shower stalls, 2 on the lower level and 2 on the upper level in each wing, a control room, day room, mechanical spaces, sally port, counselor rooms, and an outdoor recreation area. There are two designated ADA accessible cells in each wing but they may not be 100% compliant based on the most current ADA accessible design guidelines. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: II-A

OCC: 100% - I-3

Prisons, reformatories

FIRE: 100% suppressed

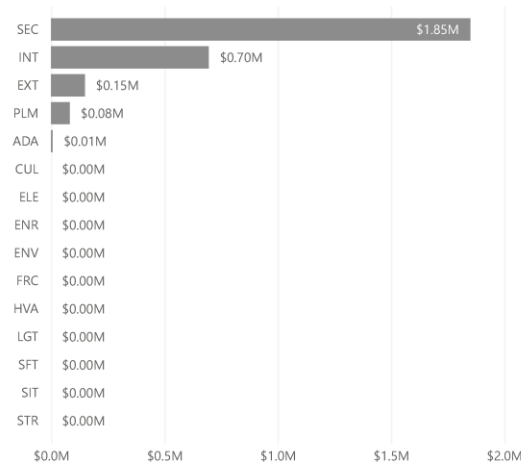
### 1421 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

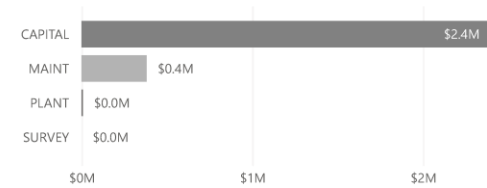
**\$25,270,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	3	\$561,600
PRIORITY 2	2	\$1,925,600
PRIORITY 3	2	\$298,800
<b>TOTAL</b>	<b>7</b>	<b>\$2,786,000</b>

**\$2,786,000**

## FACILITY DETAILS, HOUSING UNIT #8

YEAR BUILT 1990  
CONSTRUCTED 1990



INSTITUTIONAL



36 YEARS



OWNED  
OCCUPIED



29,870 SF



FCI %

10.70



Housing Unit #8 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. It has an A and B wing each with individual cells on two levels, 4 shower stalls, 2 on the lower level and 2 on the upper level in each wing, a control room, day room, mechanical spaces, sally port, counselor rooms, and an outdoor recreation area. There are two designated ADA accessible cells in each wing but they may not be 100% compliant based on the most current ADA accessible design guidelines. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: II-A

OCC: 100% - I-3

Prisons, reformatories

FIRE: 100% suppressed

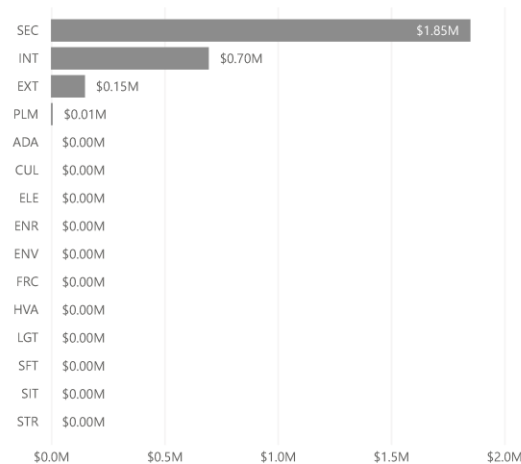
### 1422 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

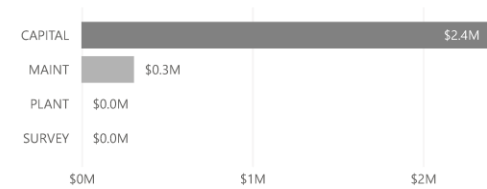
**\$25,270,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$554,100
PRIORITY 2	1	\$1,850,600
PRIORITY 3	2	\$298,800
<b>TOTAL</b>	<b>5</b>	<b>\$2,703,500</b>

**\$2,703,500**

## FACILITY DETAILS, BUILDING #9 - SCHEDULED SERVICES

YEAR BUILT 1987  
CONSTRUCTED 1989



OFFICE



37 YEARS



OWNED  
OCCUPIED



56,500 SF



FCI %

3.33



Building #9 - Scheduled Services is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. The building contains administrative functions, including the wardens' office, support staff offices, staff training, muster areas, staff restrooms and locker rooms, as well as visitation, infirmary, medical and dental offices, canteen, and the response team office. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system. The public visitation area has Men's and Women's restrooms which are mostly ADA compliant.



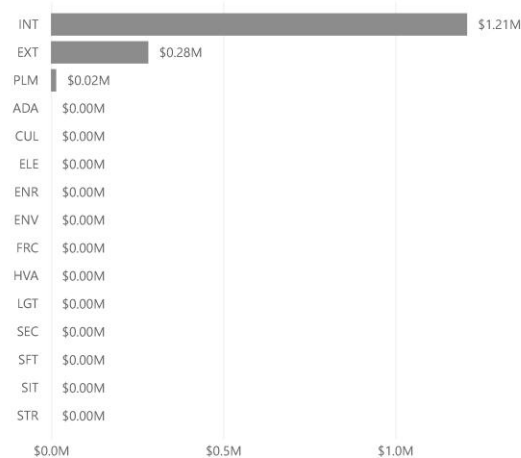
### 1423 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$45,200,000**

REPLACEMENT COST

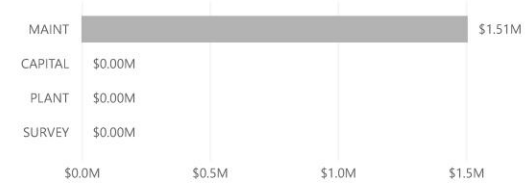
### PROJECT CATEGORY BREAKDOWN - BUILDING



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	3	\$331,800
PRIORITY 2	4	\$609,800
PRIORITY 3	2	\$565,000
<b>TOTAL</b>	<b>9</b>	<b>\$1,506,600</b>

**\$1,506,600**

## FACILITY DETAILS, BUILDING #10 - WORK & RECREATION

YEAR BUILT 1987  
CONSTRUCTED 1989



MULTI-USE



37 YEARS



OWNED  
OCCUPIED



48,600 SF



FCI %

7.06



Building #10 - Work & Recreation is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. The building contains Prison Industries, culinary, laundry, 2 dining rooms, the gymnasium and the loading dock and a dry and cold storage areas. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system. It also has a fire alarm and sprinkler system. The facility is lacking some ADA accessible elements with regards to certain programs offered.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: II-A

OCC: 100% - I-3

Prisons, reformatories

FIRE: 100% suppressed

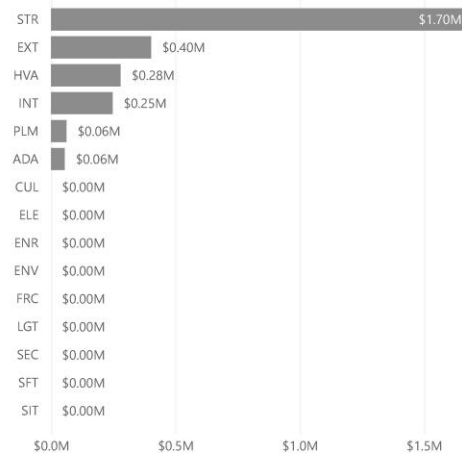
### 1424 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

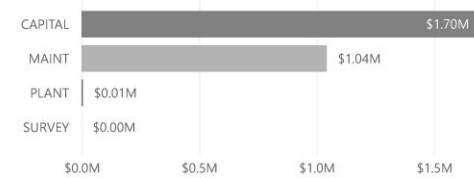
**\$38,880,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	3	\$1,759,100
PRIORITY 2	2	\$165,000
PRIORITY 3	4	\$821,000
<b>TOTAL</b>	<b>9</b>	<b>\$2,745,100</b>

**\$2,745,100**

## FACILITY DETAILS, BUILDING #11 - WAREHOUSE/CENTRAL PLANT

YEAR BUILT 1987  
CONSTRUCTED 1989



PLANT



37 YEARS



OWNED  
OCCUPIED



35,370 SF



FCI %

10.11



Building #11 - Warehouse/Central Plant is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. The building contains the warehouse, central plant and vehicle maintenance shop. It also has cold storage units and freezers with a dedicated loading dock and high piled storage racks. There are also restrooms in the building which are not ADA accessible.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: II-A

OCC: 75% - S-1, 25% - H-4

Moderate hazard storage

Storage of health hazard materials

FIRE: 100% suppressed

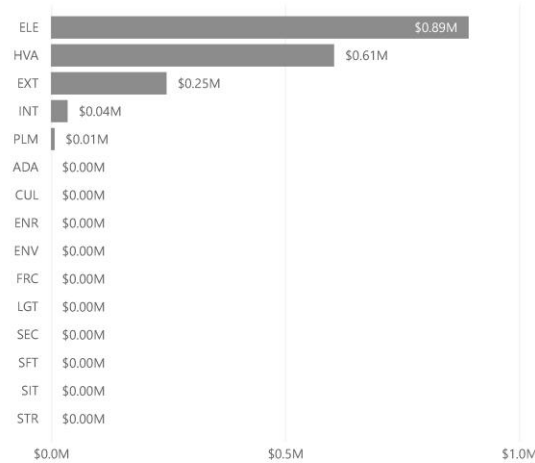
### 1425 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

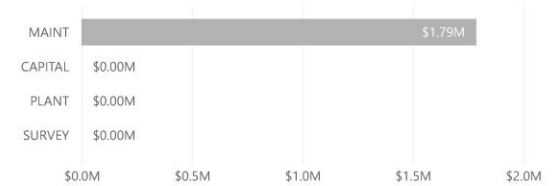
**\$17,685,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$899,900
PRIORITY 2	2	\$70,000
PRIORITY 3	3	\$817,300
<b>TOTAL</b>	<b>7</b>	<b>\$1,787,200</b>

**\$1,787,200**

## FACILITY DETAILS, BUILDING #12 - TRUSTEE DORMITORY

YEAR BUILT 1987  
CONSTRUCTED 1989



INSTITUTIONAL



37 YEARS



OWNED  
OCCUPIED



3,600 SF



FCI %

7.51



Building #13 - Trustee Dormitory is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. This building houses the trustee inmates and cells, a large common area, restrooms and an asphalt recreation yard. The showers have seen use/abuse, tile is missing and damaged and are in need of remodeling. There is one restroom that is somewhat ADA accessible.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-A

OCC: 100% - I-3

Prisons, reformatories

FIRE: 100% suppressed

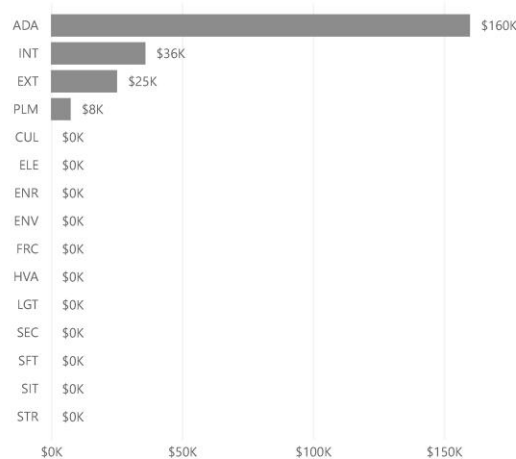
### 1426 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

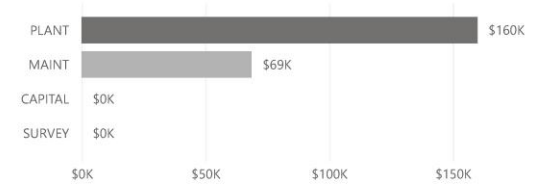
**\$3,045,600**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$167,500
PRIORITY 2	0	\$0
PRIORITY 3	2	\$61,200
<b>TOTAL</b>	<b>4</b>	<b>\$228,700</b>

**\$228,700**



FACILITY DETAILS, BUILDING #13 - ARMORY

YEAR BUILT 1987  
CONSTRUCTED 1989



ARMORY



37 YEARS



OWNED  
OCCUPIED



1,680 SF



FCI %

7.62



Building #13 - Armory is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. This building is utilized to store items used for responding to emergencies at the prison and also as an additional file storage. There also is a restroom and janitor closet in the building.



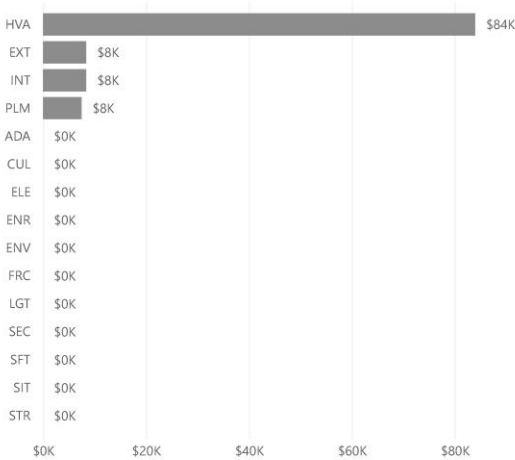
CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: V-B  
OCC: 100% - H-1  
Hazardous material storage - high explosion hazard  
FIRE: 0% suppressed

1427 - BUILDING COMPONENTS

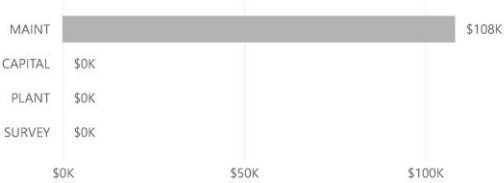
FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING



\$1,421,300  
REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$7,500
PRIORITY 2	1	\$84,000
PRIORITY 3	2	\$16,800
TOTAL	4	\$108,300

\$108,300

## FACILITY DETAILS, BUILDING #14 - GATEHOUSE

YEAR BUILT 1987  
CONSTRUCTED 1989



OFFICE



37 YEARS



OWNED  
OCCUPIED



1,350 SF



FCI %

15.89



Building #14 - Gatehouse is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. This is the main entrance to the prison. It contains the visitation check-in counter, waiting area, and ADA accessible restrooms.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-B

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 0% suppressed

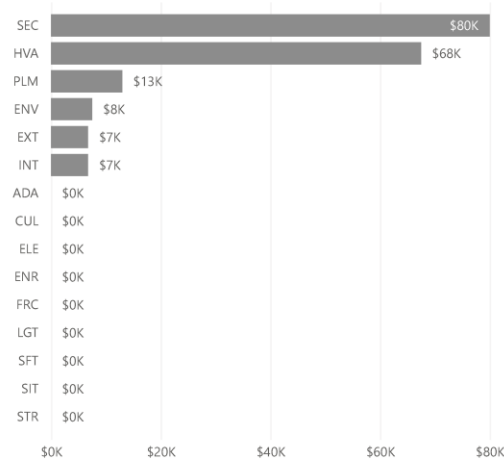
### 1428 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

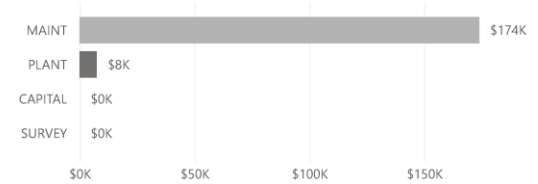
\$1,142,100

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	4	\$160,500
PRIORITY 2	1	\$7,500
PRIORITY 3	2	\$13,500
<b>TOTAL</b>	<b>7</b>	<b>\$181,500</b>

\$181,500

FACILITY DETAILS, TOWER #1

YEAR BUILT 1987  
CONSTRUCTED 1989



TOWER



37 YEARS



OWNED  
OCCUPIED



290 SF



FCI %

2.27



Tower #1 is a precast concrete and steel framed structure with a single-ply roofing system. This tower is located on the east side of the perimeter near the Gatehouse. Heating and cooling is provided by an electric wall mounted combination unit.



CODE COMPLIANCE SUMMARY

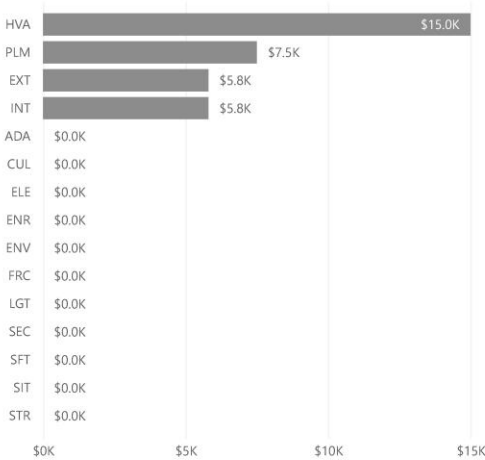
CODE YR: UNKNOWN  
CONS TYPE: II-B  
OCC: 100% - B  
Offices or Higher Education Offices  
FIRE: 0% suppressed

1429 - BUILDING COMPONENTS

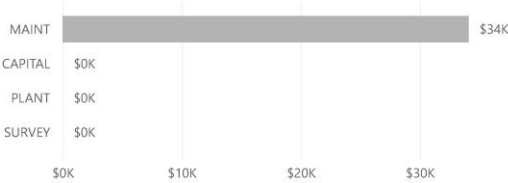
FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

\$1,500,000  
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING




TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$7,500
PRIORITY 2	1	\$15,000
PRIORITY 3	2	\$11,600
TOTAL	4	\$34,100


\$34,100

FACILITY DETAILS, TOWER #2


YEAR BUILT 1987  
CONSTRUCTED 1989




TOWER




37 YEARS




OWNED  
OCCUPIED




290 SF



FCI %  
2.27



Tower #2 is a precast concrete and steel framed structure with a single-ply roofing system. This tower is located on the south side of the perimeter. Heating and cooling is provided by an electric wall mounted combination unit.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-B  
OCC: 100% - B  
Offices or Higher Education Offices  
FIRE: 0% suppressed

1430 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING

HVA	\$15.0K
PLM	\$7.5K
EXT	\$5.8K
INT	\$5.8K
ADA	\$0.0K
CUL	\$0.0K
ELE	\$0.0K
ENR	\$0.0K
ENV	\$0.0K
FRC	\$0.0K
LGT	\$0.0K
SEC	\$0.0K
SFT	\$0.0K
SIT	\$0.0K
STR	\$0.0K

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$34K
CAPITAL	\$0K
PLANT	\$0K
SURVEY	\$0K

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$7,500
PRIORITY 2	1	\$15,000
PRIORITY 3	2	\$11,600
TOTAL	4	\$34,100

\$1,500,000

REPLACEMENT COST

\$34,100

STATE OF NEVADA – DEPARTMENT OF ADMINISTRATION – STATE PUBLIC WORKS DIVISION, NRS § 341.128 (General Duties and Powers)

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## FACILITY DETAILS, TOWER #3

YEAR BUILT 1987  
CONSTRUCTED 1989

TOWER



37 YEARS

OWNED  
OCCUPIED

290 SF



FCI %

2.27



Tower #3 is a precast concrete and steel framed structure with a single-ply roofing system. This tower is located on the west side of the perimeter at the sally port. Heating and cooling is provided by an electric wall mounted combination unit.



## CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
 CONS TYPE: II-B  
 OCC: 100% - B  
 Offices or Higher Education Offices  
 FIRE: 0% suppressed

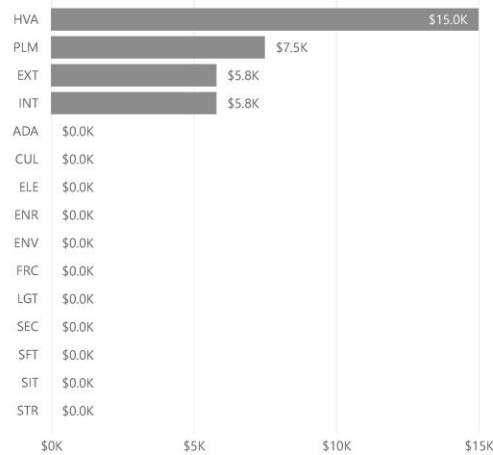
## 1431 - BUILDING COMPONENTS

FOUNDATION: -  
 FRAME: -  
 ROOF: -  
 EXTERIOR: -  
 FLRS: 1  
 BSMT: -  
 ASSEMBLY: SITE-BUILT  
 EXPOSURE: ENCLOSED

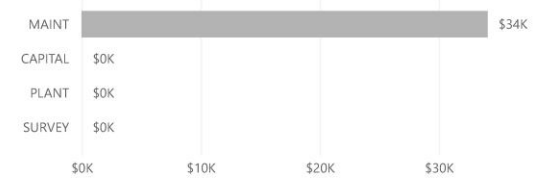
\$1,500,000

REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING




## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$7,500
PRIORITY 2	1	\$15,000
PRIORITY 3	2	\$11,600
<b>TOTAL</b>	<b>4</b>	<b>\$34,100</b>


\$34,100

FACILITY DETAILS, TOWER #4


YEAR BUILT 1987  
CONSTRUCTED 1989




TOWER




37 YEARS



OWNED  
OCCUPIED




290 SF



FCI %  
2.27



Tower #4 is a precast concrete and steel framed structure with a single-ply roofing system. This tower is located on the north side of the perimeter. Heating and cooling is provided by an electric wall mounted combination unit.



1432 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING

HVA	\$15.0K
PLM	\$7.5K
EXT	\$5.8K
INT	\$5.8K
ADA	\$0.0K
CUL	\$0.0K
ELE	\$0.0K
ENR	\$0.0K
ENV	\$0.0K
FRC	\$0.0K
LGT	\$0.0K
SEC	\$0.0K
SFT	\$0.0K
SIT	\$0.0K
STR	\$0.0K

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$34K
CAPITAL	\$0K
PLANT	\$0K
SURVEY	\$0K

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$7,500
PRIORITY 2	1	\$15,000
PRIORITY 3	2	\$11,600
TOTAL	4	\$34,100

\$1,500,000

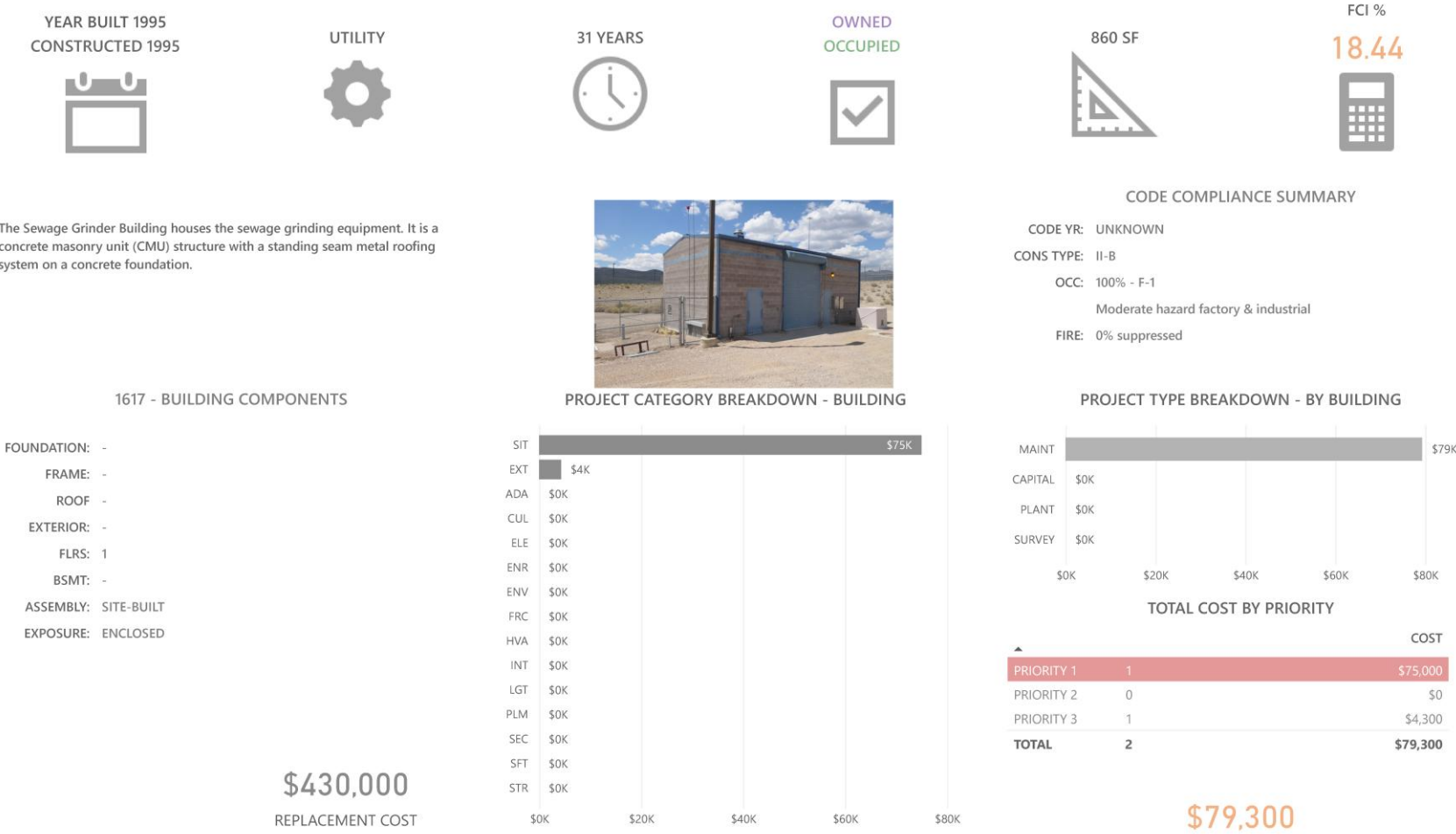
REPLACEMENT COST

\$34,100

STATE OF NEVADA – DEPARTMENT OF ADMINISTRATION – STATE PUBLIC WORKS DIVISION, NRS § 341.128 (General Duties and Powers)

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FACILITY DETAILS, ESP SEWAGE GRINDER BUILDING





## FACILITY DETAILS, EQUIPMENT STORAGE

YEAR BUILT 1999  
CONSTRUCTED 1999



NONHAZARD



27 YEARS



OWNED  
OCCUPIED



400 SF



FCI %

5.00



The Equipment Storage building is a wood framed building covered by metal siding and a metal roof located east of the Scheduled Services building. It was built by the maintenance staff in 1999 and is used for storing landscaping equipment and tools.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-B

OCC: 100% - S-1

Moderate hazard storage

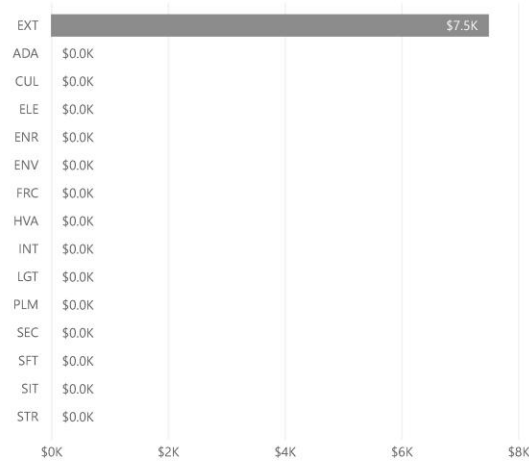
FIRE: 0% suppressed

### 2242 - BUILDING COMPONENTS

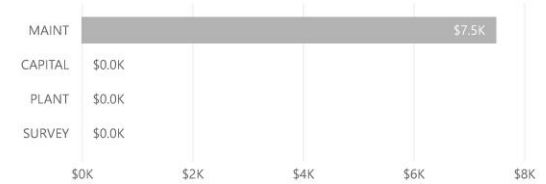
FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$150,000**  
REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$7,500
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>2</b>	<b>\$7,500</b>

**\$7,500**

FACILITY DETAILS, WATER TANK

YEAR BUILT 1987  
AGREEMENT 1989



TANK



37 YEARS



LESSEE  
OCCUPIED



1,488 SF



FCI %

0.98



The Water Tank is located on the east side of the site. The tank has a 500,000 gallon capacity and is 62' in diameter and 24' tall.

It is unknown if the state owns the water tank and the land is leased.



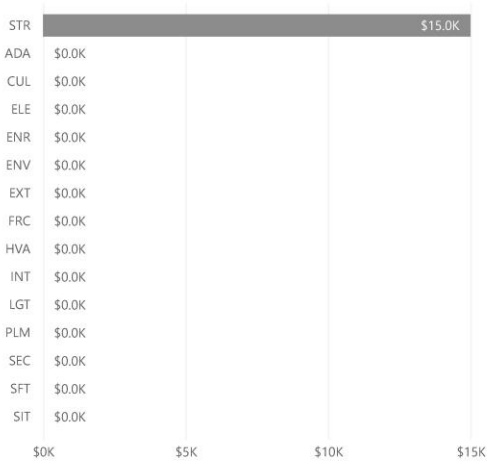
CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: I-A  
OCC: 100% - U  
Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers  
FIRE: 0% suppressed

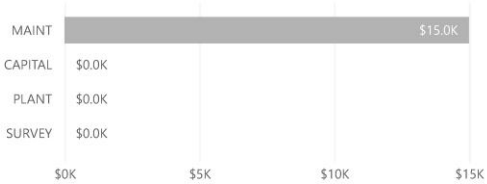
2729 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

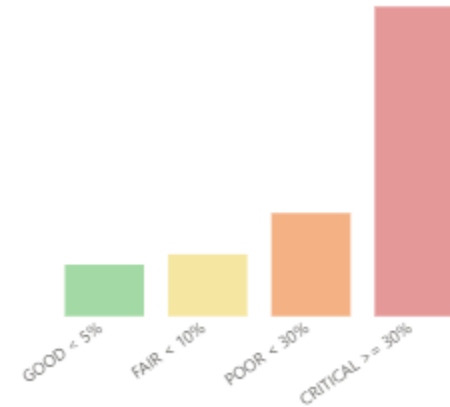
		COST
PRIORITY 1	1	\$15,000
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	1	\$15,000

\$1,536,000  
REPLACEMENT COST

\$15,000

## 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



## INTERIOR





## APPENDIX C – REPORT DISTRIBUTION

### DIVISIONAL CONTACTS

DEPT	TITLE
CORRECT	DIRECTOR
CORRECT	CHIEF ENGINEER, PLANT OPERATIONS
CORRECT	ADMINISTRATIVE SERVICES OFFICER II
CORRECT	FACILITY MANAGER
CORRECT	ADMINISTRATIVE ASSISTANT 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](mailto:kforbes@admin.nv.gov)

775.315-5573

### **CAROL MYERS**

*Construction Project Coordinator II*

[mc.myers@admin.nv.gov](mailto:mc.myers@admin.nv.gov)

775.690-5134

### **YADHIRA PIMENTEL**

*Administrative Assistant IV*

[mypimentel@admin.nv.gov](mailto:mypimentel@admin.nv.gov)

775.684-4126

## APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	1/5/2026	Initial.