



DEPT OF CORRECTIONS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHEAST REGION

-

9974 - WELLS CONSERVATION CAMP SITE
HC 67-50
WELLS, NV 89835-
ELKO COUNTY

SURVEY DATE: 06/06/2023



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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 is currently unoccupied providing an opportunity to restore the site to good operating condition without disruption of site activities.

OVERALL SITE CONDITION

- **Infrastructure:** Adequate except for the waste water treatment system being inoperable which needs recommissioning. Domestic water well and infrastructure in good condition.
- **Findings:** Issues were identified that will require repairs:
 - Housing / Culinary / Administration is in poor condition and needs extensive work.
 - Multi-Purpose / Gymnasium is in poor condition and needs extensive work.
 - NDF Administration Office is in fair to poor condition and needs refurbishment.
 - Balance of site buildings are in fair condition.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate with no reported issues.
- **Electrical Systems:** Adequate with no reported issues.
- **Stormwater Drainage:** Sufficient with no reported erosion or flooding.

SAFETY, COMPLIANCE AND ACCESSIBILITY


- **Accessibility:** The site is not fully accessible with current ADA and safety standards. The buildings lack accessible restrooms and signage.
- **Fire Safety:** Fire suppression systems not installed and the Fire Alarm system has continual problems in the Housing / Culinary / Administration building.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces are minimal with no issues reported for the irrigation system.

PROPERTY MAP, HC 67-50, WELLS

SITE IS: EASEMENT UNOCCUPIED 6 BUILDINGS



B#	NAME	STATUS	RIGHTS
1391	MULTI-PURPOSE/ GYMNASIUM	VACANT	OWNED
2136	PUMP HOUSE	VACANT	OWNED
2137	TOOL STORAGE SHED	VACANT	OWNED
2994	FUEL STATION STORAGE SHED	VACANT	OWNED
2995	WATER TANK	VACANT	OWNED
9974	WELLS CONSERVATION CAMP SITE	UNOCCUPIED	EASEMENT

PROPERTY MAP, HC 67-50, WELLS

SITE IS:

EASEMENT

UNOCCUPIED

4 BUILDINGS



B#	NAME	STATUS	RIGHTS
0621	NDF ADMINISTRATION OFFICE	VACANT	OWNED
0622	NDF GARAGE/ SAW SHOP	VACANT	OWNED
2165	NDF STORAGE SHED #1	VACANT	OWNED
2993	NDF STORAGE SHED #2	VACANT	OWNED

PROPERTY MAP, HC 67-50, WELLS

SITE IS:

EASEMENT

UNOCCUPIED

2 BUILDINGS



B#	NAME	STATUS	RIGHTS
0708	HOUSING/ CULINARY/ ADMINISTRATION	VACANT	OWNED
3840	SEWER TREATMENT BUILDING	VACANT	OWNED

PROPERTY SNAPSHOT, WELLS CONSERVATION CAMP SITE

ELKO COUNTY

AGREEMENT 1984

SITE-SECURE

42 YEARS

EASEMENT UNOCCUPIED

40 ACRES

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APN: 008-560-900 41.089550000 -114.701710000

Currently, the Wells Conservation Camp is closed. Future plans are unknown. The Wells Conservation Camp is about 8 miles west of Wells off I-80. The site includes 10 structures with shared NDF and Corrections offices. Inmates staff firefighting and support crews. Parking includes six concrete stalls with the remainder gravel. The camp is served by a well, onsite septic, and enclosed by chain-link fencing.

12 BUILDINGS

51.30

AVERAGE FCI %

FCI DISTRIBUTION

\$5,667,950

BUILDINGS WITH PROJECTS

\$11,049,000

FRC - PROJECT BLDGS ONLY

UNOCCUPIED

EASEMENT

PRIORITY	COUNT	COST
PRIORITY 1	2	\$172,500
PRIORITY 2	1	\$200,000
PRIORITY 3	0	\$0
TOTAL	3	\$372,500

PROJECT TYPE BREAKDOWN - SITE ONLY

MAINT	\$200K
PLANT	\$173K
CAPITAL	\$0K
SURVEY	\$0K

PROJECT CATEGORY BREAKDOWN - SITE ONLY

PLM	\$200K
ADA	\$173K
CUL	\$0K
ELE	\$0K
ENR	\$0K
ENV	\$0K
EXT	\$0K
FRC	\$0K
HVA	\$0K
INT	\$0K
LGT	\$0K
SEC	\$0K
SFT	\$0K
SIT	\$0K

FACILITY DETAILS, NDF ADMINISTRATION OFFICE

YEAR BUILT 1985
CONSTRUCTED 1985



OFFICE



41 YEARS



OWNED
VACANT



1,200 SF



FCI %

28.00



The NDF Administration Office is an engineered steel structure on a slab-on-grade concrete foundation which contains office space, a conference room, day room and a small unisex restroom. It has baseboard electric heating units and window mounted evaporative coolers.



CODE COMPLIANCE SUMMARY

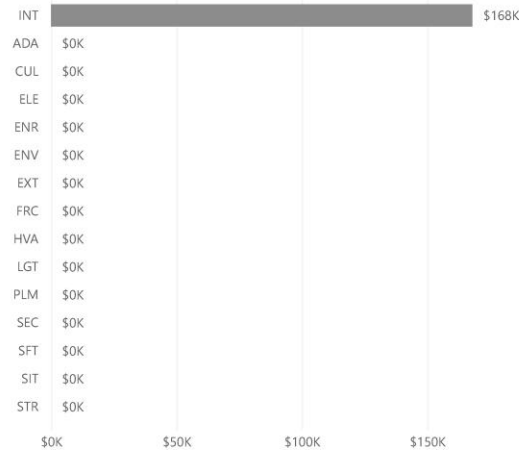
CODE YR: UNKNOWN
CONS TYPE: V-B
OCC: 100% - B
Offices or Higher Education Offices
FIRE: 0% suppressed

0621 - BUILDING COMPONENTS

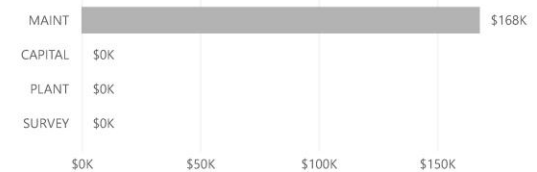
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: PRE-ENGINEERED
EXPOSURE: ENCLOSED

\$600,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$168,000
PRIORITY 3	0	\$0
TOTAL	1	\$168,000

\$168,000

FACILITY DETAILS, NDF GARAGE/ SAW SHOP

YEAR BUILT 1986
CONSTRUCTED 1986



MAINTENANCE



40 YEARS



OWNED
VACANT



960 SF



FCI %

7.92



The NDF Garage/ Saw Shop is a wood framed structure with a concrete slab-on-grade foundation and an asphalt composition roof. It is used for the storage and repair of camp vehicles and equipment. There is a ceiling hung propane fired heating unit and does not have any cooling equipment.



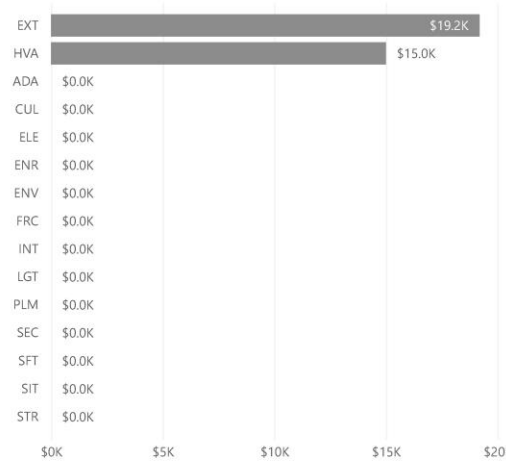
CODE COMPLIANCE SUMMARY

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

0622 - BUILDING COMPONENTS

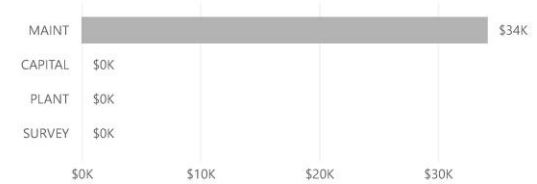
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING



\$432,000
REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$34,200
PRIORITY 3	0	\$0
TOTAL	2	\$34,200

\$34,200

FACILITY DETAILS, HOUSING/ CULINARY/ ADMINISTRATION

YEAR BUILT 1984
CONSTRUCTED 1984



INSTITUTIONAL



42 YEARS



OWNED
VACANT



14,000 SF



FCI %

64.28



The Housing Unit is a wood-framed building on a concrete foundation with an asphalt roof. Originally an Alaska pipeline housing unit, it was later relocated to Wells by the state. It includes three dormitory wings, administrative offices, restrooms, and a culinary/dining wing. Heating is provided by a boiler with hydronic baseboard heat, and cooling by roof-mounted evaporative units. The building has an accessible entrance ramp and an outdated fire alarm system.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 75% - I-3, 25% - B
 Prisons, reformatories
 Offices or Higher Education Offices
 FIRE: 0% suppressed

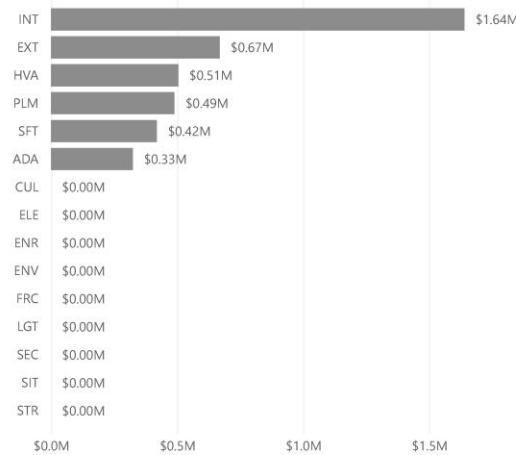
0708 - BUILDING COMPONENTS

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

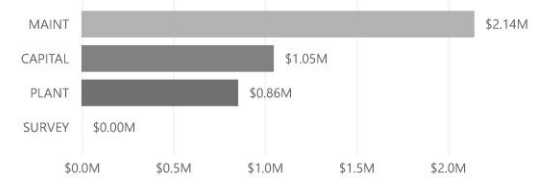
\$6,300,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	6	\$539,900
PRIORITY 2	10	\$2,904,500
PRIORITY 3	3	\$605,000
TOTAL	19	\$4,049,400

\$4,049,400

FACILITY DETAILS, MULTI-PURPOSE/ GYMNASIUM

YEAR BUILT 1985
CONSTRUCTED 1985



ASSEMBLY



41 YEARS



OWNED
VACANT



7,000 SF



FCI %

36.43



The Multi-Purpose/ Gymnasium is an engineered steel building with a slab-on-grade foundation and a metal roof . It contains a large gym, a small laundry room, restrooms, storage rooms and a mezzanine used for storage. It is shared with NDF which maintains a shop and mezzanine storage adjacent to the gym portion of the structure. The facility is heated by ceiling hung propane gas heaters and does not have any cooling.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: III-B

OCC: 70% - A-3, 30% - S-2

Having an assembly room with an occupant load of less than 300 without a legitimate stage
Low hazard storage

FIRE: 0% suppressed

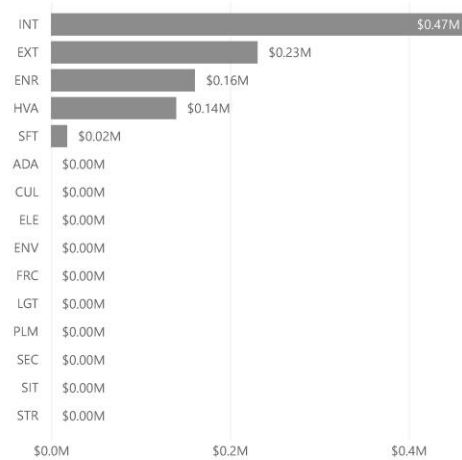
1391 - BUILDING COMPONENTS

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

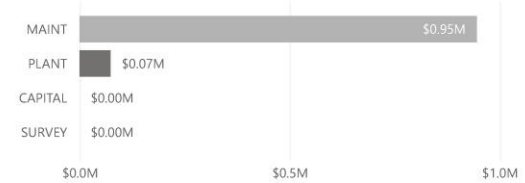
\$2,800,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	3	\$249,000
PRIORITY 2	6	\$771,000
PRIORITY 3	0	\$0
TOTAL	9	\$1,020,000

\$1,020,000

FACILITY DETAILS, PUMP HOUSE

YEAR BUILT 1984
CONSTRUCTED 1984



UTILITY



42 YEARS



OWNED
VACANT



125 SF



FCI %

3.13



The Pump House is a wood framed structure with a slab-on-grade concrete foundation and an asphalt shingle roof. The Pump House was replaced in 2020 under CIP 17-M33. It contains the water pumping and treatment system for domestic water on the site.



CODE COMPLIANCE SUMMARY

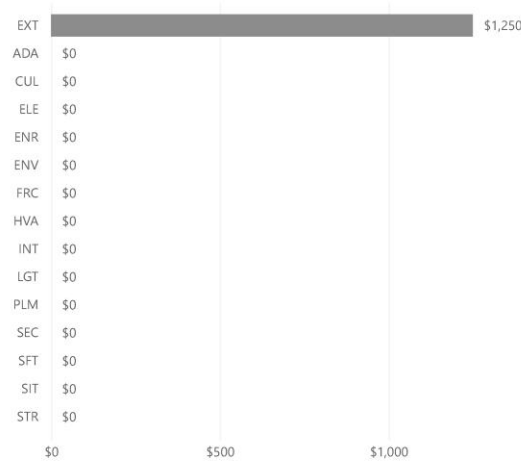
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

2136 - BUILDING COMPONENTS

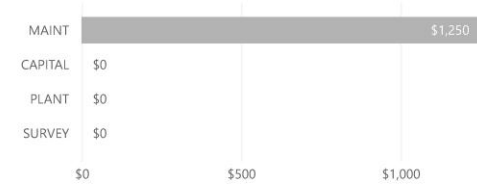
FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: SITE-BUILT
 EXPOSURE: ENCLOSED

\$40,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,250
TOTAL	1	\$1,250

\$1,250

FACILITY DETAILS, TOOL STORAGE SHED

YEAR BUILT 1985
CONSTRUCTED 1985



NONHAZARD



41 YEARS



OWNED
VACANT



144 SF



FCI %

9.33



The Tool Storage Shed is a wood framed structure on a concrete slab-on-grade foundation with an asphalt composition roof. It is located adjacent to the housing unit and is used for the storage of tools used by inmate crews.



CODE COMPLIANCE SUMMARY

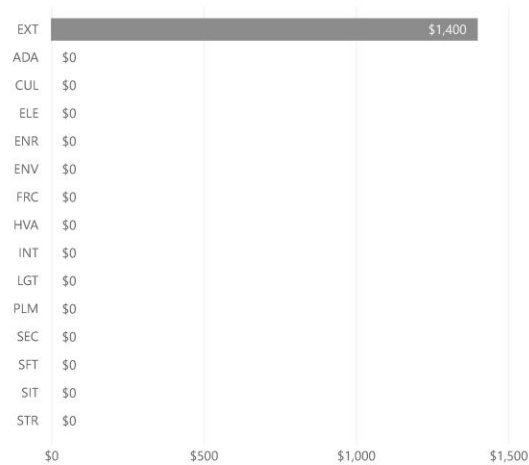
CODE YR: UNKNOWN
CONS TYPE: V-B
OCC: % - 5-2
Low hazard storage
FIRE: 0% suppressed

2137 - BUILDING COMPONENTS

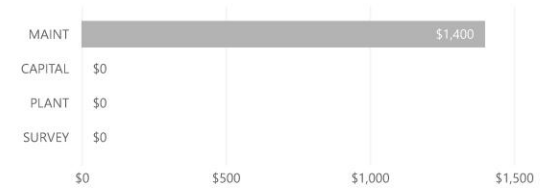
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$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	\$1,400
TOTAL	1	\$1,400

\$1,400

FACILITY DETAILS, NDF STORAGE SHED #1

YEAR BUILT 1985
CONSTRUCTED 1985



NONHAZARD



41 YEARS



OWNED
VACANT



160 SF



FCI %

5.33



The NDF Storage Shed #1 is a small metal storage structure located adjacent to Storage Shed #2. It is used for general
storage.



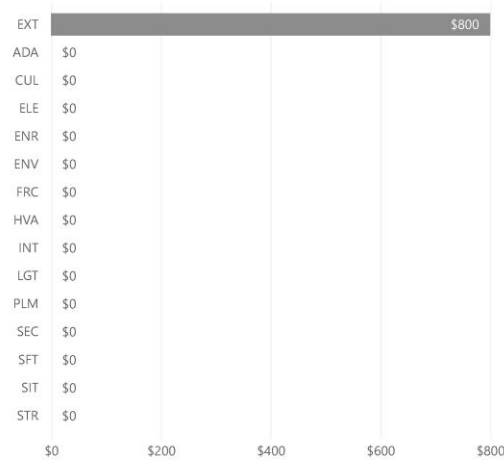
CODE COMPLIANCE SUMMARY

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

2165 - BUILDING COMPONENTS

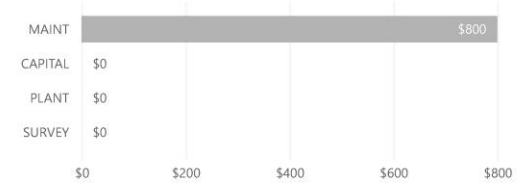
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING



\$15,000
REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

Priority	Count	COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$800
TOTAL	1	\$800

\$800

FACILITY DETAILS, NDF STORAGE SHED #2

YEAR BUILT 1985
CONSTRUCTED 1985



NONHAZARD



41 YEARS



OWNED
VACANT



144 SF



FCI %

11.67



The NDF Storage Shed #2 is a wood framed structure with a composition roof. It is located east of the garage and is used for general storage.



CODE COMPLIANCE SUMMARY

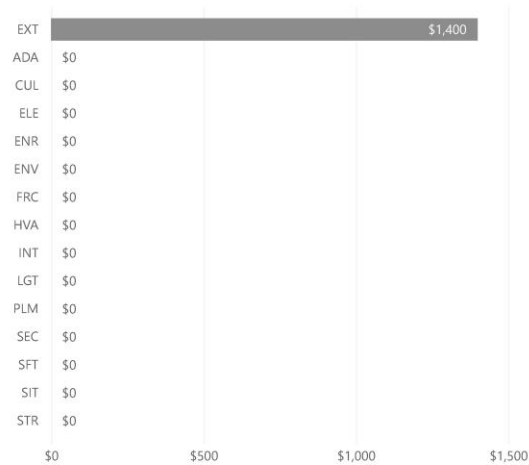
CODE YR: UNKNOWN
CONS TYPE: V-B
OCC: 100% - S-2
Low hazard storage
FIRE: 0% suppressed

2993 - BUILDING COMPONENTS

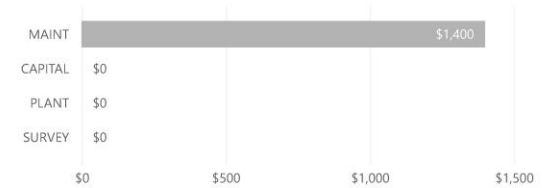
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$12,000
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	\$1,400
TOTAL	1	\$1,400

\$1,400

FACILITY DETAILS, FUEL STATION STORAGE SHED

YEAR BUILT 1985
CONSTRUCTED 1985



NONHAZARD



41 YEARS



OWNED
VACANT



91 SF



FCI %

18.00



The Fuel Station Storage Shed is a wood framed structure with metal siding and a composition roof. It is located next to the above ground fuel tank. The building is used as general storage.



CODE COMPLIANCE SUMMARY

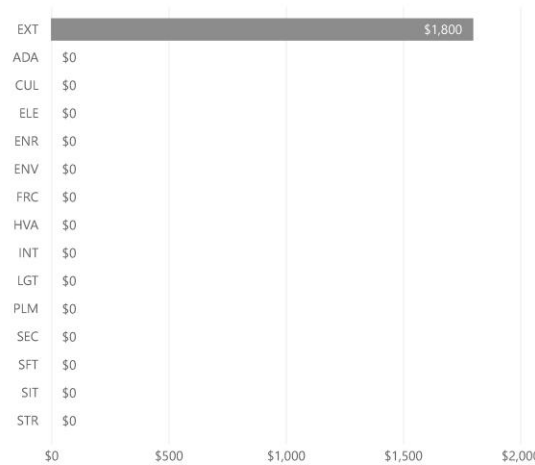
CODE YR: UNKNOWN
CONS TYPE: V-B
OCC: 100% - S-2
Low hazard storage
FIRE: 0% suppressed

2994 - BUILDING COMPONENTS

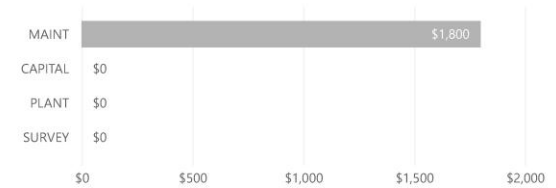
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$10,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$1,800
PRIORITY 3	0	\$0
TOTAL	1	\$1,800

\$1,800

FACILITY DETAILS, WATER TANK

YEAR BUILT 1985
CONSTRUCTED 1985



TANK



41 YEARS



OWNED
VACANT



250 SF



FCI %

2.00



The Water Tank is located along the north portion of the Wells Conservation Camp site. It is an above ground 130,000 gallon capacity welded steel water storage tank.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: I-A

OCC: 100% - U

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

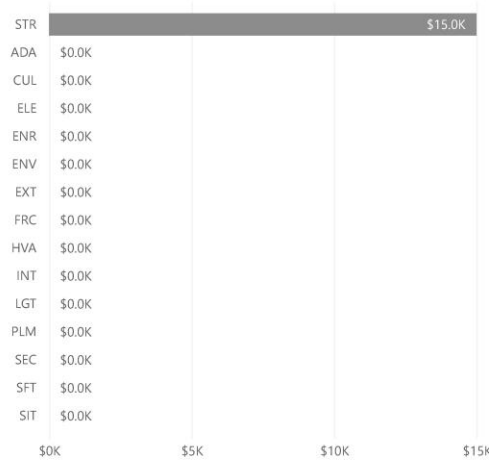
FIRE: 0% suppressed

2995 - BUILDING COMPONENTS

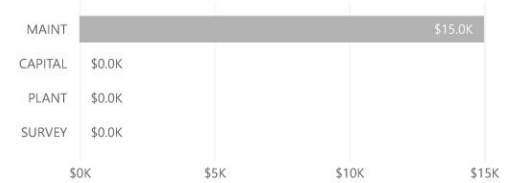
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

\$750,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

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

\$15,000

FACILITY DETAILS, SEWER TREATMENT BUILDING

YEAR BUILT 2012
CONSTRUCTED 2012



UTILITY



14 YEARS



OWNED
VACANT



120 SF



FCI %

2.93



The Sewer Treatment Building houses the controls and materials to support the water treatment equipment. It is a wood framed structure with an asphalt composition roofing system on a concrete foundation.



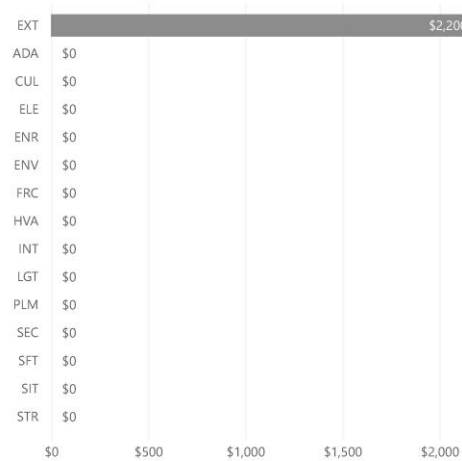
CODE COMPLIANCE SUMMARY

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

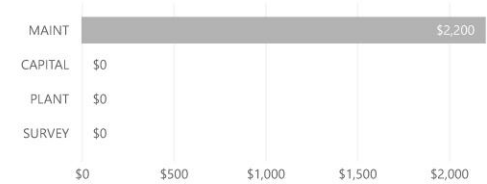
3840 - BUILDING COMPONENTS

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

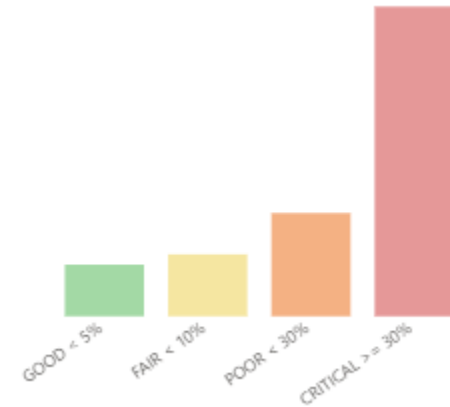
		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$2,200
PRIORITY 3	0	\$0
TOTAL	1	\$2,200

\$75,000
REPLACEMENT COST

\$2,200

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



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APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	4/20/2026	Initial.