



DEPT OF CORRECTIONS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

SOUTH REGION

-

9949 - PIOCHE CONSERVATION CAMP SITE
1 HARD TIMES RD
PIOCHE, NV 89043-
LINCOLN COUNTY

SURVEY DATE: 05/14/2025



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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 POOR derived from the average FCI of its buildings. The NDF Office has been renovated and generally in good condition. The site and other buildings are aging and in need of investment.

OVERALL SITE CONDITION

- **Site Infrastructure:** Adequate apart from wastewater treatment. Site lacks pavement for equipment and personal vehicle parking.
- **Findings:** Issues were identified that will require repairs:
 - Multiple Non-Compliance citations from NDEP indicate a full refurbishment of the existing wastewater treatment system is needed.
 - Accessible Parking & Path of Travel elements needed for the NDF Office and the Housing / Culinary buildings.
 - Accessible Restrooms needed in the main buildings on the site.
 - Major Restroom refurbishment is recommended in the Housing / Culinary building.
 - HVAC infrastructure needs replacement in the Housing / Culinary building.
 - Exterior siding needs replacement on the Housing / Culinary building.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate with no issues reported.
- **Electrical Systems:** Modern with no corrected actions recommended.
- **Stormwater Drainage:** Re-grading around the Maintenance Shop and the Multi-Purpose room is needed.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is not compliant with current ADA and safety standards.
- **Fire Safety:** Fire suppression systems appear operational in the protected buildings.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces appear adequate with no issues reported.

PROPERTY MAP, 1 HARD TIMES RD, PIOCHE

SITE IS:

LESSEE

OCCUPIED


12 BUILDINGS




B#	NAME	STATUS	RIGHTS
0863	PIOCHE CONSERVATION CAMP NDF OFFICE	OCCUPIED	OWNED
1355	MAINTENANCE SHOP	OCCUPIED	OWNED
1364	MULTI-PURPOSE/ SHOP	OCCUPIED	OWNED
1365	PUMP HOUSE, LARGE	OCCUPIED	NOT STATE...
1366	WALK-IN COOLER STORAGE	OCCUPIED	OWNED
2209	GARDEN SHED	OCCUPIED	OWNED
2210	HOUSING ABC/ CULINARY UNIT	OCCUPIED	OWNED
2211	UNIT D - OFFICES	OCCUPIED	OWNED
2212	UNIT E - EDUCATION	OCCUPIED	OWNED
3086	WATER TOWER STORAGE	OCCUPIED	OWNED
4594	PARKING SHADE STRUCTURE	OCCUPIED	OWNED
9949	PIOCHE CONSERVATION CAMP SITE	OCCUPIED	LESSEE

PROPERTY SNAPSHOT, PIOCHE CONSERVATION CAMP SITE


LINCOLN COUNTY




AGREEMENT 1980




SITE-SECURE




46 YEARS




LESSEE OCCUPIED



40 ACRES






APN: 001-321-02 37.955820000 -114.418010000


The Pioche Conservation Camp is located on Hard Times Road in Lincoln County. There are 9 structures on the 40 acre site including the main housing and culinary unit, 2 preferred housing units, a maintenance shop, the NDF office, and storage buildings. The site has city water with backflow prevention, an on-site sewer system complete with a lift station and settling ponds, propane and electrical service including a generator which will power the whole camp. The parking and service roads are gravel.

12 BUILDINGS




24.93

AVERAGE FCI %



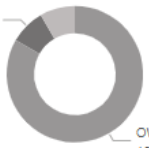
3,286,000

BUILDINGS WITH PROJECTS



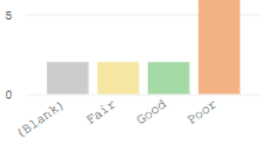
\$13,181,300

FRC - PROJECT BLDGS ONLY

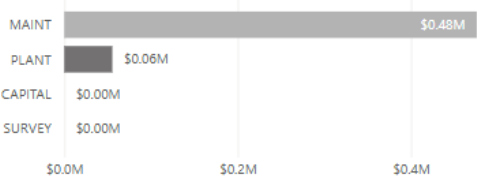


PRIORITY	COUNT	COST
PRIORITY 1	3	\$531,500
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	3	\$531,500

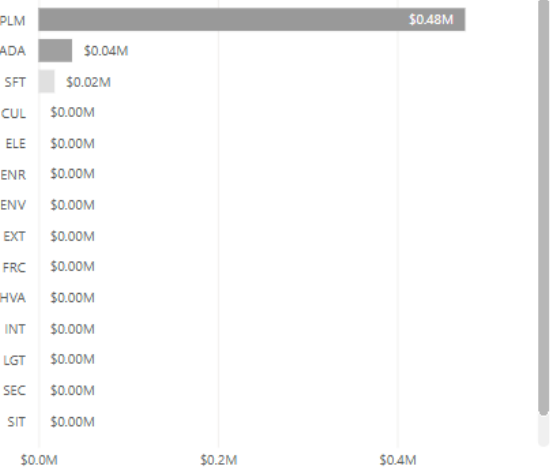
FCI DISTRIBUTION



PROJECT TYPE BREAKDOWN - SITE ONLY



PROJECT CATEGORY BREAKDOWN - SITE ONLY



FACILITY DETAILS, PIOCHE CONSERVATION CAMP NDF OFFICE

YEAR BUILT 1987
CONSTRUCTED 1987



OFFICE



39 YEARS



OWNED
OCCUPIED



2,400 SF



FCI %

13.85



The Pioche Conservation Camp NDF Office is an insulated engineered structure with a corrugated metal roof and a concrete slab-on-grade foundation. There are two offices, a restroom and utility room, a training room, day room and a warehouse area that is used for weight training and classroom activities. The HVAC system consists of three evaporative coolers, a space heater and a ceiling mounted heater in the warehouse.



CODE COMPLIANCE SUMMARY

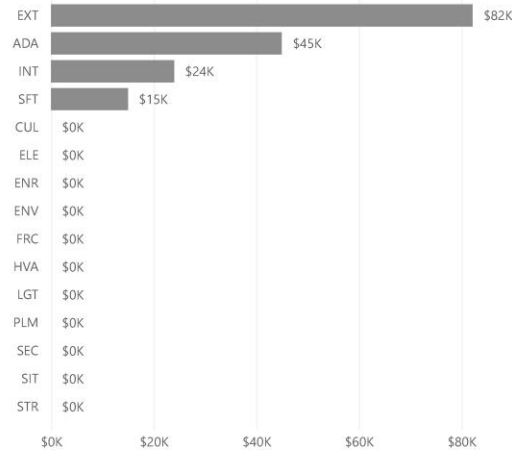
CODE YR: UNKNOWN
CONS TYPE: V-N
OCC: 100% - B
Offices or Higher Education Offices
FIRE: 0% suppressed

0863 - BUILDING COMPONENTS

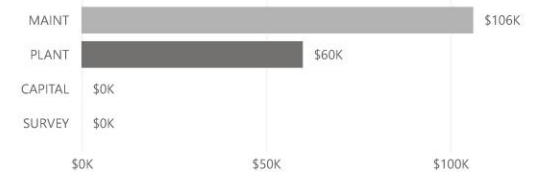
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: PRE-ENGINEERED
EXPOSURE: ENCLOSED

\$1,200,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$60,000
PRIORITY 2	2	\$75,000
PRIORITY 3	2	\$31,200
TOTAL	6	\$166,200

\$166,200

FACILITY DETAILS, MAINTENANCE SHOP

YEAR BUILT 1980
CONSTRUCTED 1980



MAINTENANCE



46 YEARS



OWNED
OCCUPIED



720 SF



FCI %

25.00



The Maintenance Shop is a wood framed and engineered steel structure with an asphalt composition roofing system on a concrete slab-on-grade foundation. The engineered steel portion formerly was the well and pump house which is no longer in use and was converted to storage and maintenance of camp activities.



CODE COMPLIANCE SUMMARY

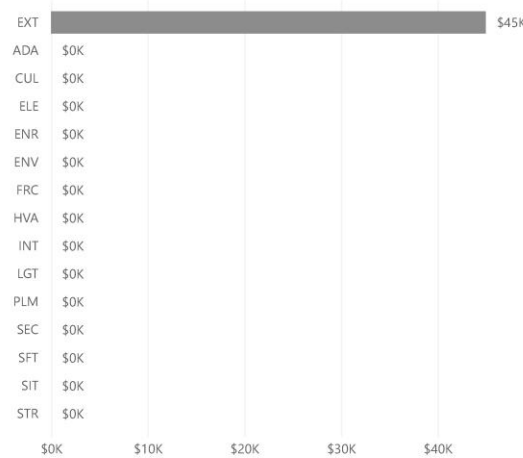
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - S-1
 Moderate hazard storage
 FIRE: 0% suppressed

1355 - BUILDING COMPONENTS

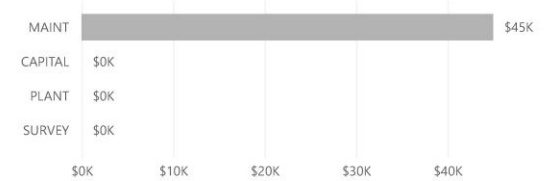
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: PRE-ENGINEERED
- EXPOSURE: ENCLOSED

\$180,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$45,000
PRIORITY 3	0	\$0
TOTAL	1	\$45,000

\$45,000

FACILITY DETAILS, MULTI-PURPOSE/ SHOP

YEAR BUILT 1987
CONSTRUCTED 1987



ASSEMBLY



39 YEARS



OWNED
OCCUPIED



7,000 SF



FCI %

16.93



The Multi-Purpose/ Shop building is an insulated engineered steel building on a concrete slab-on-grade foundation. Corrections and the NDF share the use of the building. Approximately two thirds of the building is used for recreation, library and laundry, and the remaining space is a repair garage for vehicles and equipment assigned to NDF work crews. There are mezzanines on each side of the building. The building has been retrofitted with a fire sprinkler system and has a fire alarm system.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-B

OCC: 50% - A-3, 50% - H-4

Having an assembly room with an occupant load of less than 300 without a legitimate stage
Storage of health hazard materials

FIRE: 100% suppressed

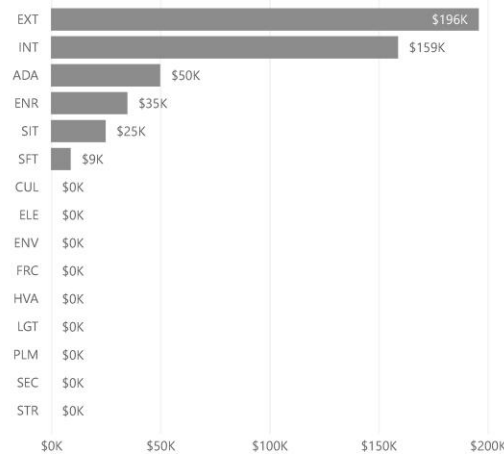
1364 - BUILDING COMPONENTS

- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 2
- BSMT: -
- ASSEMBLY: PRE-ENGINEERED
- EXPOSURE: ENCLOSED

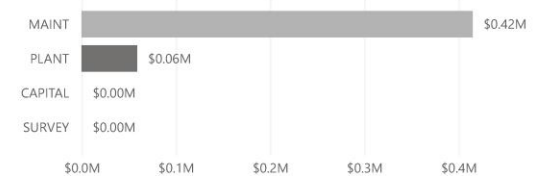
\$2,800,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	3	\$84,000
PRIORITY 2	6	\$320,000
PRIORITY 3	1	\$70,000
TOTAL	10	\$474,000

\$474,000

FACILITY DETAILS, PUMP HOUSE, LARGE

YEAR BUILT 1987
 CONSTRUCTED 1987



UTILITY



39 YEARS



NOT STATE-OWNED
 OCCUPIED



320 SF



FCI %



The pump house, originally used for pumping services to the Water Tower Storage tank. The tank has been converted to storage when the site converted to municipal water service. The building is now used by the municipality to support the domestic water service.



CODE COMPLIANCE SUMMARY

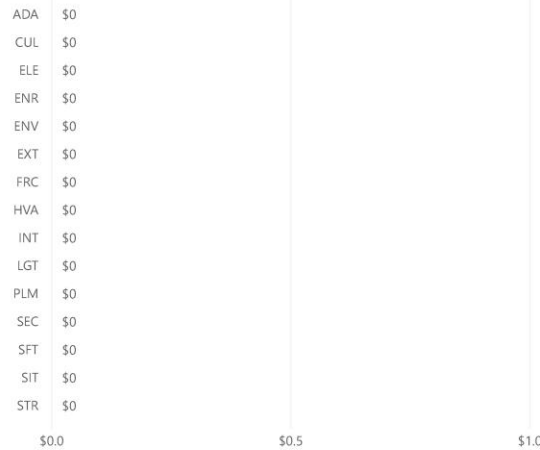
CODE YR: UNKNOWN
 CONS TYPE: V-N
 OCC: 100% - U-1
 FIRE: 0% suppressed

1365 - BUILDING COMPONENTS

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

\$16,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, WALK-IN COOLER STORAGE

YEAR BUILT 1980
CONSTRUCTED 1980



NONHAZARD



46 YEARS



OWNED
OCCUPIED



480 SF



FCI %

8.17



The Walk-In Cooler Storage is an old prefabricated walk-in cooler structure which has had a gable roof built over the top. It provides dry storage for food products.



CODE COMPLIANCE SUMMARY

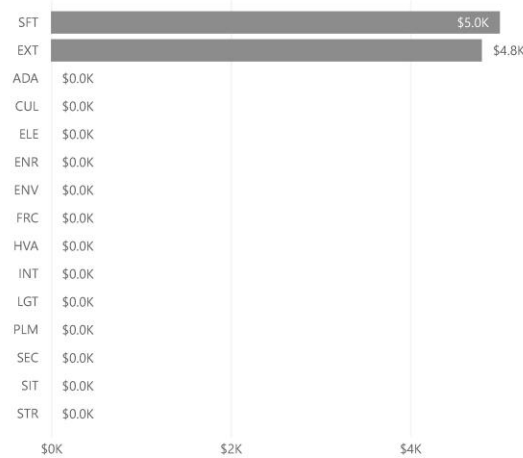
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - S-2
 Low hazard storage
 FIRE: 0% suppressed

1366 - BUILDING COMPONENTS

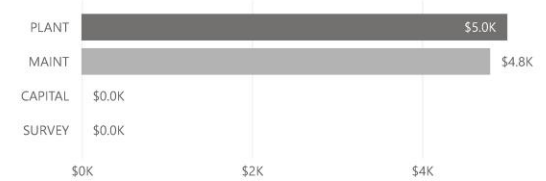
FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: PREFABRICATED
 EXPOSURE: ENCLOSED

\$120,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$5,000
PRIORITY 2	0	\$0
PRIORITY 3	1	\$4,800
TOTAL	2	\$9,800

\$9,800

FACILITY DETAILS, GARDEN SHED

YEAR BUILT 1987
 CONSTRUCTED 1987



UTILITY



39 YEARS



OWNED
 OCCUPIED



64 SF



FCI %

5.20



The Garden Shed is a small wood framed structure with an asphalt composition roofing system on a concrete foundation. It is primarily used as storage.



CODE COMPLIANCE SUMMARY

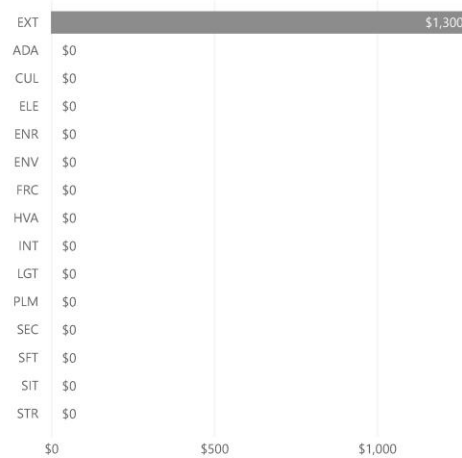
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - S-2
 Low hazard storage
 FIRE: 0% suppressed

2209 - BUILDING COMPONENTS

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

\$25,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,300
TOTAL	1	\$1,300

\$1,300

FACILITY DETAILS, HOUSING ABC/ CULINARY UNIT

YEAR BUILT 1995
CONSTRUCTED 1995



INSTITUTIONAL



31 YEARS



OWNED
OCCUPIED



17,669 SF



FCI %

24.34



Housing ABC/Culinary Unit is a wood-framed building with asphalt roofing on a slab-on-grade. It has three dorm wings with restrooms/showers and a culinary/dining/visiting wing with cold storage and a loading dock. HVAC includes 13 roof evaporative coolers, two hot-water boilers for baseboard heat, and a ground-mounted packaged unit. Kitchen hoods are Ansul-protected.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 75% - I-3, 25% - B
 Prisons, reformatories
 Offices or Higher Education Offices
 FIRE: 100% suppressed

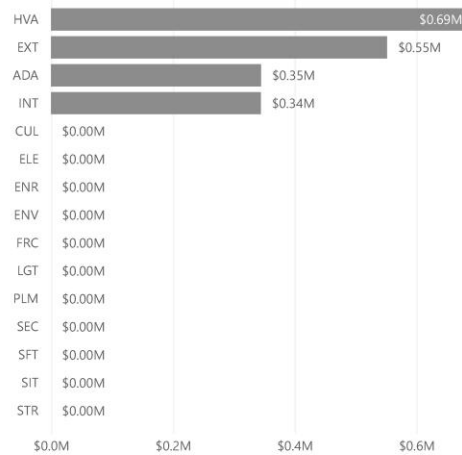
2210 - BUILDING COMPONENTS

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

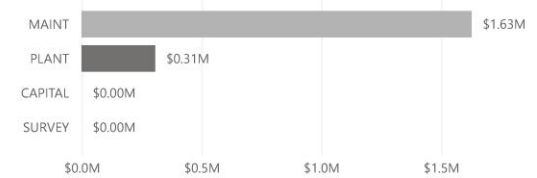
\$7,951,600

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	3	\$737,500
PRIORITY 2	6	\$1,198,000
PRIORITY 3	0	\$0
TOTAL	9	\$1,935,500

\$1,935,500

FACILITY DETAILS, UNIT D - OFFICES

YEAR BUILT 1995
PURCHASED 1995



INSTITUTIONAL



31 YEARS



OWNED
OCCUPIED



980 SF



FCI %

15.20



The Preferred Housing Unit D is a single-story modular building on a concrete pier foundation. The building has been converted to office space and restrooms. The building has roof mounted evaporative coolers and a propane fired forced air heating unit for heating and cooling.



CODE COMPLIANCE SUMMARY

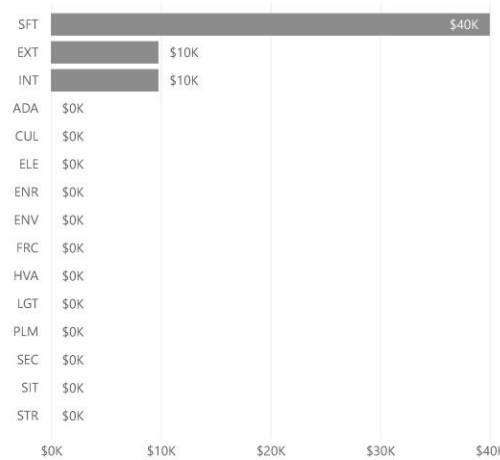
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - I-3
 Prisons, reformatories
 FIRE: 0% suppressed

2211 - BUILDING COMPONENTS

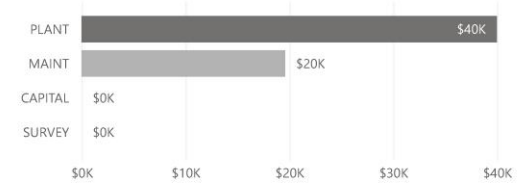
FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: PREFABRICATED
 EXPOSURE: ENCLOSED

\$392,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$40,000
PRIORITY 2	0	\$0
PRIORITY 3	2	\$19,600
TOTAL	3	\$59,600

\$59,600

FACILITY DETAILS, UNIT E - EDUCATION

YEAR BUILT 1995
PURCHASED 1995



INSTITUTIONAL



31 YEARS



OWNED
OCCUPIED



980 SF



FCI %

15.20



The Preferred Housing Unit E is a single-story modular building on a concrete pier foundation. The building has been converted to an education classroom and a restroom. The building has roof mounted evaporative coolers and a propane fired furnace for heating.



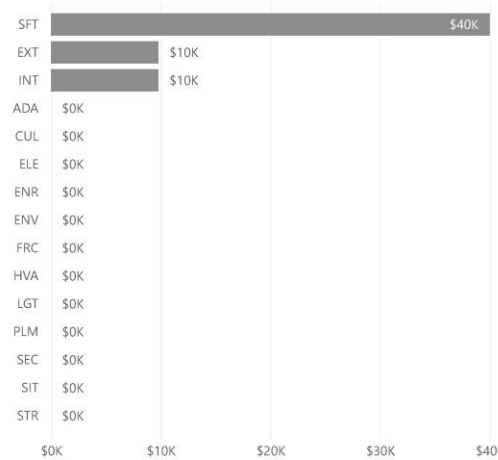
CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - I-3
 Prisons, reformatories
 FIRE: 0% suppressed

2212 - BUILDING COMPONENTS

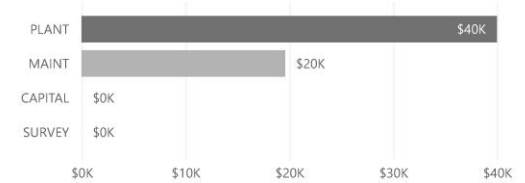
FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: PREFABRICATED
 EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING



\$392,000
REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$40,000
PRIORITY 2	0	\$0
PRIORITY 3	2	\$19,600
TOTAL	3	\$59,600

\$59,600

FACILITY DETAILS, WATER TOWER STORAGE

YEAR BUILT 1980
UNKNOWN -



NONHAZARD



46 YEARS



OWNED
OCCUPIED



707 SF



FCI %

3.54



The Water Tower Storage is an above ground steel water storage tank that is no longer used for water storage. It is now used for storage by the conservation camp staff.



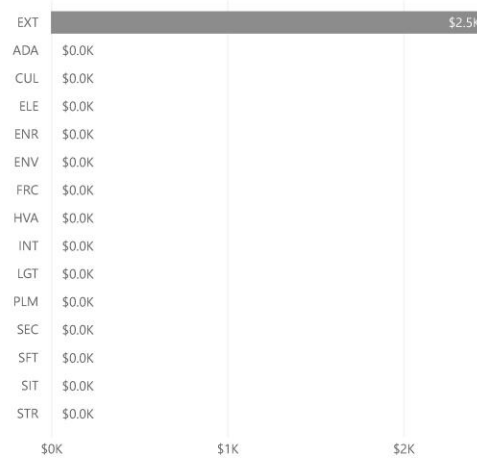
CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
 CONS TYPE: III-B
 OCC: 0% - S-2
 Low hazard storage
 FIRE: 0% suppressed

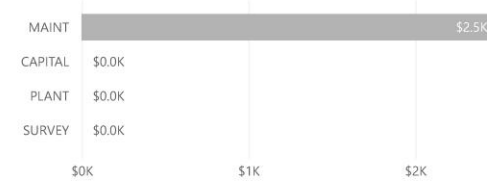
3086 - BUILDING COMPONENTS

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

\$70,700
REPLACEMENT COST

\$2,500

FACILITY DETAILS, PARKING SHADE STRUCTURE

YEAR BUILT 1980
CONSTRUCTED 1980



PARKING



46 YEARS



OWNED
OCCUPIED



450 SF



FCI %

2.00



The parking shade structure is a wood post and beam awning structure with sheet metal roof and open sides.



CODE COMPLIANCE SUMMARY

CODE YR: 1976

CONS TYPE: TYPE: V-B Wood Construction (Unprotected)

OCC: 0% - U

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

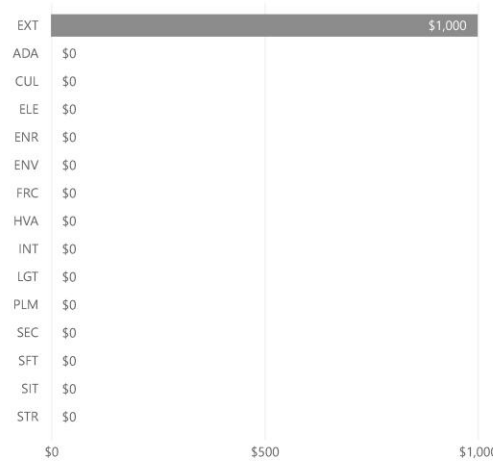
FIRE: 0% suppressed

4594 - BUILDING COMPONENTS

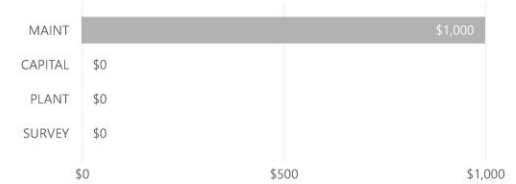
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: OPEN

\$50,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



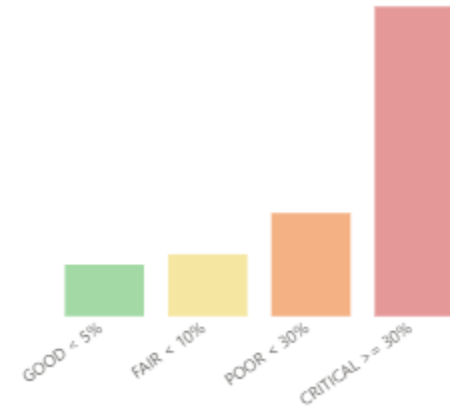
TOTAL COST BY PRIORITY

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

\$1,000

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



APPENDIX C – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	TITLE
CORRECT	DIRECTOR
CORRECT	CHIEF ENGINEER, PLANT OPERATIONS
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



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APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	2/12/2026	Initial.