



DEPT OF CORRECTIONS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHEAST REGION

-

9973 - CARLIN CONSERVATION CAMP SITE
124 SUSIE CREEK WAY
CARLIN, NV 89822-
ELKO COUNTY

SURVEY DATE: 06/05/2023



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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 site is very clean and very well maintained. The challenge for the site is aging infrastructure. The overall condition of the site is classified as **POOR** derived from the average FCI of its buildings. This is due to infrastructure replacements needed across the site.

OVERALL SITE CONDITION

- **Infrastructure:** Underground utilities, accessibility issues and building infrastructure systems need attention. Paved areas, including parking lots and walkways, are in fair condition in need of maintenance.
- **Findings:** Issues were identified that will require improvement:
 - Wastewater Treatment system needs refurbishment.
 - Underground water and sewer needs a comprehensive survey to determine source of on-going problems.
 - Fire Alarm systems should be planned for replacement. Most of the existing system components are not manufactured anymore and parts are increasingly difficult to source.
 - Boilers, Evaporative Cooling, and Restrooms need replacement in the Housing unit. The extent of refurbishments may trigger the requirement to add Fire Suppression.
 - Restroom and exterior insulation are significant investments needed in the Multi-Purpose building.
 - HVAC upgrade needed in NDF Administration office.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Persistent problems indicate the need to fully survey the utilities for degradation.
- **Electrical Systems:** Modern with no issues.
- **Stormwater Drainage:** Surface drainage with proper slopes away from the buildings. No issues reported.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is not compliant with current ADA standards. Some buildings lack accessible restrooms.
- **Fire Safety:** Fire Alarm systems are operational. Fire suppression lacking in the Housing Unit.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces are in very good condition with no issues reported.

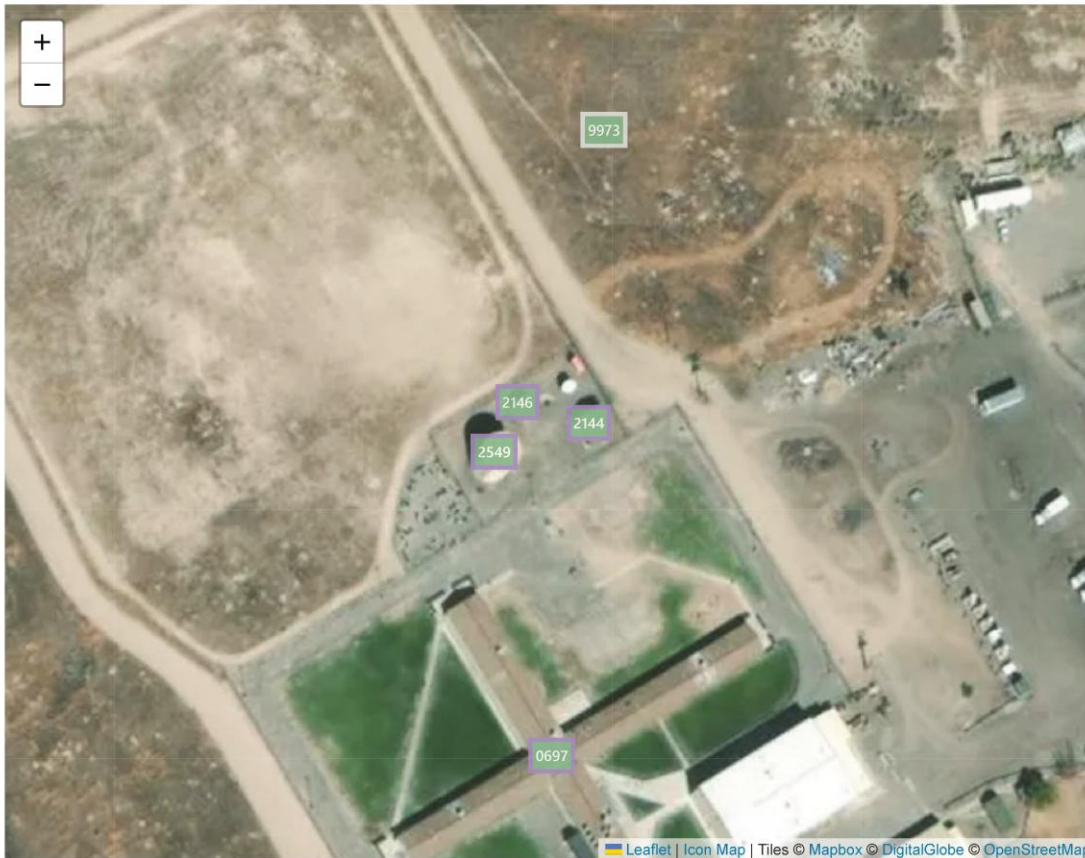
PROPERTY MAP, 124 SUSIE CREEK WAY, CARLIN

SITE IS:

EASEMENT

OCCUPIED

5 BUILDINGS



B#	NAME	STATUS	RIGHTS
0697	CCC HOUSING UNIT	OCCUPIED	OWNED
2144	CCC WELL PUMP HOUSE	OCCUPIED	OWNED
2146	CCC STORAGE SHED	OCCUPIED	OWNED
2549	CCC WATER TANK	OCCUPIED	OWNED
9973	CARLIN CONSERVATION CAMP SITE	OCCUPIED	EASEMENT

PROPERTY MAP, 124 SUSIE CREEK WAY, CARLIN

SITE IS:

EASEMENT

OCCUPIED

11 BUILDINGS



B#	NAME	STATUS	RIGHTS
1580	CCC MULTI-PURPOSE BUILDING	OCCUPIED	OWNED
1581	NDF ADMINISTRATION OFFICE	OCCUPIED	OWNED
2145	CCC GATEHOUSE	OCCUPIED	OWNED
2148	NDF CHAIN LINK STORAGE SHED	OCCUPIED	OWNED
2149	CUBIE/EUREKA COUNTY STORAGE SHED	OCCUPIED	OWNED
2150	NDF PAINT STORAGE SHED	OCCUPIED	OWNED
2151	NDF LANDSCAPING SHED	OCCUPIED	OWNED
2154	NDF TOOL SHED	OCCUPIED	OWNED
2155	TRAINING ROOM	OCCUPIED	OWNED
2156	NDF SHOP	OCCUPIED	OWNED
4308	USED OIL CONTAINMENT STORAGE	OCCUPIED	OWNED

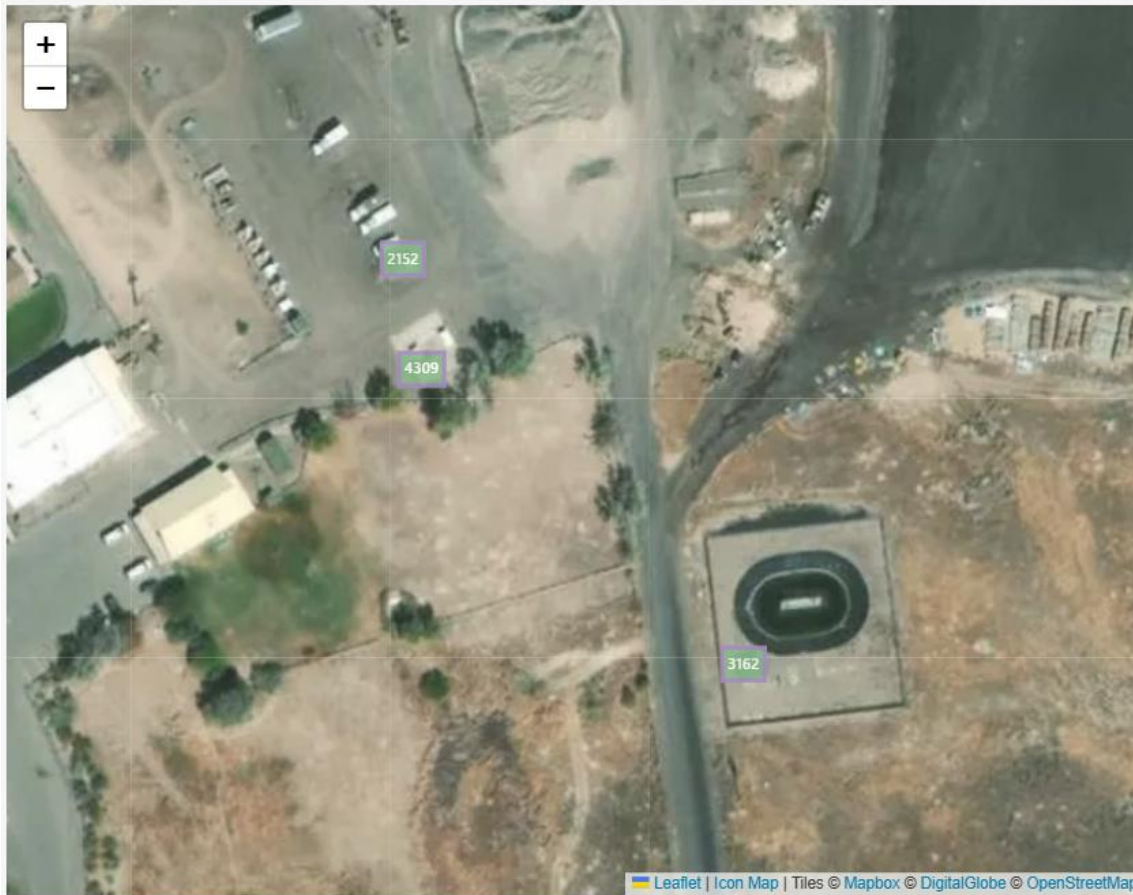
PROPERTY MAP, 124 SUSIE CREEK WAY, CARLIN

SITE IS:

EASEMENT

OCCUPIED

3 BUILDINGS



B#	NAME	STATUS	RIGHTS
2152	NDF HERBICIDE & PROPANE STORAGE SH...	OCCUPIED	OWNED
3162	SEWAGE GRINDER CONTROL BUILDING	OCCUPIED	OWNED
4309	FUEL STATION SHED	OCCUPIED	OWNED

PROPERTY SNAPSHOT, CARLIN CONSERVATION CAMP SITE

ELKO COUNTY

AGREEMENT 1988

SITE-SECURE

38 YEARS

EASEMENT OCCUPIED

125.4 ACRES

APN: 002-210-004 40.729340000 -116.083620000

The Carlin Conservation Camp opened in July 1988 and is located about 1¼ miles east of Carlin. The fenced, dormitory-style site includes multiple buildings, Nevada Division of Forestry facilities, and a large parking area with ADA-accessible spaces. Utilities include natural gas, an onsite sewer grinder with holding ponds, and a well with an above-ground water tank for domestic use and fire protection.

19 BUILDINGS

AVERAGE FCI %

20.25

FCI DISTRIBUTION

\$2,521,860

BUILDINGS WITH PROJECTS

EASE... 1

PRIORITY	COUNT	COST
PRIORITY 1	2	\$195,000
PRIORITY 2	3	\$281,100
PRIORITY 3	0	\$0
TOTAL	5	\$476,100

\$12,456,000

FRC - PROJECT BLDGS ONLY

OWN... 18

PROJECT TYPE BREAKDOWN - SITE ONLY

PROJECT CATEGORY BREAKDOWN - SITE ONLY

FACILITY DETAILS, CCC HOUSING UNIT

YEAR BUILT 1988
CONSTRUCTED 1988



INSTITUTIONAL



38 YEARS



OWNED
OCCUPIED



13,477 SF



FCI %

25.89



The Carlin Conservation Camp Housing Unit is a wood-framed modular building with T1-11 siding, an asphalt roof, and a CMU foundation. Three wings (A, B, and C) contain sleeping and restroom areas, dining and culinary facilities, a visitor area, and staff offices. A new ADA ramp serves the main entrance, but restrooms and dining areas are not ADA compliant. The building has a new fire alarm system, no fire sprinklers, two gas-fired boilers for heating and hot water, and roof-mounted evaporative coolers.



CODE COMPLIANCE SUMMARY

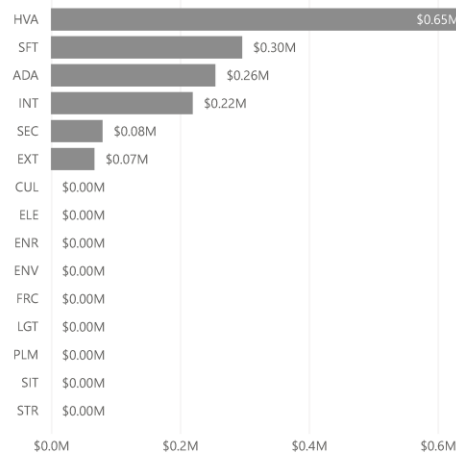
CODE YR: UNKNOWN
CONS TYPE: V-B
OCC: 100% - I-3
Prisons, reformatories
FIRE: 0% suppressed

0697 - BUILDING COMPONENTS

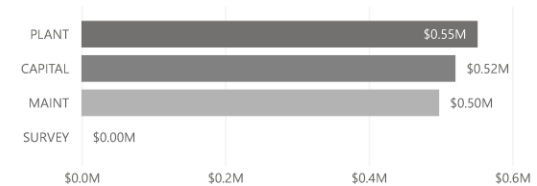
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: PREFABRICATED
EXPOSURE: ENCLOSED

\$6,064,700
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$255,000
PRIORITY 2	4	\$951,200
PRIORITY 3	2	\$363,900
TOTAL	7	\$1,570,100

\$1,570,100

FACILITY DETAILS, CCC MULTI-PURPOSE BUILDING

YEAR BUILT 1990
CONSTRUCTED 1990



ASSEMBLY



36 YEARS



OWNED
OCCUPIED



7,000 SF



FCI %

8.57



The Carlin Conservation Camp Multi-Purpose Building is an engineered steel structure with metal siding, metal roof on a concrete slab-on-grade foundation. The building contains a Gymnasium, Laundry Room, Mechanical Room and Storage areas. The facility has an older fire sprinkler system and a new fire alarm system. The Gym area has a couple of ceiling mounted gas fired heating units and a mix of electric and hydronic heating units for the laundry and storage areas. It also has a single use restroom that is not ADA accessible.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
 CONS TYPE: III-B
 OCC: 60% - A-3, 40% - I-3
 Having an assembly room with an occupant load of less than 300 without a legitimate stage
 Prisons, reformatories
 FIRE: 100% suppressed

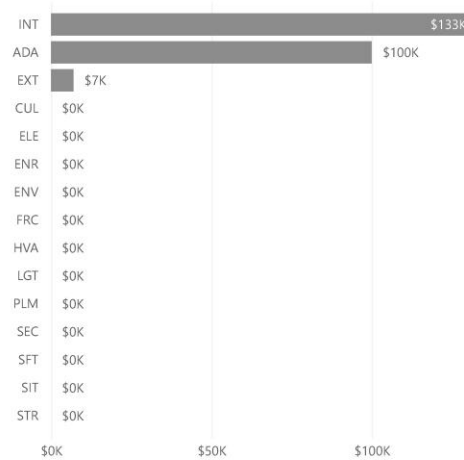
1580 - BUILDING COMPONENTS

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

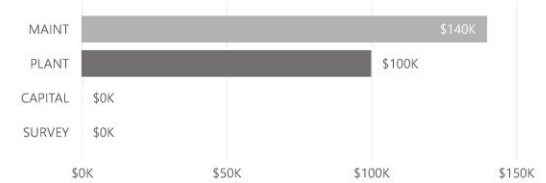
\$2,800,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$100,000
PRIORITY 2	2	\$133,000
PRIORITY 3	1	\$7,000
TOTAL	4	\$240,000

\$240,000

FACILITY DETAILS, NDF ADMINISTRATION OFFICE

YEAR BUILT 1988
 CONSTRUCTED 1988



OFFICE



38 YEARS



OWNED
 OCCUPIED



3,544 SF



FCI %

7.52



The NDF Administration Office is an engineered steel structure with metal siding, metal roof and a concrete slab-on-grade foundation. The building contains support offices for NDF personnel, restrooms and a storage area which includes a 520 square foot storage mezzanine. There are accessibility issues with the entrance and restrooms that will be addressed in the report.



CODE COMPLIANCE SUMMARY

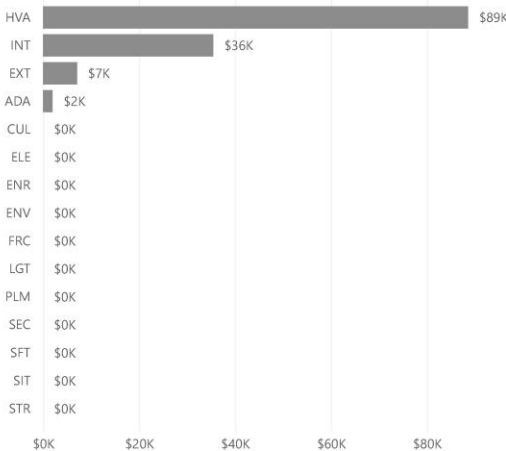
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 40% - B, 60% - S-1
 Offices or Higher Education Offices
 Moderate hazard storage
 FIRE: 0% suppressed

1581 - BUILDING COMPONENTS

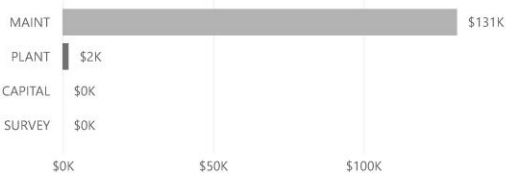
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 2
- BSMT: -
- ASSEMBLY: PRE-ENGINEERED
- EXPOSURE: ENCLOSED

\$1,772,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$2,000
PRIORITY 2	1	\$88,600
PRIORITY 3	2	\$42,600
TOTAL	4	\$133,200

\$133,200

FACILITY DETAILS, CCC WELL PUMP HOUSE

YEAR BUILT 1988
 CONSTRUCTED 1988



UTILITY



38 YEARS



OWNED
 OCCUPIED



475 SF



FCI %

0.42



The Well Pump House is a concrete masonry unit structure with an asphalt composition roof on a concrete slab-on-grade foundation. The building contains the domestic water pumping and support equipment for the conservation camp. A water treatment system and an emergency shower are located in this facility.



CODE COMPLIANCE SUMMARY

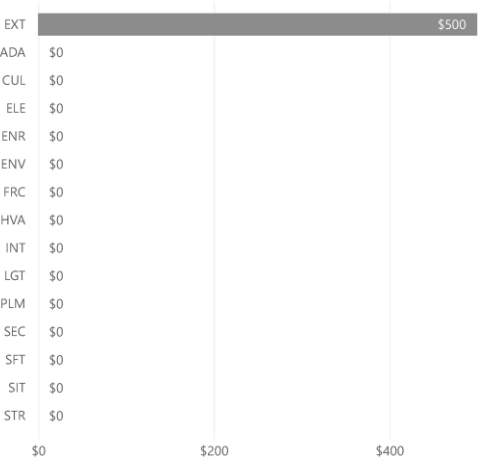
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - S-2
 Low hazard storage
 FIRE: 0% suppressed

2144 - BUILDING COMPONENTS

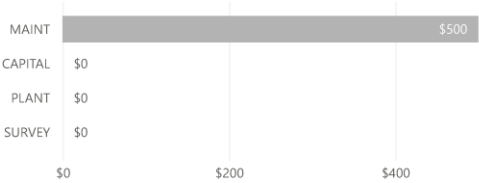
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

\$118,800
 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	\$500
TOTAL	1	\$500

\$500

FACILITY DETAILS, CCC GATEHOUSE

YEAR BUILT 1988
CONSTRUCTED 1988



TOWER



38 YEARS



OWNED
OCCUPIED



48 SF



FCI %

4.29



The Gatehouse is a wood framed structure with T1-11 siding, asphalt composition roof resting on 6x6 timbers. It serves as the main entrance and checkpoint into the secure portion of the conservation camp.



CODE COMPLIANCE SUMMARY

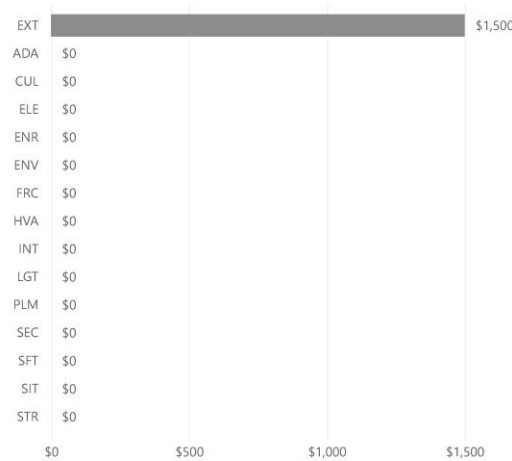
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - I-3
 Prisons, reformatories
 FIRE: 0% suppressed

2145 - BUILDING COMPONENTS

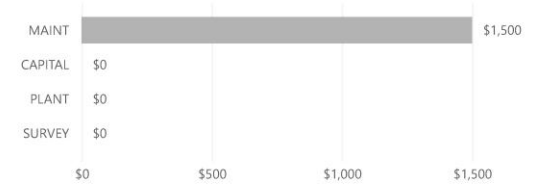
FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: SITE-BUILT
 EXPOSURE: ENCLOSED

\$35,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

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

\$1,500

FACILITY DETAILS, CCC STORAGE SHED

YEAR BUILT 1988
 CONSTRUCTED 1988



NONHAZARD



38 YEARS



OWNED
 OCCUPIED



170 SF



FCI %

4.86



The Storage Shed is a wood framed structure with T1-11 siding, asphalt composition roof resting on a concrete slab-on-grade foundation. It is located on the north side of the site near the well pump house. The building formerly was the laundry room and has since been converted to a general storage facility.



CODE COMPLIANCE SUMMARY

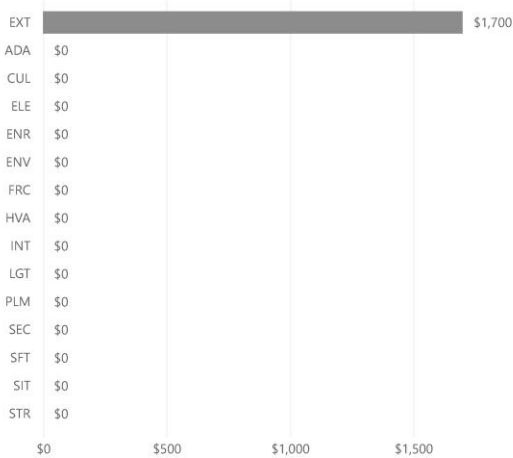
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - S-2
 Low hazard storage
 FIRE: 0% suppressed

2146 - BUILDING COMPONENTS

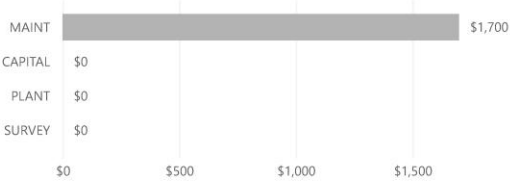
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

\$35,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,700
TOTAL	1	\$1,700

\$1,700

FACILITY DETAILS, NDF CHAIN LINK STORAGE SHED

YEAR BUILT 1990
CONSTRUCTED 1990



NONHAZARD



36 YEARS



OWNED
OCCUPIED



385 SF



FCI %

4.29



The Chain Link Storage Shed is a wood framed structure with metal and chain link siding, metal roofing and a concrete slab-on-grade foundation. It is used for storage of piping and maintenance equipment used on the camp site. The building is attached to the east side of the NDF Administration Building and in good shape.



CODE COMPLIANCE SUMMARY

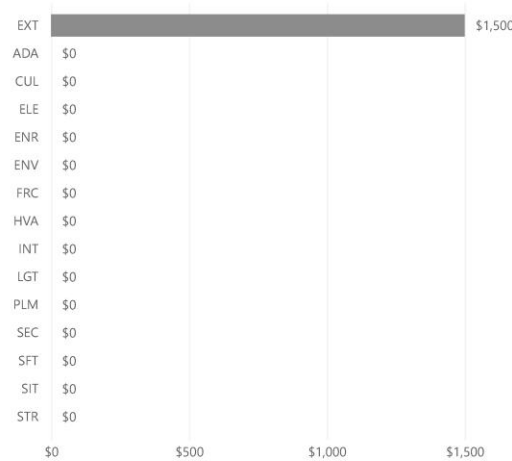
CODE YR: UNKNOWN
CONS TYPE: V-B
OCC: 100% - S-2
Low hazard storage
FIRE: 0% suppressed

2148 - BUILDING COMPONENTS

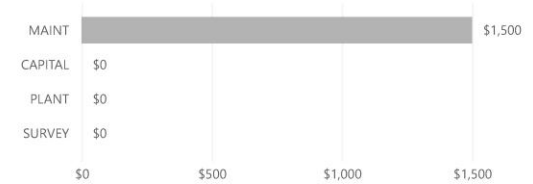
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$35,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

Priority	Count	COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,500
TOTAL	1	\$1,500

\$1,500

FACILITY DETAILS, CUBIE/EUREKA COUNTY STORAGE SHED

YEAR BUILT 1989
CONSTRUCTED 1989



NONHAZARD



37 YEARS



OWNED
OCCUPIED



385 SF



FCI %

4.22



The Cubie/Eureka County Storage Shed is a wood framed building with T1-11 siding, asphalt composition roofing on a concrete slab-on-grade foundation. The building is used for general storage and the south end is used by Eureka County.



CODE COMPLIANCE SUMMARY

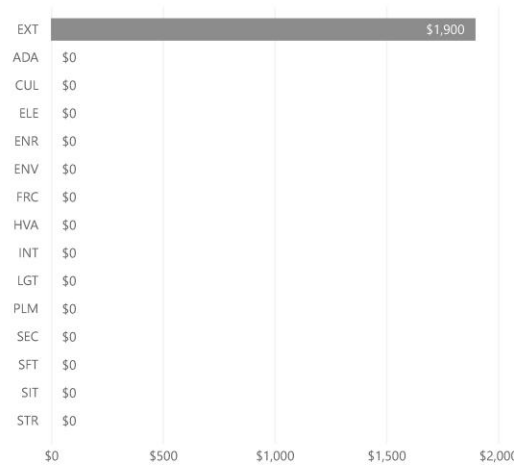
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - S-1
 Moderate hazard storage
 FIRE: 0% suppressed

2149 - BUILDING COMPONENTS

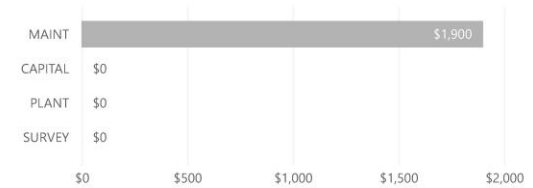
FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: SITE-BUILT
 EXPOSURE: ENCLOSED

\$45,000
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	\$1,900
TOTAL	1	\$1,900

\$1,900

FACILITY DETAILS, NDF PAINT STORAGE SHED

YEAR BUILT 1995
CONSTRUCTED 1995



NONHAZARD



31 YEARS



OWNED
OCCUPIED



64 SF



FCI %

10.00



The Paint Storage Shed is a wood framed structure with T1-11 siding, asphalt composition roof on a concrete slab-on-grade foundation. The small storage shed is used for storing paint and painting supplies. It has an electrical heater to maintain temperatures above freezing during the winter months.



CODE COMPLIANCE SUMMARY

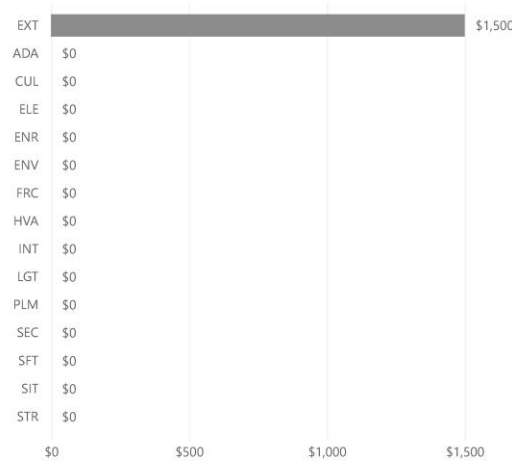
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - S-1
 Moderate hazard storage
 FIRE: 0% suppressed

2150 - BUILDING COMPONENTS

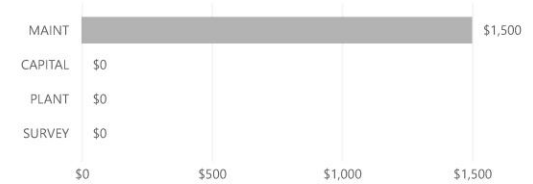
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

\$15,000
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	\$1,500
TOTAL	1	\$1,500

\$1,500

FACILITY DETAILS, NDF LANDSCAPING SHED

YEAR BUILT 1988
CONSTRUCTED 1988



NONHAZARD



38 YEARS



OWNED
OCCUPIED



48 SF



FCI %

10.00



The Landscaping Shed, formerly the Herbicide Storage Shed is a wood framed structure with T1-11 siding, asphalt composition roof on a concrete slab-on-grade foundation. The building is used for the storage of landscaping and lawn care tools used by camp maintenance personnel.



CODE COMPLIANCE SUMMARY

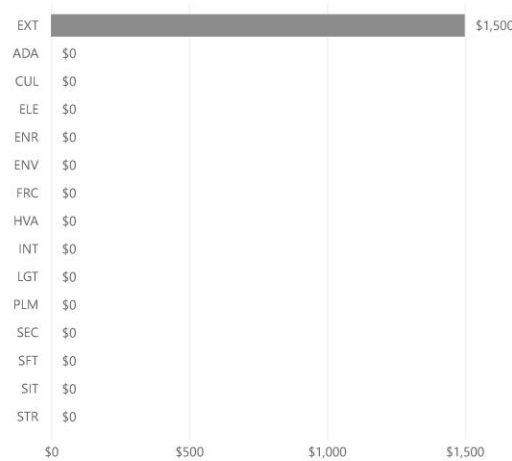
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - H-2
 Hazardous material storage - moderate explosion hazard
 FIRE: 0% suppressed

2151 - BUILDING COMPONENTS

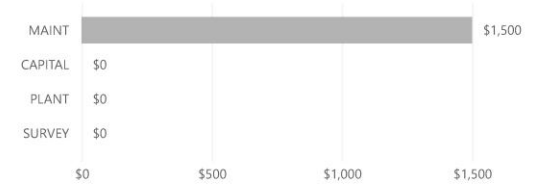
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

\$15,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

Priority	Count	COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,500
TOTAL	1	\$1,500

\$1,500

FACILITY DETAILS, NDF HERBICIDE & PROPANE STORAGE SHED

YEAR BUILT 1988
CONSTRUCTED 1988



NONHAZARD



38 YEARS



OWNED
OCCUPIED



48 SF



FCI %

7.50



The Herbicide & Propane Storage Shed, formerly the Propane Storage Shed is a wood framed structure with T1-11 siding, asphalt composition roof on a concrete slab-on-grade foundation. The shed has been expanded to include a chain link perimeter with a sheet metal roofing system. The wood framed shed is used to store herbicides and the chain link area for propane.



CODE COMPLIANCE SUMMARY

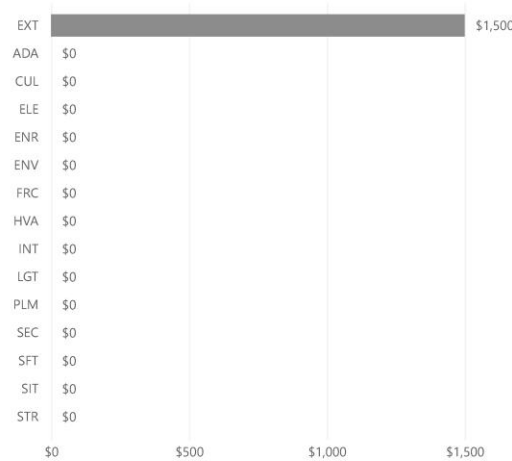
CODE YR: UNKNOWN
CONS TYPE: V-B
OCC: 100% - H-2
Hazardous material storage - moderate explosion hazard
FIRE: 0% suppressed

2152 - BUILDING COMPONENTS

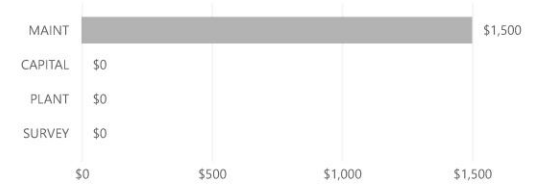
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

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

\$1,500

FACILITY DETAILS, NDF TOOL SHED

YEAR BUILT 1997
CONSTRUCTED 1997



NONHAZARD



29 YEARS



OWNED
OCCUPIED



180 SF



FCI %

10.00



The Tool Shed is an engineered steel structure with metal siding and roofing on a concrete slab-on-grade. It is located on the east side of the Training Room building and is used for tool storage for camp inmates and employees.



CODE COMPLIANCE SUMMARY

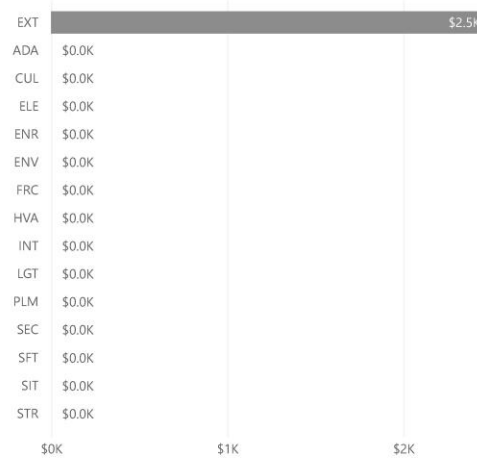
CODE YR: UNKNOWN
 CONS TYPE: III-B
 OCC: 100% - S-2
 Low hazard storage
 FIRE: 0% suppressed

2154 - BUILDING COMPONENTS

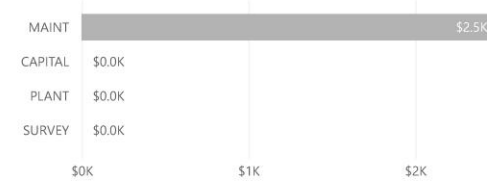
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: PRE-ENGINEERED
- EXPOSURE: ENCLOSED

\$25,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

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

\$2,500

FACILITY DETAILS, TRAINING ROOM

YEAR BUILT 1998
CONSTRUCTED 1998



MAINTENANCE



28 YEARS



OWNED
OCCUPIED



950 SF



FCI %

2.23



The Training Room, formerly the Wood Shop, is an engineered structure with metal siding and roofing on a concrete slab-on-grade. The interior is painted gypsum board on three sides. It is located on the east side of the Shop building and is used by staff and inmates for woodwork related projects.



CODE COMPLIANCE SUMMARY

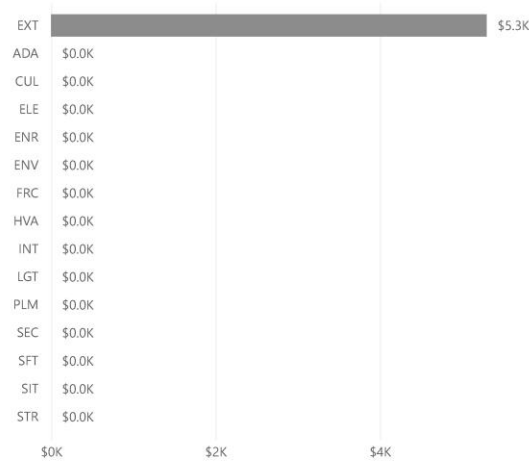
CODE YR: UNKNOWN
 CONS TYPE: III-B
 OCC: 100% - F-1
 Moderate hazard factory & industrial
 FIRE: 100% suppressed

2155 - BUILDING COMPONENTS

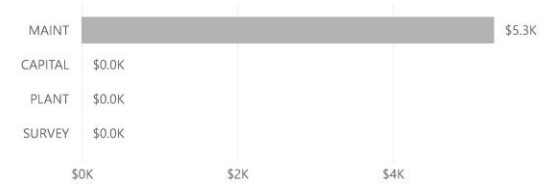
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: PRE-ENGINEERED
- EXPOSURE: ENCLOSED

\$237,500
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$5,300
PRIORITY 3	0	\$0
TOTAL	1	\$5,300

\$5,300

FACILITY DETAILS, NDF SHOP

YEAR BUILT 1988
CONSTRUCTED 1988



MAINTENANCE



38 YEARS



OWNED
OCCUPIED



2,692 SF



FCI %

9.49



The NDF Shop is an engineered steel structure with metal siding and roofing on a concrete slab-on-grade. The interior has a painted finish on three sides. It is located on the east side of the Multi-Purpose building and is used by staff and inmates for servicing equipment. It also contains support offices with a small restroom and a storage area for equipment, parts and other items.



CODE COMPLIANCE SUMMARY

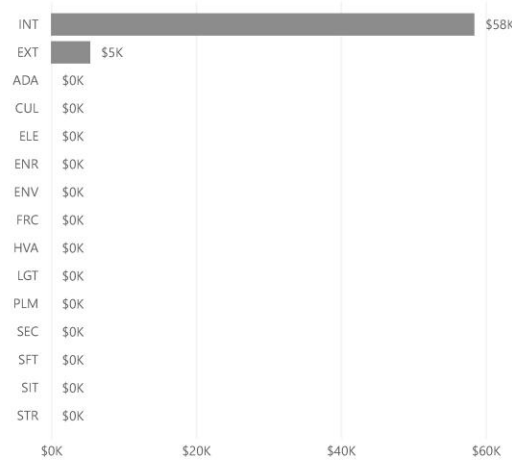
CODE YR: UNKNOWN
 CONS TYPE: III-B
 OCC: 100% - S-1
 Moderate hazard storage
 FIRE: 100% suppressed

2156 - BUILDING COMPONENTS

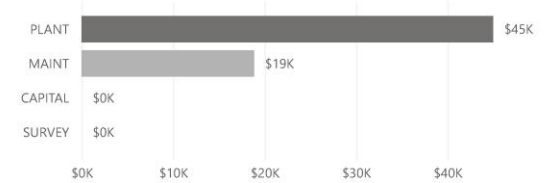
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 2
- BSMT: -
- ASSEMBLY: PRE-ENGINEERED
- EXPOSURE: ENCLOSED

\$673,000
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	2	\$18,860
TOTAL	3	\$63,860

\$63,860

FACILITY DETAILS, CCC WATER TANK

YEAR BUILT 1988
 UNKNOWN -



TANK



38 YEARS



OWNED
 OCCUPIED



0 SF



FCI %

3.00



The water tank is located along the north portion of the Carlin Conservation Camp site. It is an above ground 130,000 gallon capacity steel storage tank in good condition.



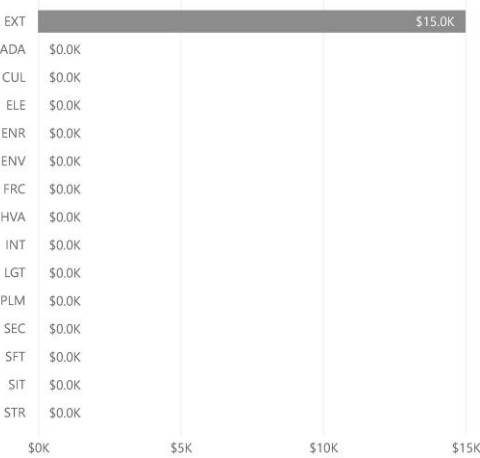
CODE COMPLIANCE SUMMARY

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

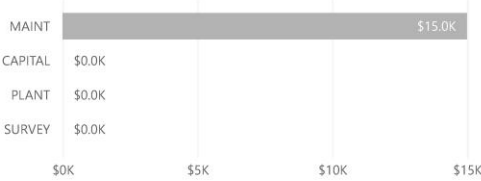
2549 - BUILDING COMPONENTS

- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 0
- 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	1	\$15,000
PRIORITY 3	0	\$0
TOTAL	1	\$15,000

\$500,000
 REPLACEMENT COST

\$15,000

FACILITY DETAILS, SEWAGE GRINDER CONTROL BUILDING

YEAR BUILT 2010
CONSTRUCTED 2010



UTILITY



16 YEARS



OWNED
OCCUPIED



120 SF



FCI %

4.80



CODE COMPLIANCE SUMMARY

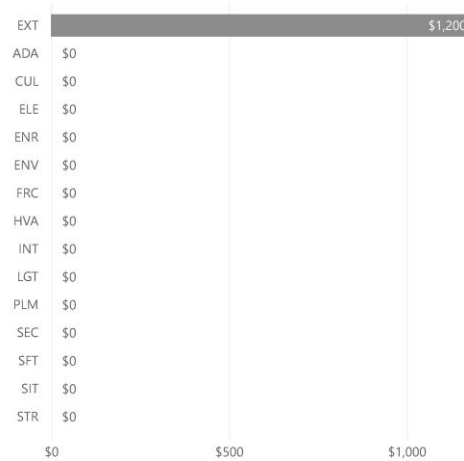
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3162 - BUILDING COMPONENTS

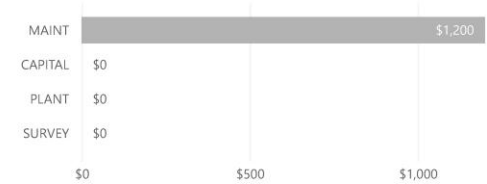
FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: SITE-BUILT
 EXPOSURE: ENCLOSED

\$25,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$1,200
PRIORITY 3	0	\$0
TOTAL	1	\$1,200

\$1,200

FACILITY DETAILS, USED OIL CONTAINMENT STORAGE

YEAR BUILT 2010
 CONSTRUCTED 2010



NONHAZARD



16 YEARS



OWNED
 OCCUPIED



80 SF



FCI %

10.00



This building is a CMU block and chain link walled structure with a metal roof. It is used to store used oil and is 8'x10'.



CODE COMPLIANCE SUMMARY

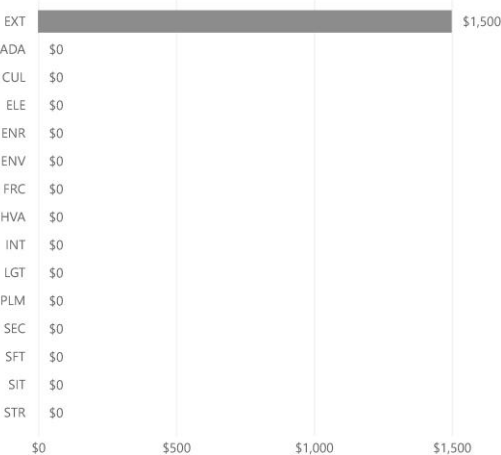
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

4308 - BUILDING COMPONENTS

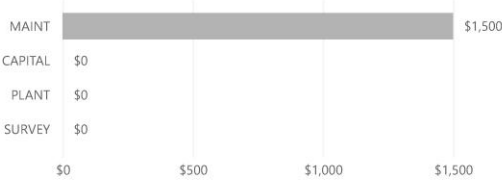
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

Priority	Count	COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,500
TOTAL	1	\$1,500

\$1,500

FACILITY DETAILS, FUEL STATION SHED

YEAR BUILT 1988
 CONSTRUCTED 1988



NONHAZARD



38 YEARS



OWNED
 OCCUPIED



192 SF



FCI %

6.00



This building is a wood framed structure with T1-II siding on a concrete slab foundation and sheet metal roofing. 12' x 16' located next to the above ground fuel tanks.



CODE COMPLIANCE SUMMARY

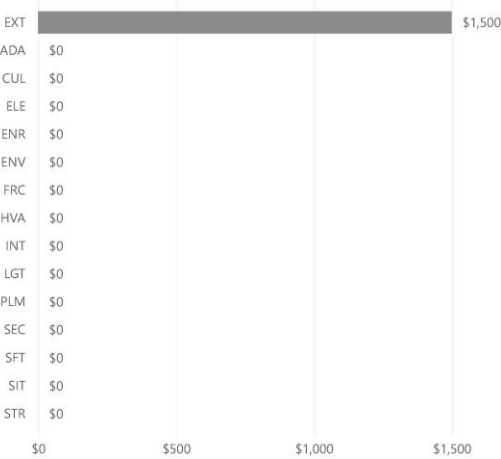
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

4309 - BUILDING COMPONENTS

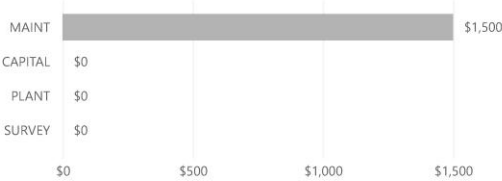
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

\$25,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



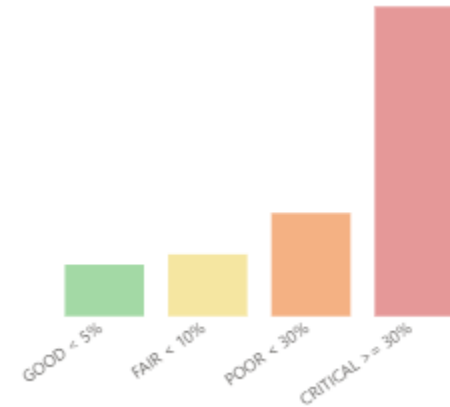
TOTAL COST BY PRIORITY

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

\$1,500

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

775.315-5573

CAROL MYERS

Construction Project Coordinator II

mc.myers@admin.nv.gov

775.690-5134

YADHIRA PIMENTEL

Administrative Assistant IV

mypimentel@admin.nv.gov

775.684-4126

APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	1/29/2026	Initial.