



DEPT OF CORRECTIONS

## STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION  
STATE PUBLIC WORKS DIVISION  
FACILITY CONDITION ASSESSMENT

## PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHEAST REGION

-

9972 - HUMBOLDT CONSERVATION CAMP SITE  
8105 CONSERVATION RD  
WINNEMUCCA, NV 89445-8990  
HUMBOLDT COUNTY

**SURVEY DATE: 04/18/2023**



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*The **FCA PROGRAM**, established by the State Public Works Division (SPWD), fulfills oversight responsibilities under **NRS 341.128** (periodically inspect state-owned institutions) and **NRS 331.110** (inventory of state property).*

*The **Property Portfolio Review** is a two-part evaluation offering an assessment of a property's condition and prioritized project recommendations with preliminary cost estimates.*

## INTRODUCTION

The **Facility Insights** report serves as the foundation of the **Property Portfolio Review**, evaluating the property and its facilities. The Project Addendum, part two, builds on this foundation by detailing specific projects and their preliminary cost estimates, excluding soft costs (e.g., consultant fees, permits, furnishings).

This report emphasizes the **Facility Condition Index (FCI)**, (see Appendix A), a critical metric used to assess the overall health, functionality, and maintenance priorities of each facility. The observations and data in this report are based on a visual assessment conducted at the time of the review and reflect the conditions observed.

The data in this report was gathered through the following methods:

- **Research:** Historical data of past repairs and improvements. Current trends in energy enhancements.
- **Document Review:** Examination of building plans, maintenance logs, and previous reports.
- **Interviews:** Consultations with key stakeholders to gather insights.
- **Site Visit:** Visual and photographic inspection of the site and facilities. Inspections include review of building systems such as fire alarm, electrical and HVAC systems as well as interior and exterior finishes, roofing systems, paving and landscape.

- **Disclaimer:** Observations are limited to **accessible areas** and conditions present during the survey.
- **Accurate Forecasting:** Updated estimates must be obtained that include soft costs and professional evaluations.

## KEY FINDINGS

### OVERALL RECOMMENDATIONS

*The following recommendations address the primary concerns identified during the assessment and prioritize actions for the site and building.*

- **Property:** The overall condition of the site is classified as **Poor** derived from the average FCI of its buildings. The site infrastructure and buildings are aging and need significant investment.

### OVERALL SITE CONDITION

- **Infrastructure:** Adequate, with good drainage and accessibility. Paved areas, including parking lots and walkways, show signs of deterioration.
- **Findings:** List of major issues that will require investment.
  - Outdated Fire Alarm systems need replacement.
  - Building interior and floor structure refurbishment of Administration / Housing unit recommended.
  - Accessible restrooms needed in Cafeteria / Culinary, Multi-Purpose and NDF Administration Office.
  - Sewer inspection of entire waste system due to infrastructure age. Inspection precedes any replacement cost.
  - Culinary and refrigeration systems replacement is needed.

### SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate, with no issues noted.
- **Electrical Systems:** Modern, with minimal issues noted.
- **Stormwater Drainage:** Adequate, sheet flow away from buildings.

### SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is non-compliant with current ADA and safety standards. Some buildings lack accessible restrooms.
- **Fire Safety:** Outdated systems across the site. Due to the extent of recommended refurbishments, a fire suppression system may be required in the Administration / Housing Unit building.

## ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces indicates that they are in fair condition.

# PROPERTY MAP, 8105 CONSERVATION RD, WINNEMUCCA

SITE IS:

EASEMENT

UNOCCUPIED

9 BUILDINGS



B#	NAME	STATUS	RIGHTS
1394	ADMINISTRATION/ HOUSING UNIT	UNOCCUPIED	OWNED
1395	CAFETERIA/ CULINARY BUILDING	UNOCCUPIED	OWNED
1396	GATEHOUSE/ GUARD SHACK	UNOCCUPIED	OWNED
1397	MULTI-PURPOSE BUILDING	UNOCCUPIED	OWNED
1399	NDF MAINTENANCE SHOP	UNOCCUPIED	OWNED
1605	NDF ADMINISTRATION OFFICE	UNOCCUPIED	OWNED
2141	MECHANICAL SHOP	UNOCCUPIED	OWNED
2147	NDF COMPRESSOR BUILDING	UNOCCUPIED	OWNED
9972	HUMBOLDT CONSERVATION CAMP SITE	UNOCCUPIED	EASEMENT

# PROPERTY MAP, 8105 CONSERVATION RD, WINNEMUCCA

SITE IS:

EASEMENT

UNOCCUPIED

4 BUILDINGS



B#	NAME	STATUS	RIGHTS
2138	SAW SHOP	UNOCCUPIED	OWNED
2139	METAL STORAGE SHED	UNOCCUPIED	OWNED
2142	FUEL ISLAND BUILDING	UNOCCUPIED	OWNED
3786	WASTEWATER TREATMENT BUILDING	UNOCCUPIED	OWNED

# PROPERTY MAP, 8105 CONSERVATION RD, WINNEMUCCA

SITE IS:

EASEMENT

UNOCCUPIED

4 BUILDINGS



B#	NAME	STATUS	RIGHTS
1398	STORAGE SHED	UNOCCUPIED	OWNED
1400	PUMP HOUSE	UNOCCUPIED	OWNED
2554	WATER TANK	UNOCCUPIED	OWNED
3754	ARSENIC TREATMENT BUILDING	UNOCCUPIED	OWNED

# PROPERTY SNAPSHOT, HUMBOLDT CONSERVATION CAMP SITE



# FACILITY DETAILS, ADMINISTRATION/ HOUSING UNIT

YEAR BUILT 1986  
CONSTRUCTED 1986



INSTITUTIONAL



40 YEARS



OWNED  
UNOCCUPIED



12,478 SF



FCI %  
56.65



The Humboldt Conservation Camp Housing Unit is a modular facility originally used as housing in Alaska during the construction of the oil pipeline. It has since been relocated and repurposed for its current use. The structure includes three sections—A Wing, B Wing, and C Wing—that accommodate sleeping quarters, restrooms, and administrative areas for staff.



## CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: TYPE: UNKNOWN UNKNOWN  
OCC: 100% - I-1  
Institutional - hospitals, nursing homes  
FIRE: 0% suppressed

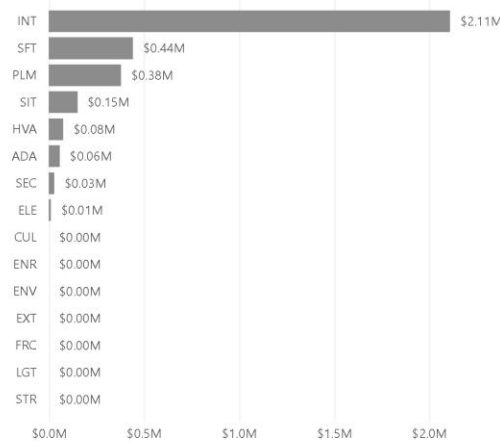
## 1394 - BUILDING COMPONENTS

FOUNDATION: PIER & BEAM – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED – 100% WOOD  
SEISMIC: N/A  
ROOF GABLE – 100% WOOD  
SEISMIC: N/A  
EXTERIOR: CLADDING – 100% WOOD  
FLRS: 1  
BSMT: -  
ASSEMBLY: PREFABRICATED  
EXPOSURE: ENCLOSED

**\$5,736,600**

REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

PRIORITY	COUNT	COST
PRIORITY 1	6	\$339,900
PRIORITY 2	8	\$2,909,700
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>14</b>	<b>\$3,249,600</b>

**\$3,249,600**

# FACILITY DETAILS, CAFETERIA/ CULINARY BUILDING

YEAR BUILT 1986  
CONSTRUCTED 1986



CULINARY



40 YEARS



OWNED  
UNOCCUPIED



7,000 SF



FCI %

67.31



The Cafeteria/Culinary Building includes a kitchen area, dining area, restrooms, and ancillary storage areas. It is sometimes used as an inmate visitation area.



### CODE COMPLIANCE SUMMARY

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

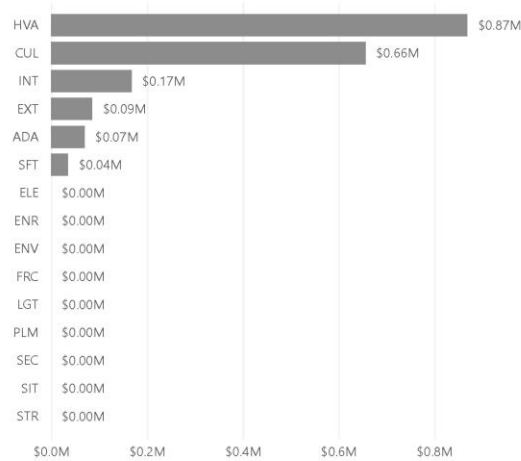
### 1395 - BUILDING COMPONENTS

FOUNDATION: PERIMETER – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED – 100% STEEL  
SEISMIC: N/A  
ROOF: GABLE – 100% STEEL  
SEISMIC: N/A  
EXTERIOR: CLADDING – 100% STEEL  
FLRS: 1  
BSMT: -  
ASSEMBLY: PRE-ENGINEERED  
EXPOSURE: ENCLOSED

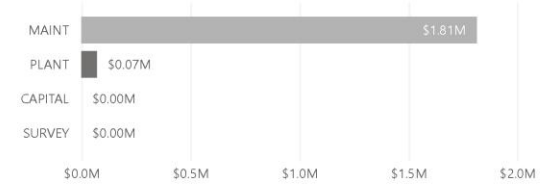
**\$2,800,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

PRIORITY	COUNT	COST
PRIORITY 1	5	\$135,500
PRIORITY 2	8	\$1,749,200
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>13</b>	<b>\$1,884,700</b>

**\$1,884,700**

# FACILITY DETAILS, GATEHOUSE/ GUARD SHACK

YEAR BUILT 1987  
CONSTRUCTED 1987



TOWER



39 YEARS



OWNED  
UNOCCUPIED



36 SF



FCI %

20.00



The Gatehouse/Guard Shack is used as a checkpoint for personnel entering the secure portion of the camp.



### CODE COMPLIANCE SUMMARY

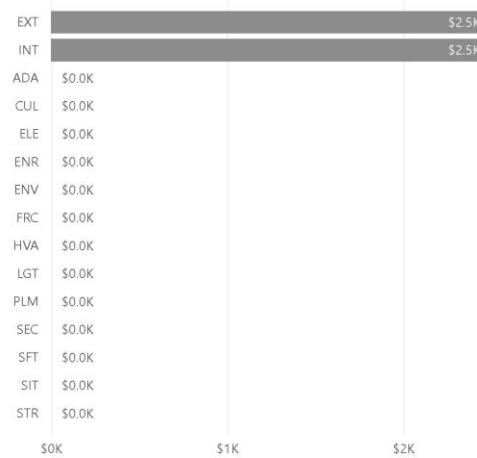
CODE YR: UNKNOWN  
CONS TYPE: TYPE: UNKNOWN UNKNOWN  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 0% suppressed

### 1396 - BUILDING COMPONENTS

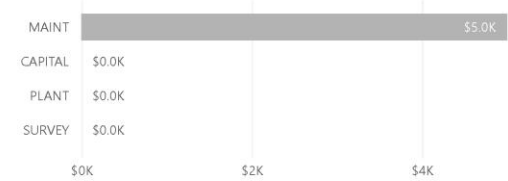
FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED – 100% WOOD  
SEISMIC: N/A  
ROOF: GABLE – 100% ASPHALT  
SEISMIC: N/A  
EXTERIOR: CLADDING – 100% WOOD  
FLRS: 1  
BSMT: -  
ASSEMBLY: PREFABRICATED  
EXPOSURE: ENCLOSED

**\$25,000**  
REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	3	\$5,000
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>3</b>	<b>\$5,000</b>

**\$5,000**

# FACILITY DETAILS, MULTI-PURPOSE BUILDING

YEAR BUILT 1986  
CONSTRUCTED 1986



ASSEMBLY



40 YEARS



OWNED  
UNOCCUPIED



7,000 SF



FCI %

27.25



The Multi-Purpose Building is a versatile facility designed to support a variety of activities and functions. It includes space for athletic and recreational use, as well as dedicated areas for laundry services and general storage. An upper-level loft provides additional capacity for storing food supplies utilized by the culinary team. The layout and design reflect a focus on utility and adaptability to meet the diverse needs of its users.



## CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 60% - A-3, 40% - F-1

Having an assembly room with an occupant load of less than 300 without a legitimate stage  
Moderate hazard factory & industrial

FIRE: 0% suppressed

## 1397 - BUILDING COMPONENTS

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

FRAME: PREFABRICATED - 100% METAL  
SEISMIC: N/A

ROOF: GABLE - 100% STEEL  
SEISMIC: N/A

EXTERIOR: CLADDING - 100% STEEL

FLRS: 2

BSMT: -

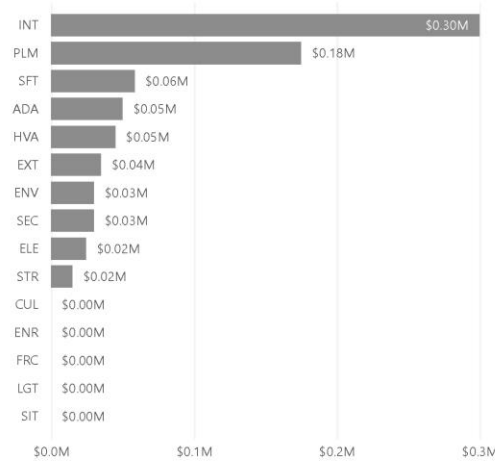
ASSEMBLY: PRE-ENGINEERED

EXPOSURE: ENCLOSED

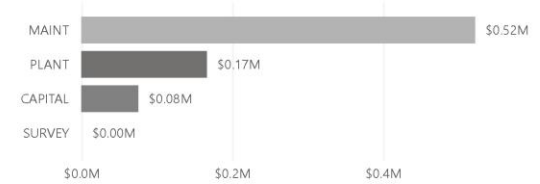
**\$2,800,000**

REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	6	\$161,500
PRIORITY 2	9	\$601,500
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>15</b>	<b>\$763,000</b>

**\$763,000**

# FACILITY DETAILS, STORAGE SHED

YEAR BUILT 1986  
CONSTRUCTED 1986



NONHAZARD



40 YEARS



OWNED  
UNOCCUPIED



188 SF



FCI %

24.31



The Storage Shed is a small structure situated in the northern section of the camp, adjacent to the pump house and water tank. It serves as a utility or storage facility and blends with the surrounding infrastructure.



### CODE COMPLIANCE SUMMARY

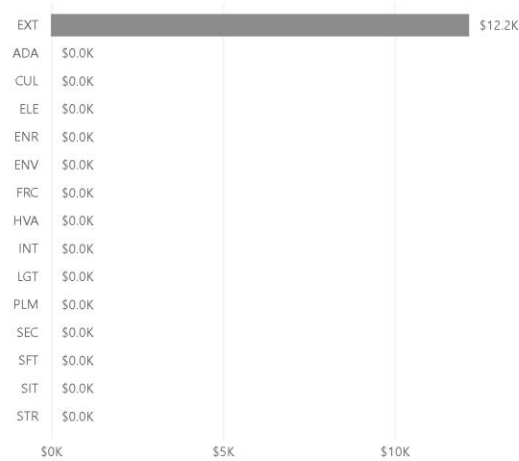
CODE YR: UNKNOWN  
CONS TYPE: TYPE: UNKNOWN UNKNOWN  
OCC: 100% - S-2  
Low hazard storage  
FIRE: 0% suppressed

### 1398 - BUILDING COMPONENTS

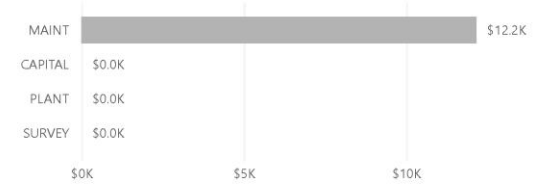
FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: -  
ROOF: GABLE – 100% WOOD  
SEISMIC: N/A  
EXTERIOR: SITE-ASSEMBLED – 100% WOOD  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$50,000**  
REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$4,156
PRIORITY 2	1	\$8,000
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>3</b>	<b>\$12,156</b>

**\$12,156**

# FACILITY DETAILS, NDF MAINTENANCE SHOP

YEAR BUILT 1987  
CONSTRUCTED 1987



MAINTENANCE



39 YEARS



OWNED  
UNOCCUPIED



960 SF



FCI %

32.85



The Nevada Division of Forestry (NDF) Maintenance Shop is a facility used for servicing camp equipment. It includes areas designated for woodworking and boot storage and is located within the camp to support operational and maintenance needs



### CODE COMPLIANCE SUMMARY

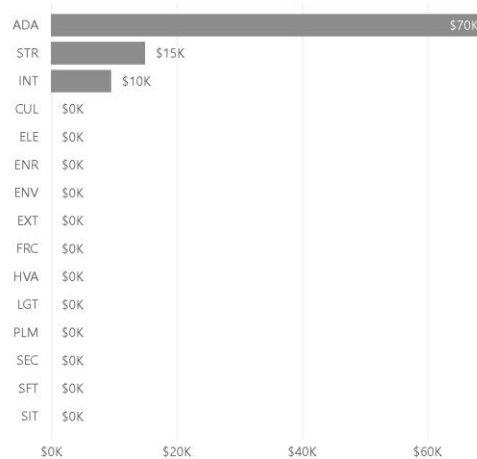
CODE YR: UNKNOWN  
CONS TYPE: TYPE: UNKNOWN UNKNOWN  
OCC: 100% - S-3  
Repair garage with no open flames or welding  
FIRE: 0% suppressed

### 1399 - BUILDING COMPONENTS

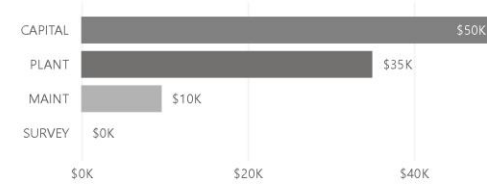
FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED – 100% STEEL  
SEISMIC: N/A  
ROOF: GABLE – 100% STEEL  
SEISMIC: N/A  
EXTERIOR: CLADDING – 100% STEEL  
FLRS: 1  
BSMT: -  
ASSEMBLY: PRE-ENGINEERED  
EXPOSURE: ENCLOSED

**\$288,000**  
REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	3	\$85,000
PRIORITY 2	1	\$9,600
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>4</b>	<b>\$94,600</b>

**\$94,600**

# FACILITY DETAILS, PUMP HOUSE

YEAR BUILT 1987  
CONSTRUCTED 1987



UTILITY



39 YEARS



OWNED  
UNOCCUPIED



320 SF



FCI %

72.53



The Pump House is a plywood framed structure on a concrete slab-on-grade foundation with painted wood siding and a rolled asphalt roof system. The building contains the domestic water pump for the well and a water treatment system.



## CODE COMPLIANCE SUMMARY

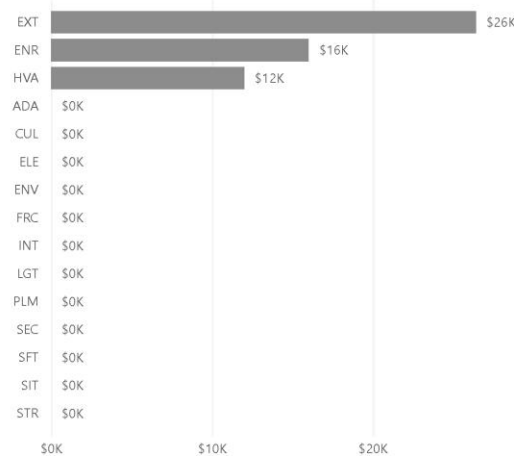
CODE YR: UNKNOWN  
CONS TYPE: TYPE: UNKNOWN UNKNOWN  
OCC: 100% - S-2  
Low hazard storage  
FIRE: 0% suppressed

## 1400 - BUILDING COMPONENTS

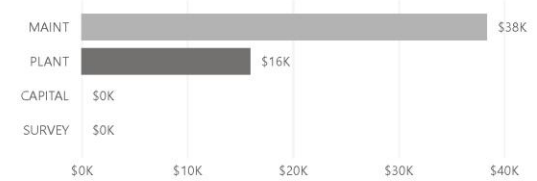
FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: -  
ROOF: GABLE – 100% ASPHALT  
SEISMIC: N/A  
EXTERIOR: SITE-ASSEMBLED – 100% WOOD  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$75,000**  
REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	3	\$34,400
PRIORITY 2	2	\$20,000
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>5</b>	<b>\$54,400</b>

**\$54,400**

# FACILITY DETAILS, NDF ADMINISTRATION OFFICE

YEAR BUILT 1986  
CONSTRUCTED 1986



OFFICE



40 YEARS



OWNED  
UNOCCUPIED



1,800 SF



FCI %

17.36



The NDF Administration Office is a pre-engineered metal building on a concrete slab-on-grade foundation with metal siding and a standing seam metal roof. The building contains support offices and a shop area for the day to day operations of the camp. There is a small unisex restroom inside the building. The interior walls and ceilings of the offices are painted gypsum board except for the shop area.



## CODE COMPLIANCE SUMMARY

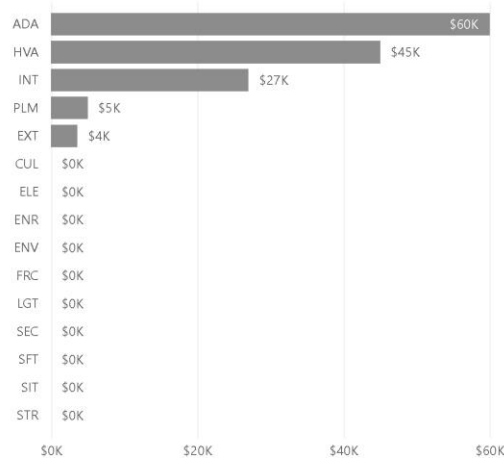
CODE YR: UNKNOWN  
 CONS TYPE: TYPE: UNKNOWN UNKNOWN  
 OCC: 60% - B, 40% - S-1  
 Offices or Higher Education Offices  
 Moderate hazard storage  
 FIRE: 0% suppressed

## 1605 - BUILDING COMPONENTS

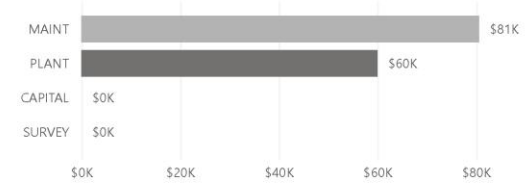
FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
 SEISMIC: REINFORCED  
 FRAME: -  
 ROOF: GABLE – 100% STEEL  
 SEISMIC: N/A  
 EXTERIOR: SITE-ASSEMBLED – 100% METAL  
 FLRS: 1  
 BSMT: -  
 ASSEMBLY: PRE-ENGINEERED  
 EXPOSURE: ENCLOSED

**\$810,000**  
REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$60,000
PRIORITY 2	3	\$53,600
PRIORITY 3	1	\$27,000
<b>TOTAL</b>	<b>6</b>	<b>\$140,600</b>

**\$140,600**

# FACILITY DETAILS, SAW SHOP

YEAR BUILT 1986  
PURCHASED 1986



MAINTENANCE



40 YEARS



OWNED  
UNOCCUPIED



480 SF



FCI %

50.00



The Saw Shop is a converted trailer with metal siding and has a roof that rests on piers. The building is used for storing and maintaining chain saws and servicing hand tools and equipment used by Nevada Division of Forestry (NDF) crews.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U-1

FIRE: 0% suppressed

### 2138 - BUILDING COMPONENTS

FOUNDATION: PIER & BEAM - 100% STEEL  
SEISMIC: REINFORCED

FRAME: -

ROOF: GABLE - 100% ASPHALT  
SEISMIC: N/A

EXTERIOR: CLADDING - 100% WOOD

FLRS: 1

BSMT: -

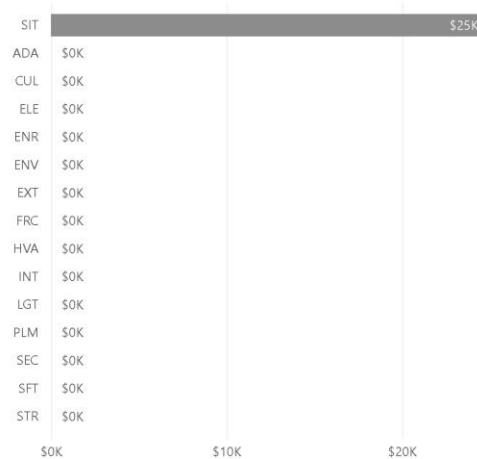
ASSEMBLY: PREFABRICATED

EXPOSURE: ENCLOSED

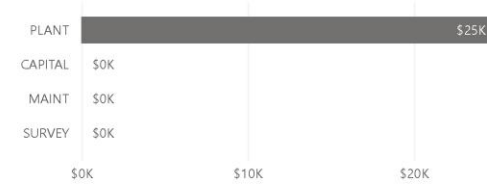
**\$50,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$25,000
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>1</b>	<b>\$25,000</b>

**\$25,000**

# FACILITY DETAILS, METAL STORAGE SHED

YEAR BUILT 1986  
CONSTRUCTED 1986



NONHAZARD



40 YEARS



OWNED  
UNOCCUPIED



192 SF



FCI %

2.00



The Metal Storage Shed is a structure constructed of all steel decking. It is used primarily for storage of hand tools.



### CODE COMPLIANCE SUMMARY

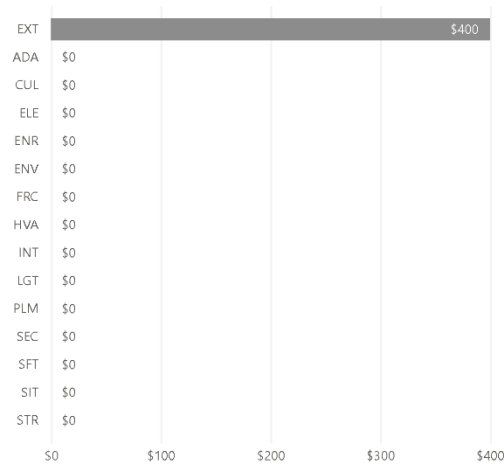
CODE YR: UNKNOWN  
CONS TYPE: TYPE: UNKNOWN UNKNOWN  
OCC: 100% - S-2  
Low hazard storage  
FIRE: 0% suppressed

### 2139 - BUILDING COMPONENTS

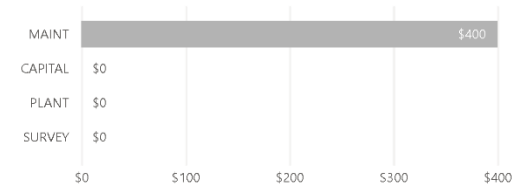
FOUNDATION: -  
FRAME: -  
ROOF: FLAT - 100% STEEL  
SEISMIC: UNKNOWN  
EXTERIOR: CLADDING - 100% STEEL  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$20,000**  
REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

Priority	Count	Cost
PRIORITY 1	0	\$0
PRIORITY 2	1	\$400
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>1</b>	<b>\$400</b>

**\$400**

# FACILITY DETAILS, MECHANICAL SHOP

YEAR BUILT 1988  
CONSTRUCTED 1988



MAINTENANCE



38 YEARS



OWNED  
UNOCCUPIED



960 SF



FCI %

10.00



The Mechanical Shop is a wood-framed structure set on a concrete slab-on-grade. It features painted wood siding on the exterior and a standing seam metal roof. The space is used for repairing and maintaining camp equipment, supporting daily operations with a simple and durable design.



### CODE COMPLIANCE SUMMARY

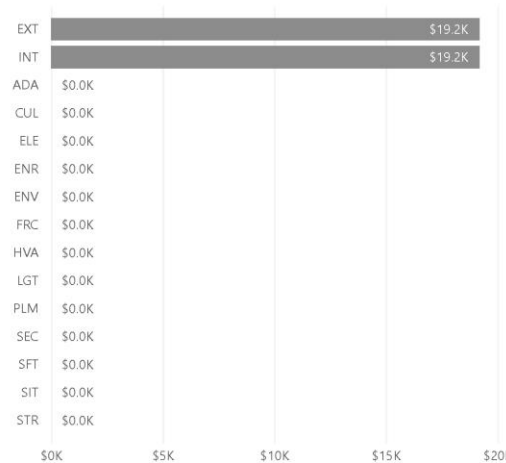
CODE YR: UNKNOWN  
 CONS TYPE: TYPE: UNKNOWN UNKNOWN  
 OCC: 100% - H-4  
 Storage of health hazard materials  
 FIRE: 0% suppressed

### 2141 - BUILDING COMPONENTS

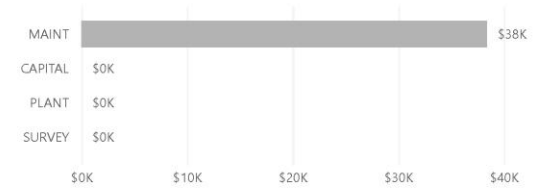
FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
 SEISMIC: REINFORCED  
 FRAME: SITE-ASSEMBLED – 100% WOOD  
 SEISMIC: N/A  
 ROOF: GABLE – 100% STEEL  
 SEISMIC: N/A  
 EXTERIOR: SITE-ASSEMBLED – 100% WOOD  
 FLRS: 1  
 BSMT: -  
 ASSEMBLY: SITE-BUILT  
 EXPOSURE: ENCLOSED

**\$384,000**  
REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$19,200
PRIORITY 3	1	\$19,200
<b>TOTAL</b>	<b>2</b>	<b>\$38,400</b>

**\$38,400**

# FACILITY DETAILS, FUEL ISLAND BUILDING

YEAR BUILT 1988  
CONSTRUCTED 1988



NONHAZARD



38 YEARS



OWNED  
UNOCCUPIED



98 SF



FCI %

28.57



The Fuel Island Building is a wood-framed structure constructed on a concrete slab-on-grade. It has painted wood siding and is topped with an asphalt composition roof. The building is used to store fuel-related items and small propane tanks. An above-ground fueling tank is positioned adjacent to the building to support refueling operations.



### CODE COMPLIANCE SUMMARY

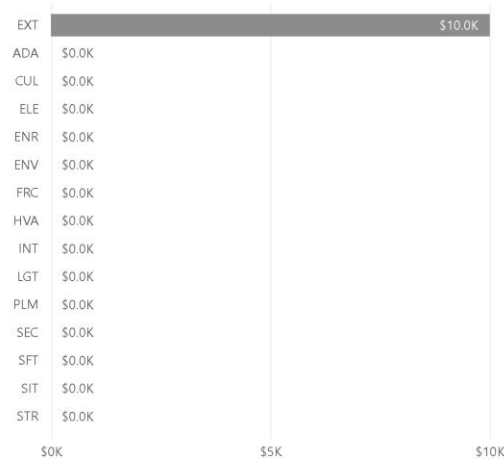
CODE YR: UNKNOWN  
CONS TYPE: TYPE: UNKNOWN UNKNOWN  
OCC: 100% - H-3  
Hazardous material storage - high fire hazard  
FIRE: 0% suppressed

### 2142 - BUILDING COMPONENTS

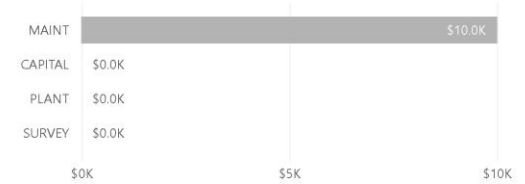
FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: -  
ROOF: GABLE - 100% WOOD  
SEISMIC: N/A  
EXTERIOR: SITE-ASSEMBLED - 100% WOOD  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$35,000**  
REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$10,000
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>2</b>	<b>\$10,000</b>

**\$10,000**

# FACILITY DETAILS, NDF COMPRESSOR BUILDING

YEAR BUILT 1988  
CONSTRUCTED 1988



UTILITY



38 YEARS



OWNED  
UNOCCUPIED



112 SF



FCI %

16.67



The NDF Compressor Building is a small wood-framed structure with painted T1-11 siding and a standing seam metal roof. The interior is finished with plywood and remains largely unfinished. An electric baseboard heater is installed to prevent the air compressor from freezing during winter months, ensuring continued functionality in cold conditions.



## CODE COMPLIANCE SUMMARY

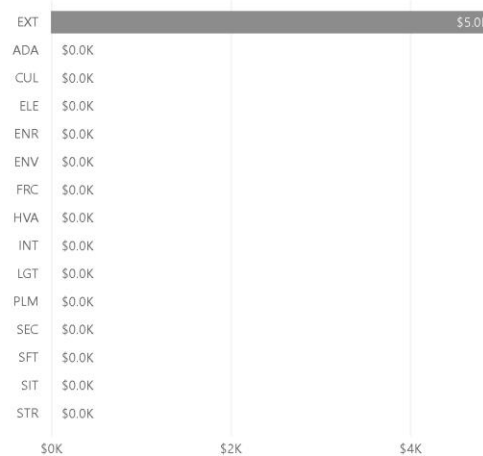
CODE YR: UNKNOWN  
CONS TYPE: TYPE: UNKNOWN UNKNOWN  
OCC: 100% - U-1  
  
FIRE: 0% suppressed

## 2147 - BUILDING COMPONENTS

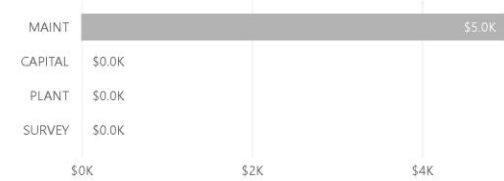
FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
  
FRAME: -  
ROOF HIP – 100% STEEL  
SEISMIC: N/A  
  
EXTERIOR: SITE-ASSEMBLED – 100% WOOD  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$30,000**  
REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$5,000
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>1</b>	<b>\$5,000</b>

**\$5,000**

# FACILITY DETAILS, WATER TANK

YEAR BUILT 2009  
CONSTRUCTED 2009



TANK



17 YEARS



OWNED  
UNOCCUPIED



1,500 SF



FCI %

3.00



The water tank is located on the north side of the Humboldt Conservation Camp site in a secure area. The tank has a 145,000 gallon capacity and is used for domestic, irrigation and fire protection for the site and buildings.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U-2

FIRE: 0% suppressed

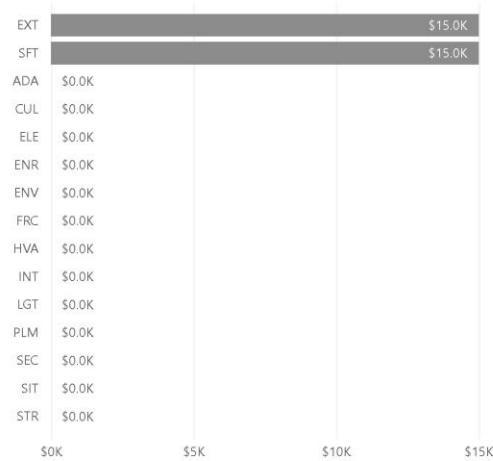
### 2554 - BUILDING COMPONENTS

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

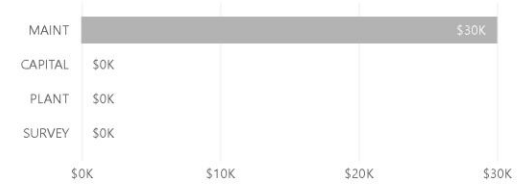
**\$1,000,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$30,000
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>2</b>	<b>\$30,000</b>

**\$30,000**

# FACILITY DETAILS, ARSENIC TREATMENT BUILDING

YEAR BUILT 2010  
PURCHASED 2010



UTILITY



16 YEARS



OWNED  
UNOCCUPIED



160 SF



FCI %

6.67



The Arsenic Treatment Building is a repurposed metal cargo container that has been adapted for use as a functional treatment space. It includes metal doors and a window, providing access and natural light. The interior is fully finished with Fiberglass Reinforced Panels (FRP), offering a clean, durable surface suitable for utility and treatment operations.



## CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

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

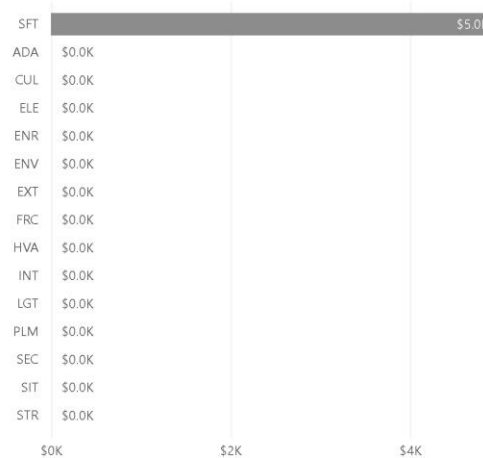
FIRE: 0% suppressed

## 3754 - BUILDING COMPONENTS

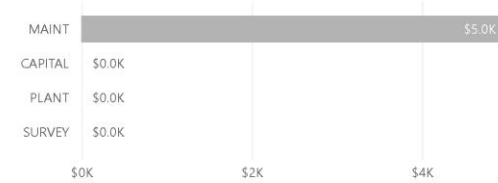
FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: PREFABRICATED  
EXPOSURE: ENCLOSED

**\$75,000**  
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	\$5,000
<b>TOTAL</b>	<b>1</b>	<b>\$5,000</b>

**\$5,000**

# FACILITY DETAILS, WASTEWATER TREATMENT BUILDING

YEAR BUILT 2006  
CONSTRUCTED 2006



UTILITY



20 YEARS



OWNED  
UNOCCUPIED



120 SF



FCI %

3.00



The Wastewater Treatment Building is a wood framed structure on a concrete slab on grade foundation with wood siding and an asphalt composition shingle roofing system. This building contains the electronic controls for the wastewater treatment plant.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 0% - U

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

FIRE: 0% suppressed

### 3786 - BUILDING COMPONENTS

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

FRAME: SITE-ASSEMBLED – 100% WOOD  
SEISMIC: N/A

ROOF: -

EXTERIOR: -

FLRS: 1

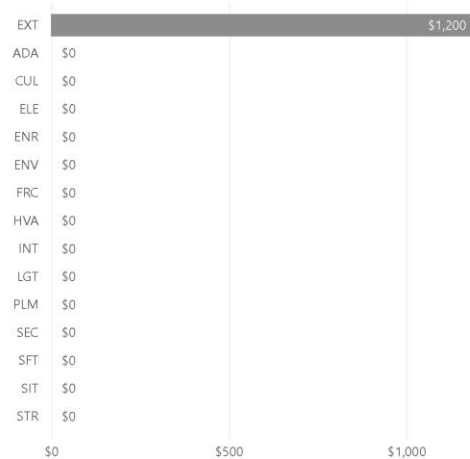
BSMT: -

ASSEMBLY: SITE-BUILT

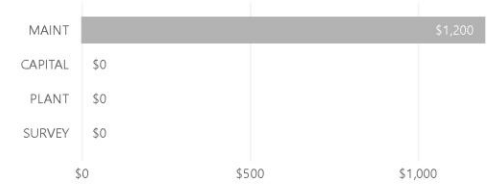
EXPOSURE: ENCLOSED

**\$40,000**  
REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



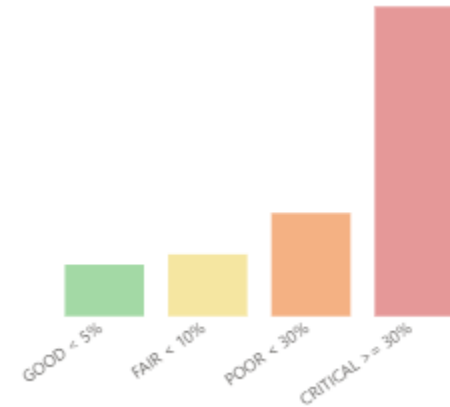
### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$1,200
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>1</b>	<b>\$1,200</b>

**\$1,200**

## 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	CORRECTIONAL LIEUTENANT
CORRECT	FACILITY MANAGER

### STATEWIDE CONTACTS CC'D

The following positions across various departments are CC'D:

- **GFO Budget**
  - Executive Branch Budget Officer
  
- **DCNR Lands Division**
  - Division Administrator
  - Deputy Division Administrator
  - State Land Agent 2
  
- **Legislative Counsel Bureau**
  - Senior Program Analyst
  - Principal Program Analyst
  
- **Administration Risk Management Division**
  - Division Administrator
  - Insurance/Loss Prevention Specialist
  - Program Officer
  - Management Analyst 4
  - Safety Specialist Consultant

## APPENDIX D - FCA RESOURCES



### **KEN FORBES**

*Construction Project Coordinator III*

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

775.315-5573

### **CAROL MYERS**

*Construction Project Coordinator II*

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775.690-5134

### **YADHIRA PIMENTEL**

*Administrative Assistant IV*

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775.684-4126

## APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	2/3/2026	Initial.