



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.

- i** **Disclaimer:** Observations are limited to **accessible areas** and conditions present during the survey.
- i** **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.

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

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

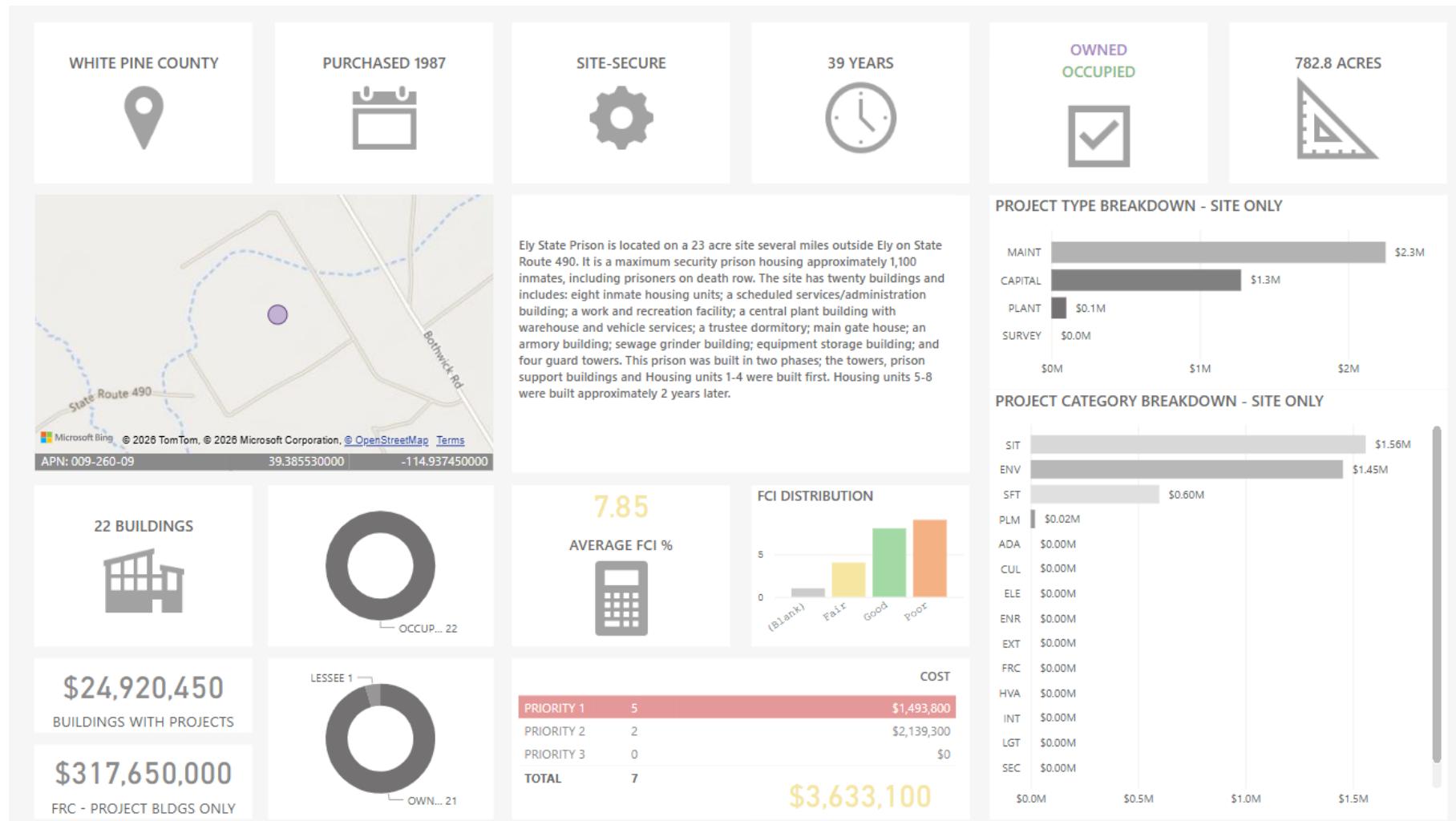
+
-



[Leaflet](#) | [Icon Map](#) | [Tiles](#) © [Mapbox](#) © [DigitalGlobe](#) © [OpenStreetMap](#)

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



FCI %

10.70

29,870 SF



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
TOTAL	5	\$2,703,450

\$2,703,450

FACILITY DETAILS, HOUSING UNIT #1

YEAR BUILT 1987
CONSTRUCTED 1989



INSTITUTIONAL



37 YEARS



OWNED
OCCUPIED



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

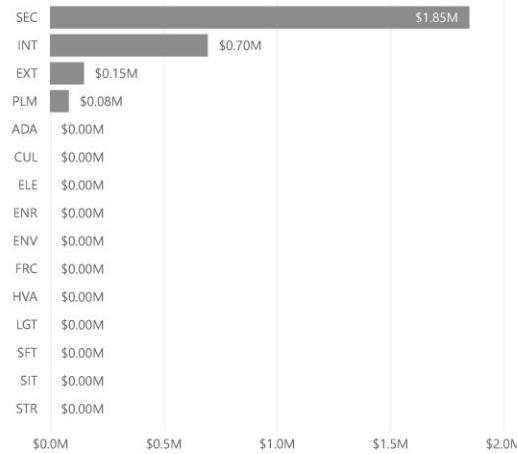
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 2
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$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
TOTAL	6	\$2,779,100

\$2,779,100

FACILITY DETAILS, HOUSING UNIT #3

YEAR BUILT 1987
CONSTRUCTED 1989



INSTITUTIONAL



37 YEARS



OWNED
OCCUPIED



29,870 SF



FCI %



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.



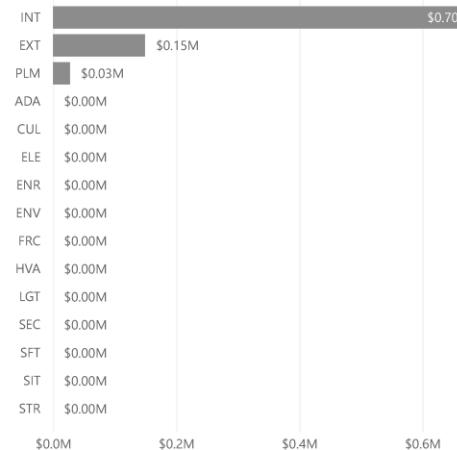
1417 - BUILDING COMPONENTS

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

\$25,270,000

REPLACEMENT COST

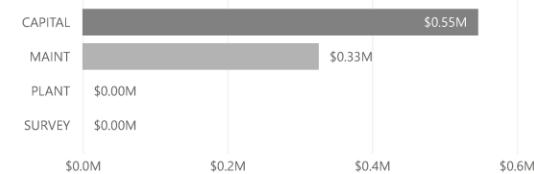
PROJECT CATEGORY BREAKDOWN - BUILDING



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
PRIORITY 2	1
PRIORITY 3	2
TOTAL	5
	\$872,900

\$872,900

FACILITY DETAILS, HOUSING UNIT #4

YEAR BUILT 1987
CONSTRUCTED 1989



INSTITUTIONAL



37 YEARS



OWNED
OCCUPIED



29,870 SF



FCI %



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.



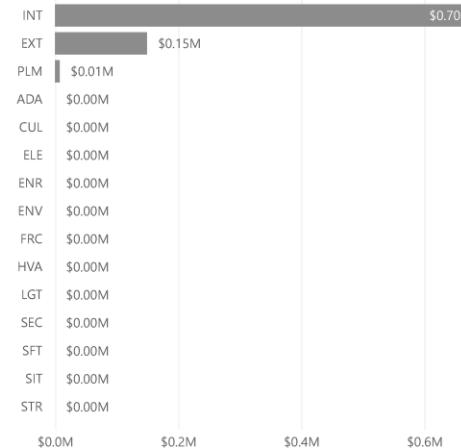
1418 - BUILDING COMPONENTS

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

\$25,270,000

REPLACEMENT COST

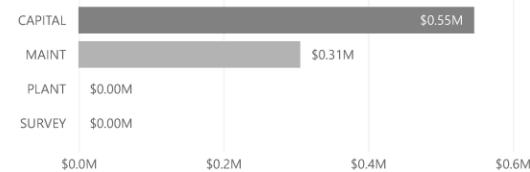
PROJECT CATEGORY BREAKDOWN - BUILDING



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

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

\$852,900

FACILITY DETAILS, HOUSING UNIT #5

YEAR BUILT 1990
CONSTRUCTED 1990



INSTITUTIONAL



36 YEARS



OWNED
OCCUPIED



29,870 SF

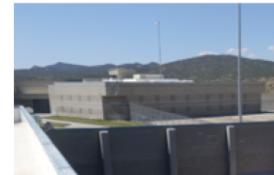


FCI %

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.



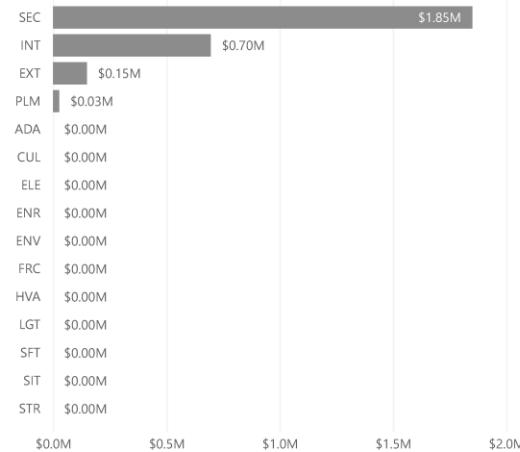
1419 - BUILDING COMPONENTS

FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
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	\$1,870,600
PRIORITY 3	2	\$298,800
TOTAL	6	\$2,723,500

\$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.



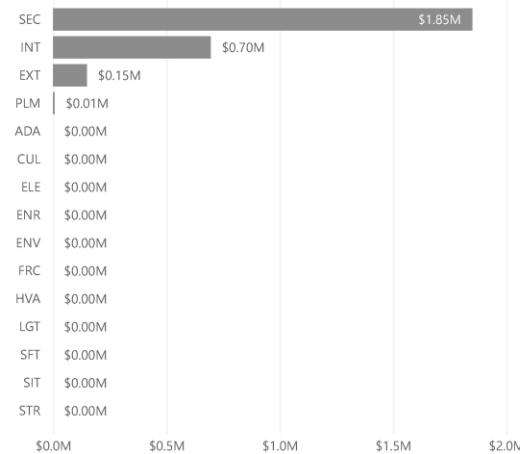
1420 - BUILDING COMPONENTS

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

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

\$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.



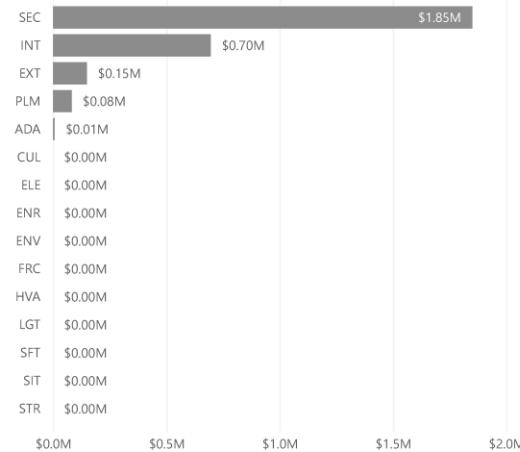
1421 - BUILDING COMPONENTS

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	3	\$561,600
PRIORITY 2	2	\$1,925,600
PRIORITY 3	2	\$298,800
TOTAL	7	\$2,786,000

\$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.



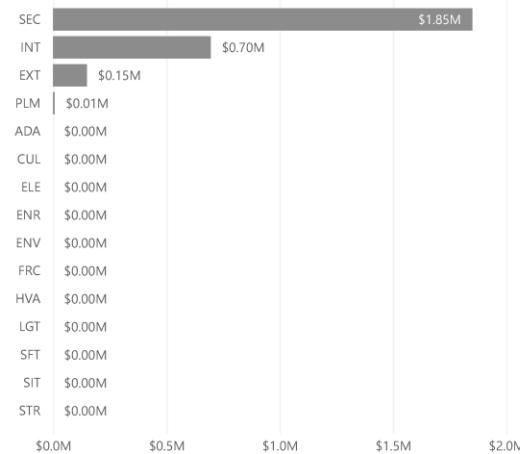
1422 - BUILDING COMPONENTS

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

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

\$2,703,500

FACILITY DETAILS, BUILDING #9 - SCHEDULED SERVICES

YEAR BUILT 1987
CONSTRUCTED 1989



OFFICE



37 YEARS



OWNED
OCCUPIED



FCI %

3.33



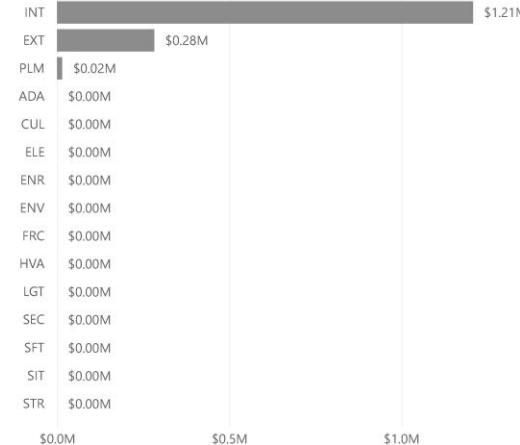
Building #9 - Scheduled Services is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. The building contains administrative functions, including the wardens' office, support staff offices, staff training, muster areas, staff restrooms and 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

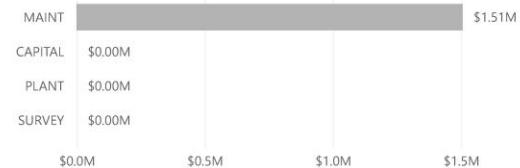
REPLACEMENT COST



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
TOTAL	9 \$1,506,600

\$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



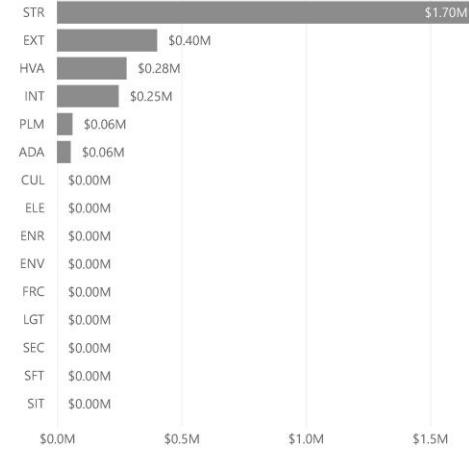
Building #10 - Work & Recreation is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. The building contains Prison Industries, culinary, laundry, 2 dining rooms, the gymnasium and the loading dock and a dry and cold storage areas. Heating 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.

1424 - BUILDING COMPONENTS

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

\$38,880,000

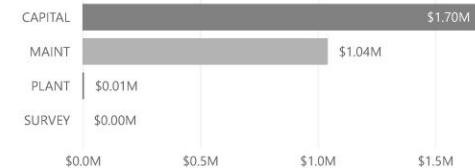
REPLACEMENT COST



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

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

\$2,745,100

FACILITY DETAILS, BUILDING #11 - WAREHOUSE/CENTRAL PLANT

YEAR BUILT 1987
CONSTRUCTED 1989



PLANT



37 YEARS



OWNED
OCCUPIED



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.



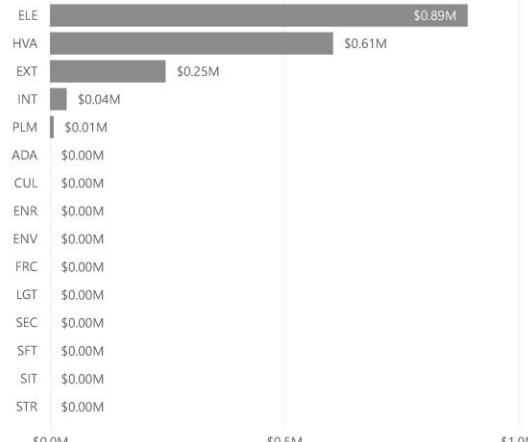
1425 - BUILDING COMPONENTS

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

\$17,685,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

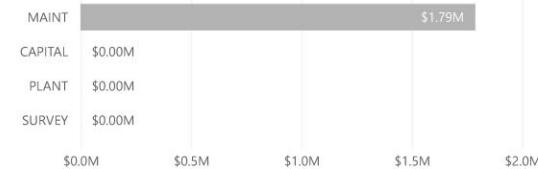
CONS TYPE: II-A

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

Moderate hazard storage
Storage of health hazard materials

FIRE: 100% suppressed

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
TOTAL	7	\$1,787,200

\$1,787,200

FACILITY DETAILS, BUILDING #12 - TRUSTEE DORMITORY

YEAR BUILT 1987
CONSTRUCTED 1989



INSTITUTIONAL



37 YEARS



OWNED
OCCUPIED



3,600 SF

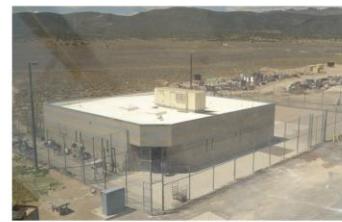


FCI %

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.

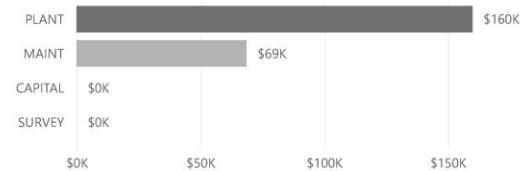
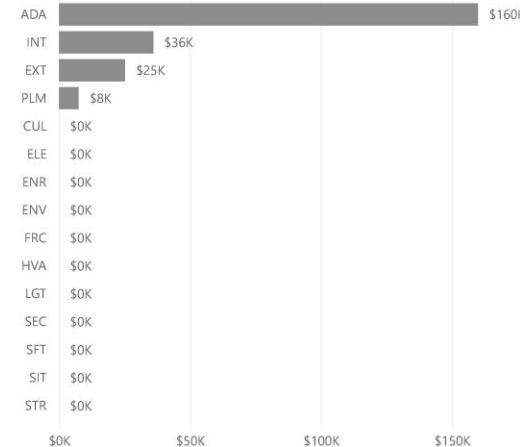


1426 - BUILDING COMPONENTS

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

\$3,045,600

REPLACEMENT COST



TOTAL COST BY PRIORITY

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

\$228,700

FACILITY DETAILS, BUILDING #13 - ARMORY

YEAR BUILT 1987
CONSTRUCTED 1989



ARMORY



37 YEARS



OWNED
OCCUPIED



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.

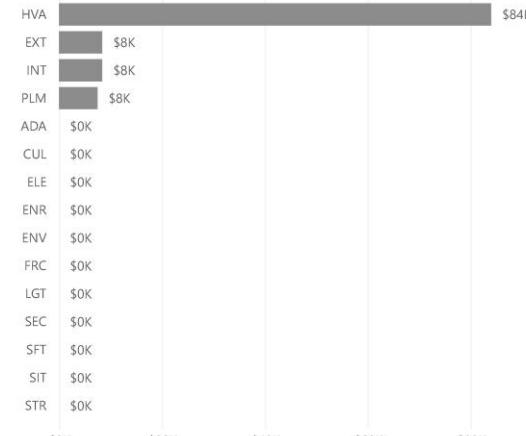


1427 - BUILDING COMPONENTS

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

\$1,421,300

REPLACEMENT COST



1,680 SF



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

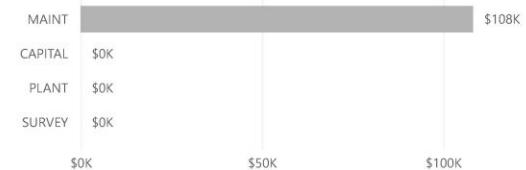
CONS TYPE: V-B

OCC: 100% - H-1

Hazardous material storage - high explosion hazard

FIRE: 0% suppressed

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



FCI %

15.89

1,350 SF



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.



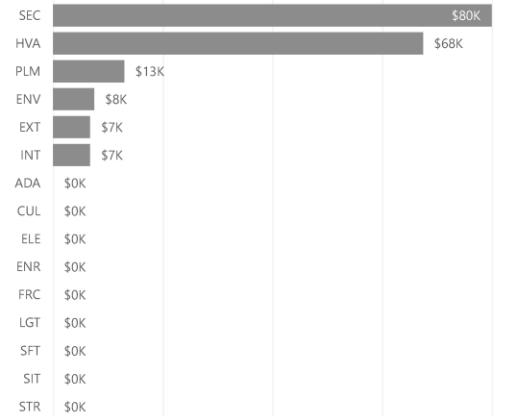
1428 - BUILDING COMPONENTS

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
PRIORITY 2	1
PRIORITY 3	2
TOTAL	\$181,500

\$181,500

FACILITY DETAILS, TOWER #1

YEAR BUILT 1987
CONSTRUCTED 1989



TOWER



37 YEARS



OWNED
OCCUPIED



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.

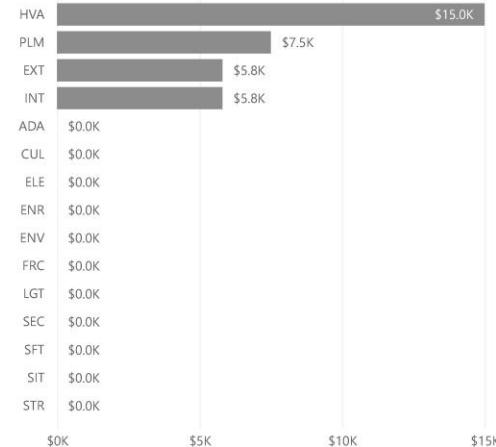


1429 - BUILDING COMPONENTS

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

\$1,500,000

REPLACEMENT COST



CODE YR: UNKNOWN

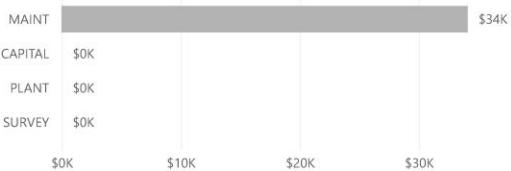
CONS TYPE: II-B

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 0% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY



\$34,100

FACILITY DETAILS, TOWER #2

YEAR BUILT 1987
CONSTRUCTED 1989



TOWER



37 YEARS



OWNED
OCCUPIED



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.



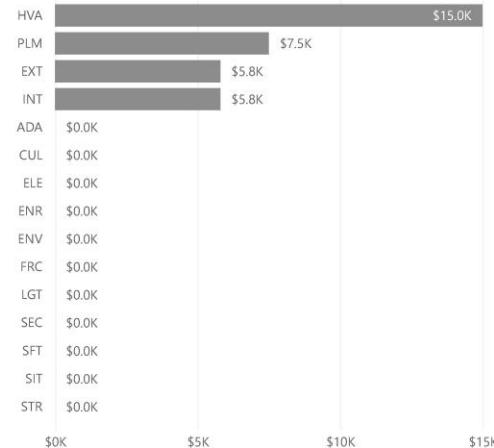
1430 - BUILDING COMPONENTS

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

\$1,500,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

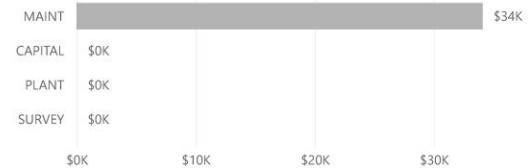
CONS TYPE: II-B

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 0% suppressed

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 #3

YEAR BUILT 1987
CONSTRUCTED 1989



TOWER



37 YEARS



OWNED
OCCUPIED



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.



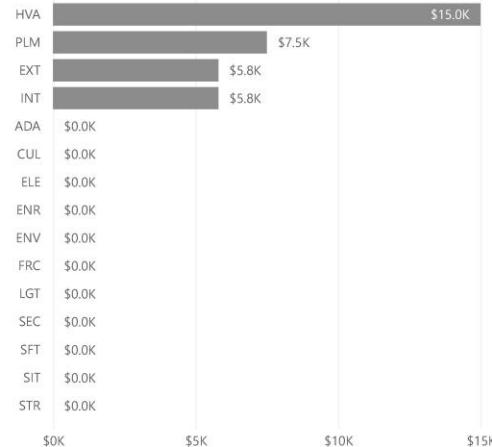
1431 - BUILDING COMPONENTS

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

\$1,500,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

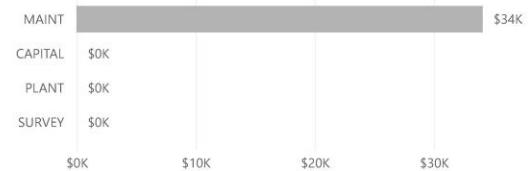
CONS TYPE: II-B

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 0% suppressed

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 #4

YEAR BUILT 1987
CONSTRUCTED 1989



TOWER



37 YEARS



OWNED
OCCUPIED



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.



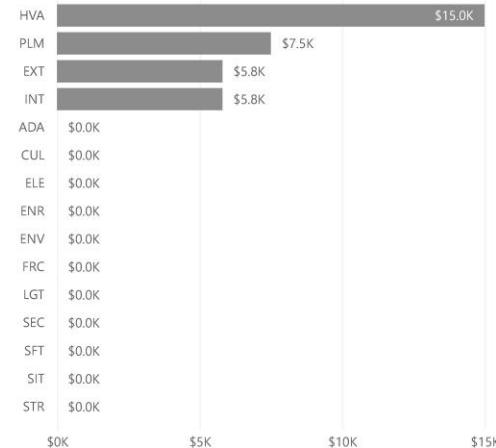
1432 - BUILDING COMPONENTS

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

\$1,500,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

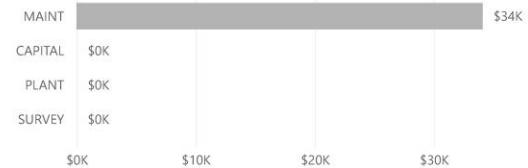
CONS TYPE: II-B

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 0% suppressed

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, ESP SEWAGE GRINDER BUILDING

YEAR BUILT 1995
CONSTRUCTED 1995



UTILITY



31 YEARS



OWNED
OCCUPIED



FCI %

18.44



860 SF



The Sewage Grinder Building houses the sewage grinding equipment. It is a concrete masonry unit (CMU) structure with a standing seam metal roofing system on a concrete foundation.



1617 - BUILDING COMPONENTS

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

\$430,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

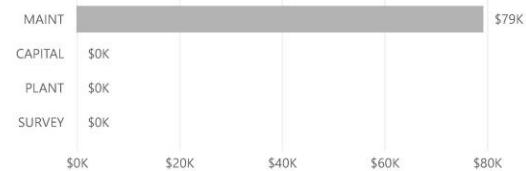
CONS TYPE: II-B

OCC: 100% - F-1

Moderate hazard factory & industrial

FIRE: 0% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

	COST
PRIORITY 1	\$75,000
PRIORITY 2	\$0
PRIORITY 3	\$4,300
TOTAL	\$79,300

\$79,300

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.



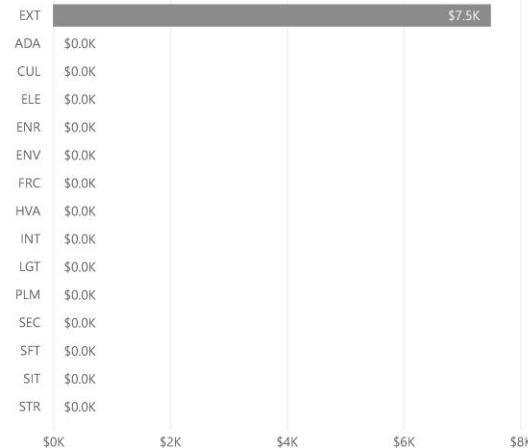
2242 - BUILDING COMPONENTS

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

\$150,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

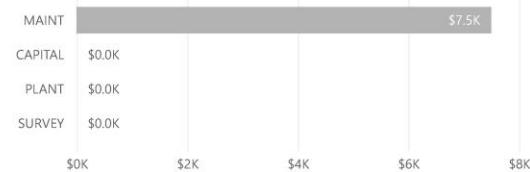
CONS TYPE: V-B

OCC: 100% - S-1

Moderate hazard storage

FIRE: 0% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

	COST
PRIORITY 1	\$0
PRIORITY 2	\$7,500
PRIORITY 3	\$0
TOTAL	\$7,500

\$7,500

FACILITY DETAILS, WATER TANK

YEAR BUILT 1987
AGREEMENT 1989



TANK



37 YEARS



LESSEE
OCCUPIED



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.

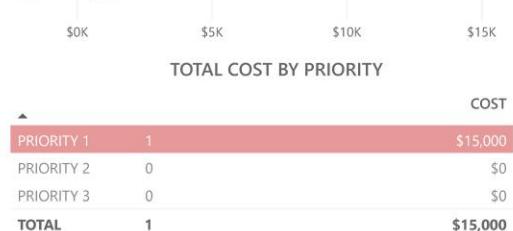
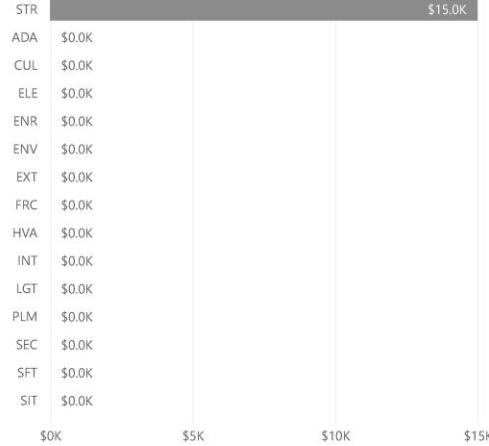


2729 - BUILDING COMPONENTS

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

\$1,536,000

REPLACEMENT COST

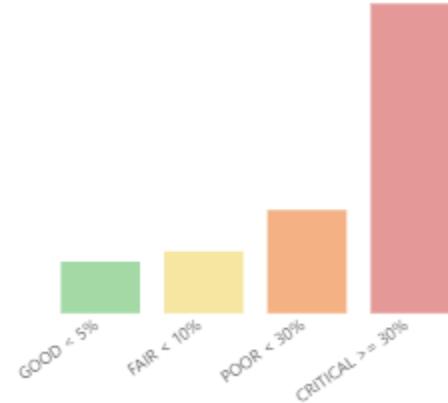


\$15,000

Survey Date: 04/23/2024 Print Date: January 2026
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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 in 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



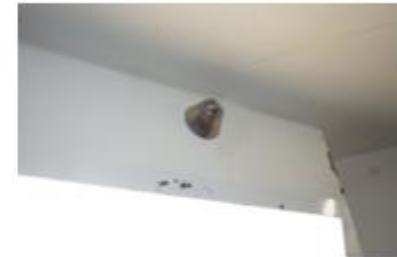
EXTERIOR



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

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YADHIRA PIMENTEL

Administrative Assistant IV

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APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	1/5/2026	Initial.