



DEPARTMENT OF HUMAN SERVICES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHWEST REGION
NORTHERN STATE AND COUNTY GOVERNMENT CAMPUS
9981 - SIERRA REGIONAL CENTER SITE
605 S 21ST ST
SPARKS, NV 89431-8100
WASHOE COUNTY

SURVEY DATE: 04/16/2025



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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 **GOOD** derived from the average FCI of its buildings.
- **Ownership, Lease & Maintenance Context:** The site and buildings are State-owned and leased to Washoe County for the CrossRoads program. The site includes 16 buildings: 5 storage, 2 maintenance shops, 1 administration, and 8 housing. Per the Lease Agreement (p. 8), the State is responsible for roof maintenance. The lease expires October 1, 2045.

OVERALL SITE CONDITION

- **Infrastructure:** Well-maintained, with good drainage and accessibility. Paved areas, including parking lots and walkways showing signs of wear.
- **Roofing:** The 8 housing units have various warranty dates for roof repair.
 - SRC TRAINING & ADMIN, BLDG #600-601 (0322) was reroofed under CIP 11-201(3) and warrantied until 2032.
 - SRC ICF/MR, BLDG #602, 6-BED HOME (0323), SRC ICF/MR, BLDG #603, 2 6-BED HOME (0324), SRC BLDG #604, ICF/MR 2 6-BED HOME (0325), MAINTENANCE SHOP 2 (0345), SRC ADMINISTRATION (0517), SRC ICF MR 6 BED HOME BUILDING #606 (0518) were reroofed under CIP 15-S01(9), SRC MAINTENANCE SHOP (2691) and warrantied until 2036.
 - SRC ICF MR BLDG #602 6 BED HOME (0323), SRC ICF MR BLDG #603 2 6 BED HOME (0324), SRC ICF MR BLDG #604 ICF MR 2 6 BED HOME (0325), SRC ADMINISTRATION (0517), SRC ICF MR 6 BED HOME BUILDING #606 (0518) will be reroofed under CIP 25-S01(9).

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate, with no issues.
- **Electrical Systems:** Modern, with no issues.
- **Gas:** No issues.

- **Stormwater Drainage:** No concerns noted.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is compliant with current ADA and safety standards.
- **Fire Safety:** Adequate systems across the site.

ENVIRONMENTAL LANDSCAPING CONCERNS

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

PROPERTY MAP, 605 S 21ST ST, SPARKS

SITE IS:

LESSOR

OCCUPIED

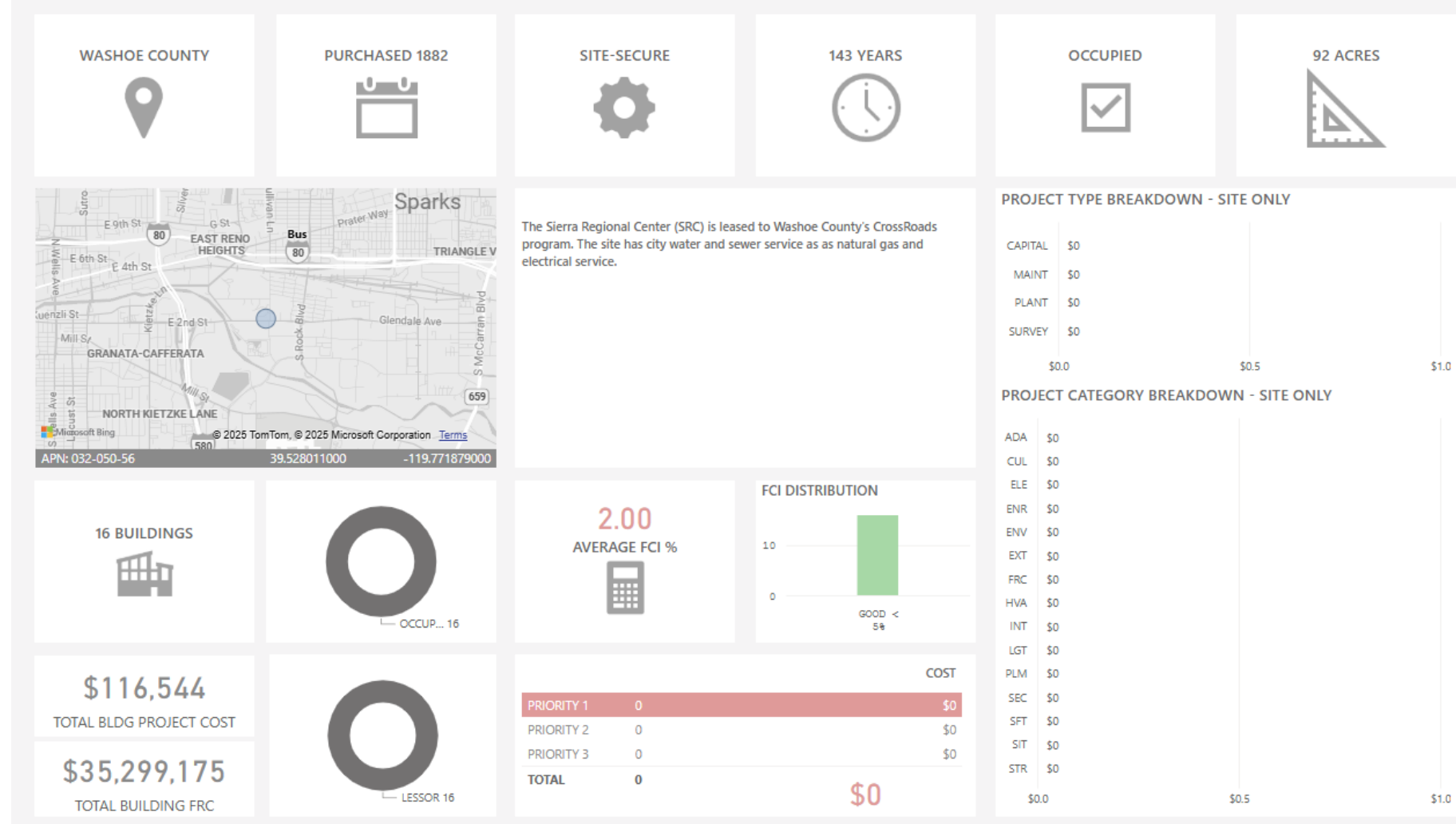
16 BUILDINGS



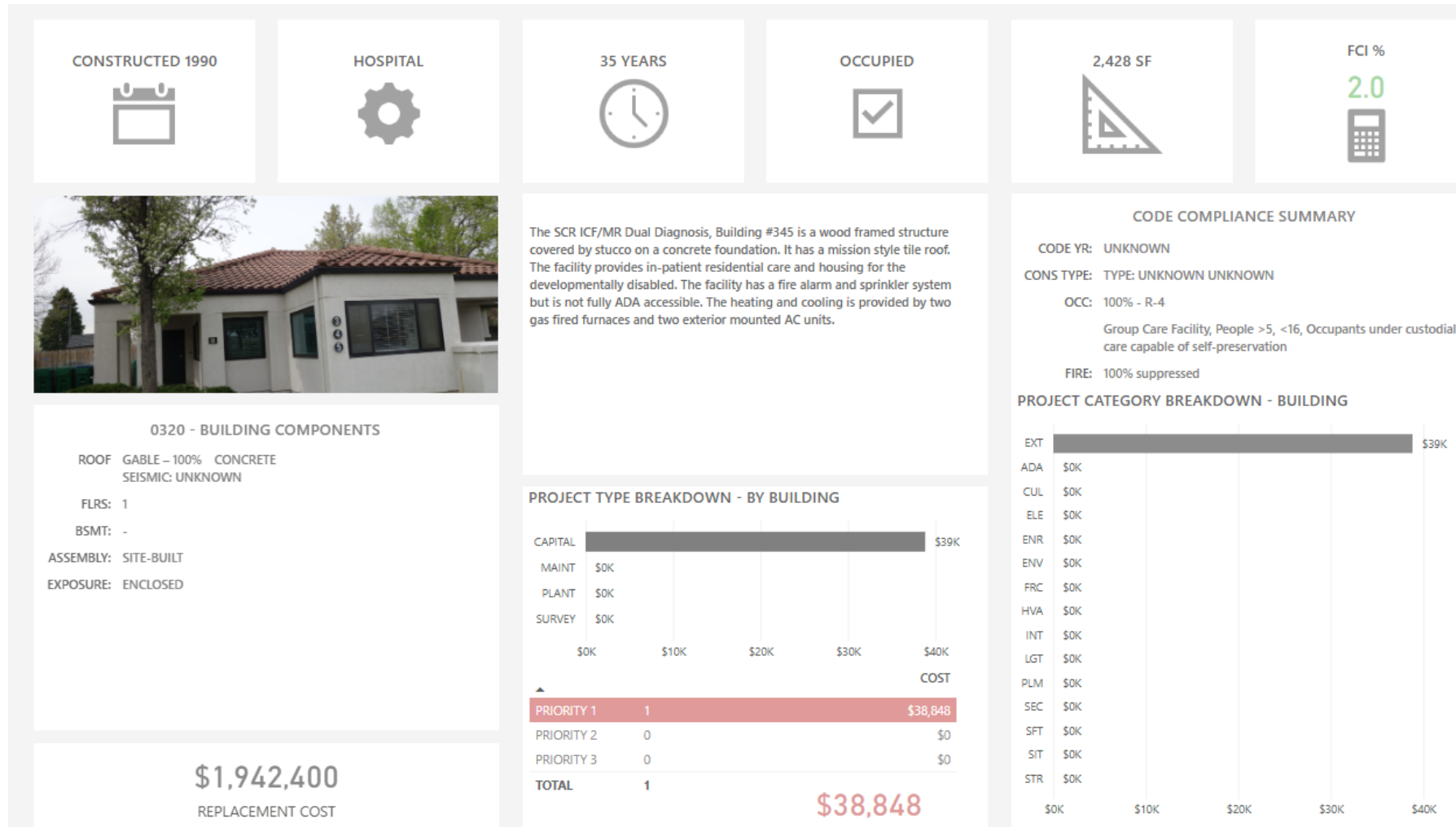
NORTHERN STATE AND COUNTY GOVERNMENT CAMPUS

B#	NAME	STATUS	RIGHTS
0320	SRC ICF/MR DUAL DIAGNOSIS BLDG #345	OCCUPIED	LESSOR
0322	SRC TRAINING & ADMIN, BLDG #600-601	OCCUPIED	LESSOR
0323	SRC ICF/MR, BLDG #602, 6-BED HOME	OCCUPIED	LESSOR
0324	SRC ICF/MR, BLDG #603, 2 6-BED HOME	OCCUPIED	LESSOR
0325	SRC BLDG #604, ICF/MR 2 6-BED HOME	OCCUPIED	LESSOR
0345	MAINTENANCE SHOP 2	OCCUPIED	LESSOR
0516	SRC ICF/MR DUAL DIAGNOSIS, BUILDING ...	OCCUPIED	LESSOR
0517	SRC ADMINISTRATION, BLDG #605	OCCUPIED	LESSOR
0518	SRC ICF/MR 6-BED HOME BUILDING #606	OCCUPIED	LESSOR
0994	WEST STORAGE AT BLDG 600-601	OCCUPIED	LESSOR
1955	SRC ICF/MR DUAL DIAGNOSIS, BUILDING ...	OCCUPIED	LESSOR
1956	SOUTH STORAGE AT BUILDING 600-601	OCCUPIED	LESSOR
2060	EAST STORAGE AT BUILDING 600-601	OCCUPIED	LESSOR
2691	SRC MAINTENANCE SHOP	OCCUPIED	LESSOR
2692	SRC STORAGE BUILDING	OCCUPIED	LESSOR
2693	WEST STORAGE #2	OCCUPIED	LESSOR

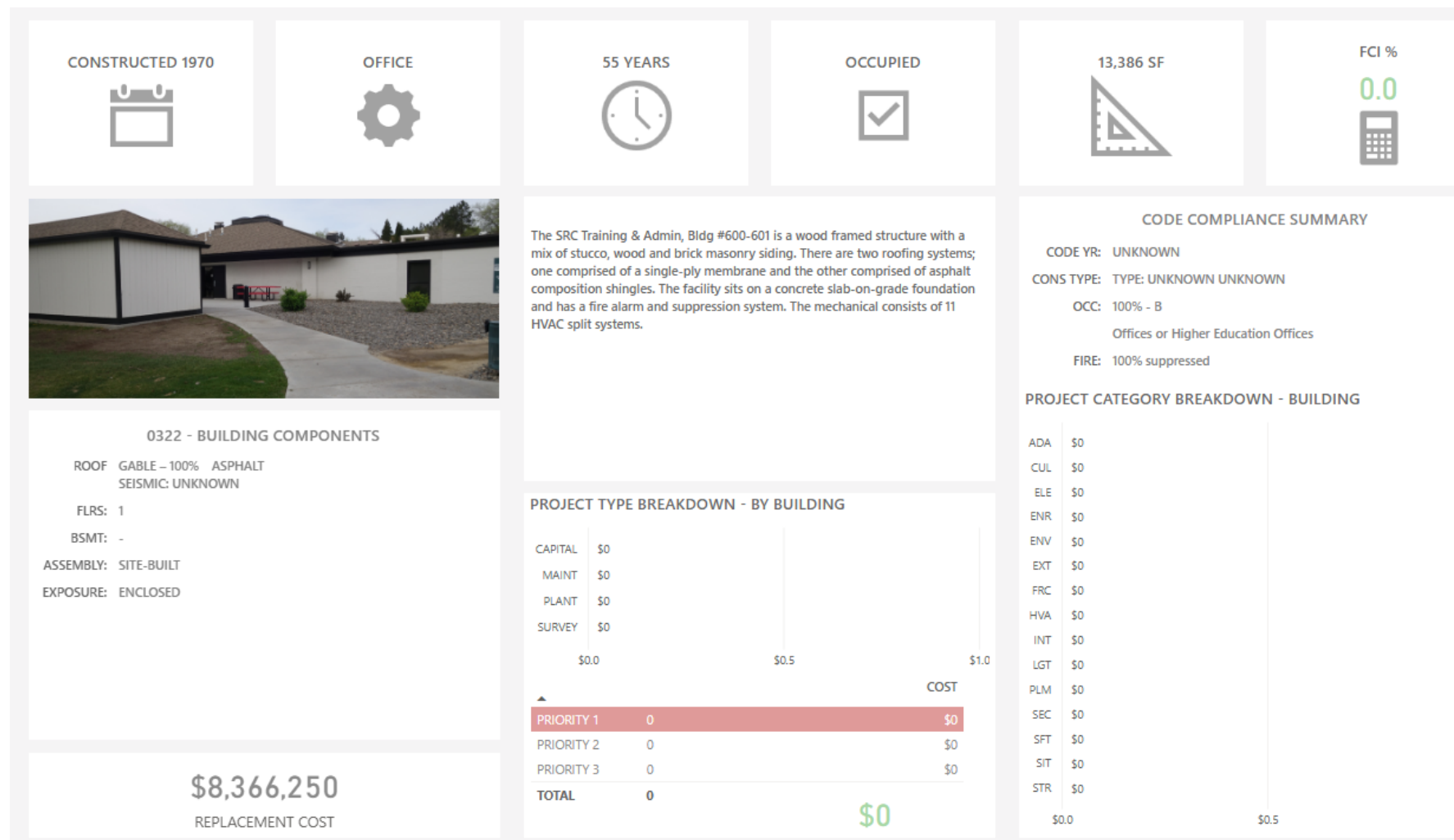
PROPERTY SNAPSHOT, SIERRA REGIONAL CENTER SITE



FACILITY DETAILS, SRC ICF/MR DUAL DIAGNOSIS BLDG #345



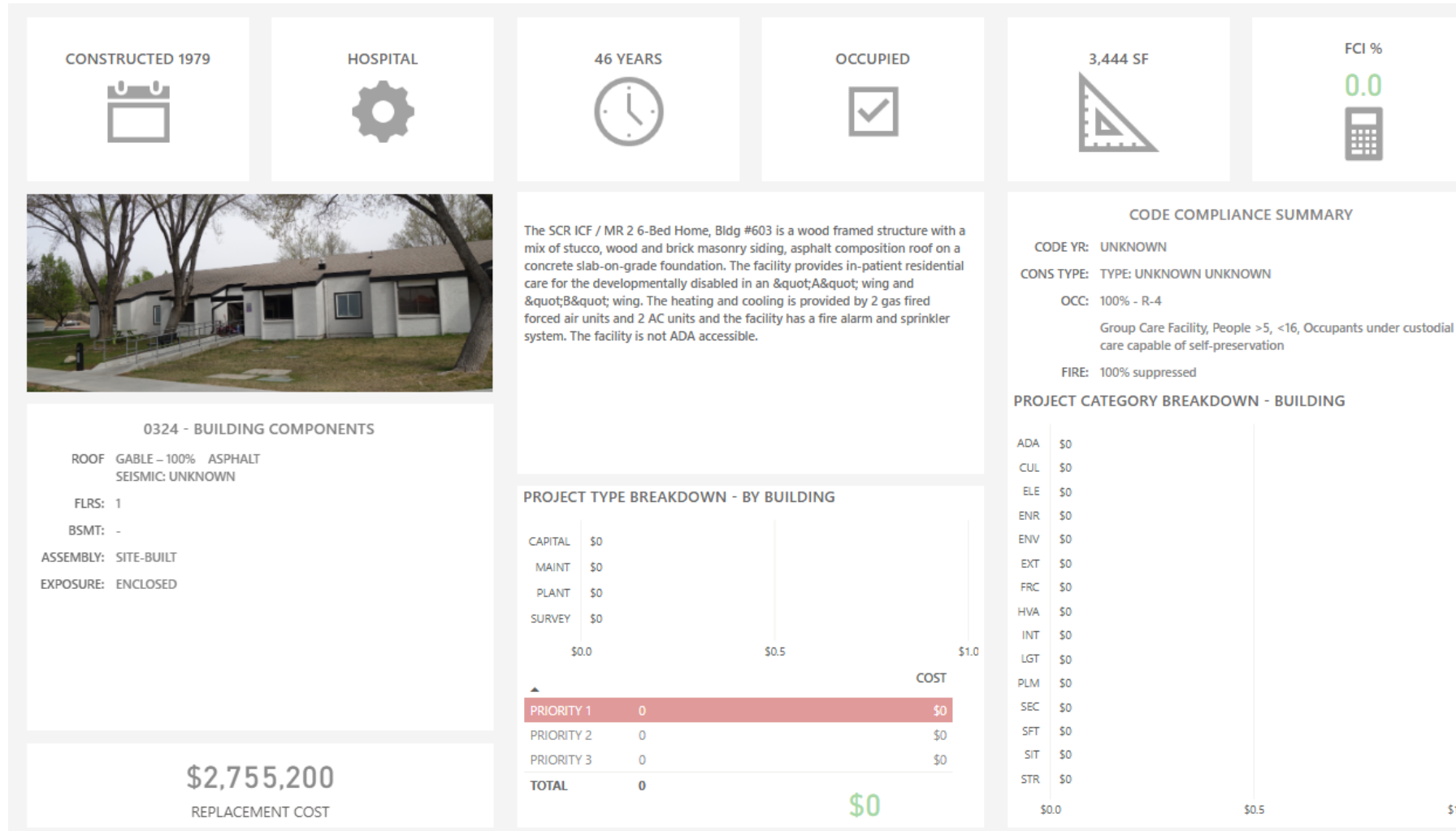
FACILITY DETAILS, SRC TRAINING & ADMIN, BLDG #600-601



FACILITY DETAILS, SRC ICF/MR, BLDG #602, 6-BED HOME

CONSTRUCTED 1979 	HOSPITAL 	46 YEARS 	OCCUPIED 	6,725 SF 	FCI % 0.0 																																	
		The SCR ICF / MR 6-Bed Home, Bldg #602 is a wood framed structure with a mix of stucco, wood and brick masonry siding, asphalt composition roof on a concrete slab-on-grade foundation. The facility provides inpatient residential care for the developmentally disabled. The heating and cooling is provided by 2 gas fired forced air units and 2 AC units and the facility has a fire alarm and sprinkler system. The facility is not ADA accessible.		CODE COMPLIANCE SUMMARY CODE YR: UNKNOWN CONS TYPE: TYPE: UNKNOWN UNKNOWN OCC: 100% - R-4 Group Care Facility, People >5, <16, Occupants under custodial care capable of self-preservation FIRE: 100% suppressed																																		
0323 - BUILDING COMPONENTS ROOF: GABLE – 100% ASPHALT SEISMIC: UNKNOWN FLRS: 1 BSMT: - ASSEMBLY: SITE-BUILT EXPOSURE: ENCLOSED		PROJECT TYPE BREAKDOWN - BY BUILDING <table> <tr> <td>CAPITAL</td><td>\$0</td><td></td></tr> <tr> <td>MAINT</td><td>\$0</td><td></td></tr> <tr> <td>PLANT</td><td>\$0</td><td></td></tr> <tr> <td>SURVEY</td><td>\$0</td><td></td></tr> <tr> <td></td><td>\$0.0</td><td>\$0.5</td></tr> <tr> <td></td><td></td><td>\$1.0</td></tr> <tr> <td></td><td></td><td>COST</td></tr> <tr> <td>PRIORITY 1</td><td>0</td><td>\$0</td></tr> <tr> <td>PRIORITY 2</td><td>0</td><td>\$0</td></tr> <tr> <td>PRIORITY 3</td><td>0</td><td>\$0</td></tr> <tr> <td>TOTAL</td><td>0</td><td></td></tr> </table>				CAPITAL	\$0		MAINT	\$0		PLANT	\$0		SURVEY	\$0			\$0.0	\$0.5			\$1.0			COST	PRIORITY 1	0	\$0	PRIORITY 2	0	\$0	PRIORITY 3	0	\$0	TOTAL	0	
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PRIORITY 3	0	\$0																																				
TOTAL	0																																					
\$5,380,000 REPLACEMENT COST		\$0																																				
PROJECT CATEGORY BREAKDOWN - BUILDING <table> <tr><td>ADA</td><td>\$0</td></tr> <tr><td>CUL</td><td>\$0</td></tr> <tr><td>ELE</td><td>\$0</td></tr> <tr><td>ENR</td><td>\$0</td></tr> <tr><td>ENV</td><td>\$0</td></tr> <tr><td>EXT</td><td>\$0</td></tr> <tr><td>FRC</td><td>\$0</td></tr> <tr><td>HVA</td><td>\$0</td></tr> <tr><td>INT</td><td>\$0</td></tr> <tr><td>LGT</td><td>\$0</td></tr> <tr><td>PLM</td><td>\$0</td></tr> <tr><td>SEC</td><td>\$0</td></tr> <tr><td>SFT</td><td>\$0</td></tr> <tr><td>SIT</td><td>\$0</td></tr> <tr><td>STR</td><td>\$0</td></tr> <tr><td></td><td>\$0.5</td></tr> </table>						ADA	\$0	CUL	\$0	ELE	\$0	ENR	\$0	ENV	\$0	EXT	\$0	FRC	\$0	HVA	\$0	INT	\$0	LGT	\$0	PLM	\$0	SEC	\$0	SFT	\$0	SIT	\$0	STR	\$0		\$0.5	
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SFT	\$0																																					
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STR	\$0																																					
	\$0.5																																					

FACILITY DETAILS, SRC ICF/MR, BLDG #603, 2 6-BED HOME



FACILITY DETAILS, SRC BLDG #604, ICF/MR 2 6-BED HOME

CONSTRUCTED 1981	HOSPITAL	44 YEARS	OCCUPIED	4,829 SF	FCI % 0.0																														
0325 - BUILDING COMPONENTS ROOF GABLE – 100% ASPHALT SEISMIC: UNKNOWN FLRS: 1 BSMT: - ASSEMBLY: SITE-BUILT EXPOSURE: ENCLOSED																																			
The SCR ICF / MR 2 6-Bed Home, Bldg #604 is a wood framed structure with a mix of stucco, wood and brick masonry siding, asphalt composition roof on a concrete slab-on-grade foundation. The facility provides in-patient residential care for the developmentally disabled. The heating and cooling is provided by 2 gas fired forced air units and 2 AC units and the facility has a fire alarm and sprinkler system. The facility is not ADA accessible.																																			
PROJECT TYPE BREAKDOWN - BY BUILDING <table border="1"> <thead> <tr> <th>CAPITAL</th> <th>MAINT</th> <th>PLANT</th> <th>SURVEY</th> <th>COST</th> </tr> </thead> <tbody> <tr> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>PRIORITY 1</td> <td>0</td> <td></td> <td></td> <td>\$0</td> </tr> <tr> <td>PRIORITY 2</td> <td>0</td> <td></td> <td></td> <td>\$0</td> </tr> <tr> <td>PRIORITY 3</td> <td>0</td> <td></td> <td></td> <td>\$0</td> </tr> <tr> <td>TOTAL</td> <td>0</td> <td></td> <td></td> <td>\$0</td> </tr> </tbody> </table>						CAPITAL	MAINT	PLANT	SURVEY	COST	\$0	\$0	\$0	\$0	\$0	PRIORITY 1	0			\$0	PRIORITY 2	0			\$0	PRIORITY 3	0			\$0	TOTAL	0			\$0
CAPITAL	MAINT	PLANT	SURVEY	COST																															
\$0	\$0	\$0	\$0	\$0																															
PRIORITY 1	0			\$0																															
PRIORITY 2	0			\$0																															
PRIORITY 3	0			\$0																															
TOTAL	0			\$0																															
CODE COMPLIANCE SUMMARY CODE YR: UNKNOWN CONS TYPE: TYPE: UNKNOWN UNKNOWN OCC: 100% - R-4 Group Care Facility, People >5, <16, Occupants under custody care capable of self-preservation FIRE: 100% suppressed																																			
PROJECT CATEGORY BREAKDOWN - BUILDING <table border="1"> <thead> <tr> <th>ADA</th> <th>CUL</th> <th>ELE</th> <th>ENR</th> <th>ENV</th> <th>EXT</th> <th>FRC</th> <th>HVA</th> <th>INT</th> <th>LGT</th> <th>PLM</th> <th>SEC</th> <th>SFT</th> <th>SIT</th> <th>STR</th> </tr> </thead> <tbody> <tr> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>						ADA	CUL	ELE	ENR	ENV	EXT	FRC	HVA	INT	LGT	PLM	SEC	SFT	SIT	STR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADA	CUL	ELE	ENR	ENV	EXT	FRC	HVA	INT	LGT	PLM	SEC	SFT	SIT	STR																					
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0																					
REPLACEMENT COST \$3,863,200																																			

FACILITY DETAILS, MAINTENANCE SHOP 2

CONSTRUCTED 1988

MAINTENANCE

37 YEARS

OCCUPIED

720 SF

FCI %
0.0

A photograph showing the exterior of Maintenance Shop 2, a single-story concrete masonry unit building with wood-framed walls, situated in a grassy area with trees and benches.

0345 - BUILDING COMPONENTS

ROOF GABLE – 100% ASPHALT
SEISMIC: N/A

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$288,000

REPLACEMENT COST

The Maintenance Shop 2 is a concrete masonry unit (CMU) and wood framed structure on a concrete slab-on-grade. It was built in an area that formally was a courtyard. The south and west walls are constructed with CMU about four feet high with wood framed walls making up the rest of the framing. The facility is used for maintenance activities at SRC.

PROJECT TYPE BREAKDOWN - BY BUILDING

	CAPITAL	MAINT	PLANT	SURVEY
	\$0	\$0	\$0	\$0
PRIORITY 1	0			
PRIORITY 2	0			
PRIORITY 3	0			
TOTAL	0			

\$0

CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - S-2

Low hazard storage

FIRE: 0% suppressed

PROJECT CATEGORY BREAKDOWN - BUILDING

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

\$0.5

FACILITY DETAILS, SRC ICF/MR DUAL DIAGNOSIS, BUILDING #335

CONSTRUCTED 1990



HOSPITAL



35 YEARS



OCCUPIED



2,428 SF



FCI %

2.0





0516 - BUILDING COMPONENTS

ROOF

GABLE – 100% CONCRETE

SEISMIC: UNKNOWN

FLRS:

1

BSMT:

-

ASSEMBLY:

SITE-BUILT

EXPOSURE:

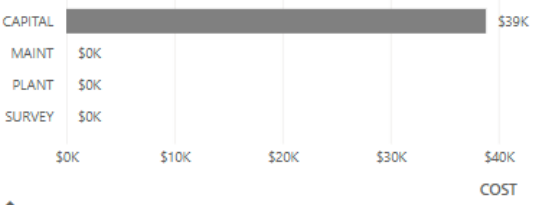
ENCLOSED

\$1,942,400

REPLACEMENT COST

The SCR ICF/MR Dual Diagnosis, Building #335 is a wood framed structure covered by stucco on a concrete foundation. It has a mission style tile roof. The facility provides in-patient residential care and housing for the developmentally disabled. The facility has a fire alarm and sprinkler system but is not fully ADA accessible. The heating and cooling is provided by two gas fired furnaces and two exterior mounted AC units.

PROJECT TYPE BREAKDOWN - BY BUILDING



PROJECT TYPE	COUNT	COST
PRIORITY 1	1	\$38,848
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	1	\$38,848

CODE COMPLIANCE SUMMARY

CODE YR:

UNKNOWN

CONS TYPE:

TYPE: UNKNOWN UNKNOWN

OCC:

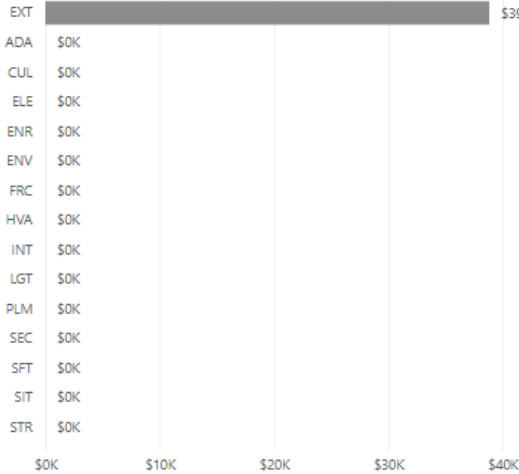
100% - R-4

Group Care Facility, People >5, <16, Occupants under custodial care capable of self-preservation

FIRE:

100% suppressed

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT CATEGORY	COST
EXT	\$39K
ADA	\$0K
CUL	\$0K
ELE	\$0K
ENR	\$0K
ENV	\$0K
FRC	\$0K
HVA	\$0K
INT	\$0K
LGT	\$0K
PLM	\$0K
SEC	\$0K
SFT	\$0K
SIT	\$0K
STR	\$0K

FACILITY DETAILS, SRC ADMINISTRATION, BLDG #605

CONSTRUCTED 1979

OFFICE

46 YEARS

OCCUPIED

7,117 SF

FCI %

0.0



0517 - BUILDING COMPONENTS

ROOF GABLE – 100% ASPHALT
SEISMIC: UNKNOWN

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

The SRC Administration, Bldg #605 is a wood framed structure with a mix of stucco, wood and brick masonry siding, asphalt composition roof on a concrete slab-on-grade foundation. The mostly ADA compliant facility contains administrative and support offices for the Sierra Regional Center campus. Heating and cooling is provided by 4 gas fired forced air units and 4 exterior mounted AC units and the facility has a fire alarm and sprinkler system.

PROJECT TYPE BREAKDOWN - BY BUILDING

CAPITAL	\$0
MAINT	\$0
PLANT	\$0
SURVEY	\$0
TOTAL	0

CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 100% suppressed

PROJECT CATEGORY BREAKDOWN - BUILDING

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

\$4,448,125

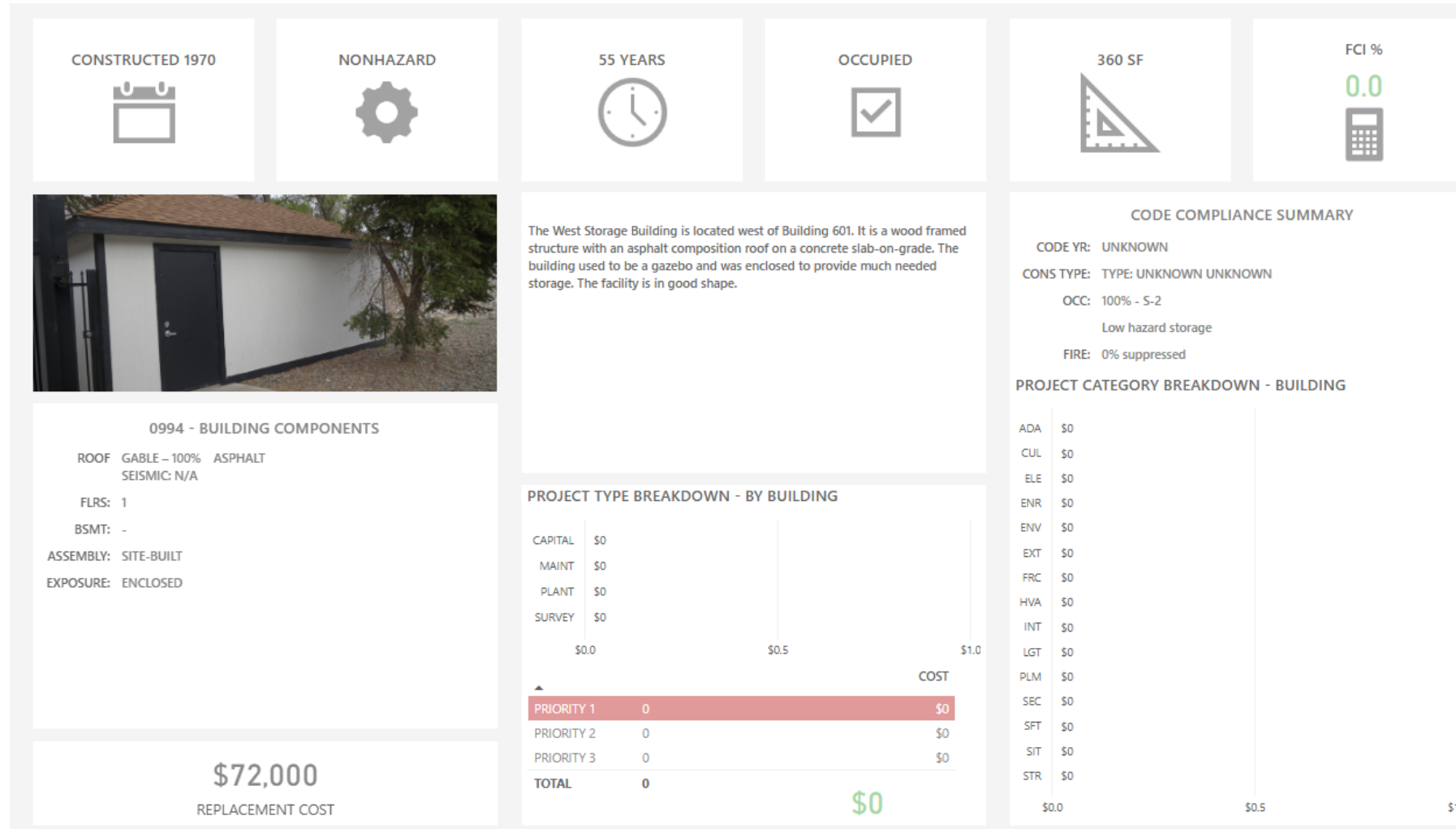
REPLACEMENT COST

\$0

FACILITY DETAILS, SRC ICF/MR 6-BED HOME BUILDING #606

CONSTRUCTED 1981 	HOSPITAL 	44 YEARS 	OCCUPIED 	4,829 SF 	FCI % 0.0 																														
			The SRC ICF/MR 2 6 Bed Home, Building #606 is a wood framed structure covered by stucco on a concrete foundation. It has a mission style tile roof. The facility provides in-patient residential care and housing for the developmentally disabled. &nbsp;The facility has a fire alarm and sprinkler system but is not fully ADA accessible. The heating and cooling is provided by two gas fired furnaces and two exterior mounted AC units.																																
0518 - BUILDING COMPONENTS ROOF GABLE – 100% ASPHALT SEISMIC: UNKNOWN FLRS: 1 BSMT: - ASSEMBLY: SITE-BUILT EXPOSURE: ENCLOSED			CODE COMPLIANCE SUMMARY CODE YR: UNKNOWN CONS TYPE: TYPE: UNKNOWN UNKNOWN OCC: 100% - R-4 Group Care Facility, People >5, <16, Occupants under custodial care capable of self-preservation FIRE: 100% suppressed PROJECT CATEGORY BREAKDOWN - BUILDING <table> <tr><td>ADA</td><td>\$0</td></tr> <tr><td>CUL</td><td>\$0</td></tr> <tr><td>ELE</td><td>\$0</td></tr> <tr><td>ENR</td><td>\$0</td></tr> <tr><td>ENV</td><td>\$0</td></tr> <tr><td>EXT</td><td>\$0</td></tr> <tr><td>FRC</td><td>\$0</td></tr> <tr><td>HVA</td><td>\$0</td></tr> <tr><td>INT</td><td>\$0</td></tr> <tr><td>LGT</td><td>\$0</td></tr> <tr><td>PLM</td><td>\$0</td></tr> <tr><td>SEC</td><td>\$0</td></tr> <tr><td>SFT</td><td>\$0</td></tr> <tr><td>SIT</td><td>\$0</td></tr> <tr><td>STR</td><td>\$0</td></tr> </table>			ADA	\$0	CUL	\$0	ELE	\$0	ENR	\$0	ENV	\$0	EXT	\$0	FRC	\$0	HVA	\$0	INT	\$0	LGT	\$0	PLM	\$0	SEC	\$0	SFT	\$0	SIT	\$0	STR	\$0
ADA	\$0																																		
CUL	\$0																																		
ELE	\$0																																		
ENR	\$0																																		
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\$3,863,200 REPLACEMENT COST			PROJECT TYPE BREAKDOWN - BY BUILDING <table> <tr><td>CAPITAL</td><td>\$0</td></tr> <tr><td>MAINT</td><td>\$0</td></tr> <tr><td>PLANT</td><td>\$0</td></tr> <tr><td>SURVEY</td><td>\$0</td></tr> </table> \$0.0 \$0.5 \$1.0 COST <table> <tr><td>PRIORITY 1</td><td>0</td><td>\$0</td></tr> <tr><td>PRIORITY 2</td><td>0</td><td>\$0</td></tr> <tr><td>PRIORITY 3</td><td>0</td><td>\$0</td></tr> <tr><td>TOTAL</td><td>0</td><td>\$0</td></tr> </table>			CAPITAL	\$0	MAINT	\$0	PLANT	\$0	SURVEY	\$0	PRIORITY 1	0	\$0	PRIORITY 2	0	\$0	PRIORITY 3	0	\$0	TOTAL	0	\$0										
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MAINT	\$0																																		
PLANT	\$0																																		
SURVEY	\$0																																		
PRIORITY 1	0	\$0																																	
PRIORITY 2	0	\$0																																	
PRIORITY 3	0	\$0																																	
TOTAL	0	\$0																																	

FACILITY DETAILS, WEST STORAGE AT BLDG 600-601



FACILITY DETAILS, SRC ICF/MR DUAL DIAGNOSIS, BUILDING #325

CONSTRUCTED 1990



HOSPITAL



35 YEARS



OCCUPIED



2,428 SF



FCI %

2.0





1955 - BUILDING COMPONENTS

ROOF

GABLE – 100% CONCRETE

SEISMIC: UNKNOWN

FLRS:

1

BSMT:

-

ASSEMBLY:

SITE-BUILT

EXPOSURE:

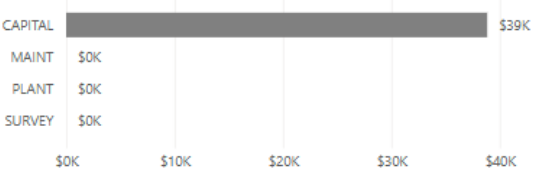
ENCLOSED

\$1,942,400

REPLACEMENT COST

The SRC ICF/MR Dual Diagnosis, Building #325 is a wood framed structure covered by stucco on a concrete foundation. It has a mission style tile roof. The facility provides in-patient residential care and housing for the developmentally disabled. The facility has a fire alarm and sprinkler system but is not fully ADA accessible. The heating and cooling is provided by two gas fired furnaces and two exterior mounted AC units.

PROJECT TYPE BREAKDOWN - BY BUILDING



	COUNT	COST
PRIORITY 1	1	\$38,848
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	1	\$38,848

CODE COMPLIANCE SUMMARY

CODE YR:

UNKNOWN

CONS TYPE:

TYPE: UNKNOWN UNKNOWN

OCC:

100% - R-4

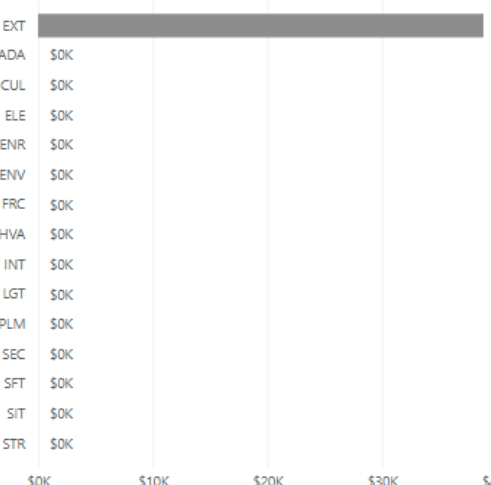
Group Care Facility, People >5, <16, Occupants under custody

care capable of self-preservation

FIRE:

0% suppressed

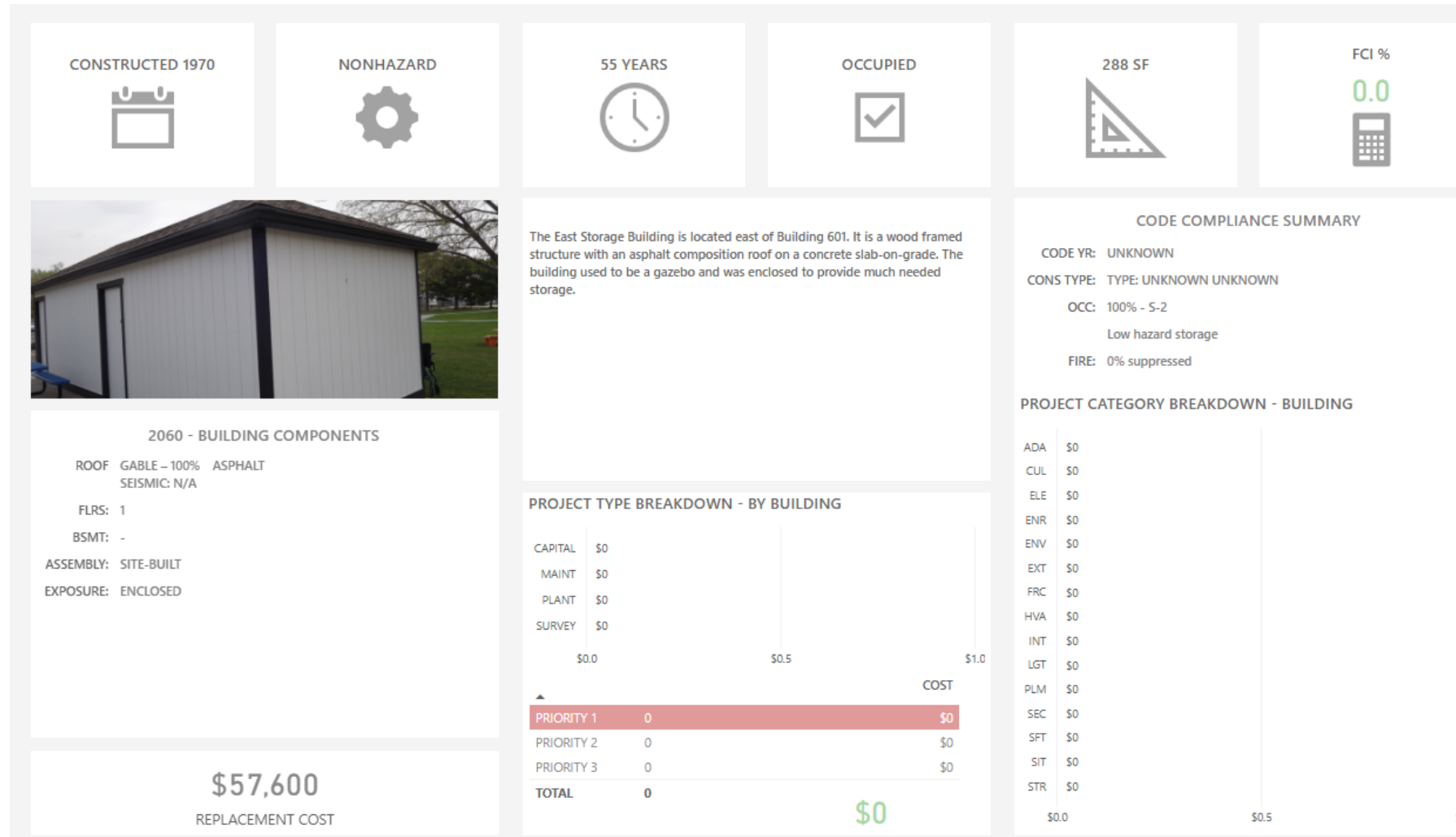
PROJECT CATEGORY BREAKDOWN - BUILDING



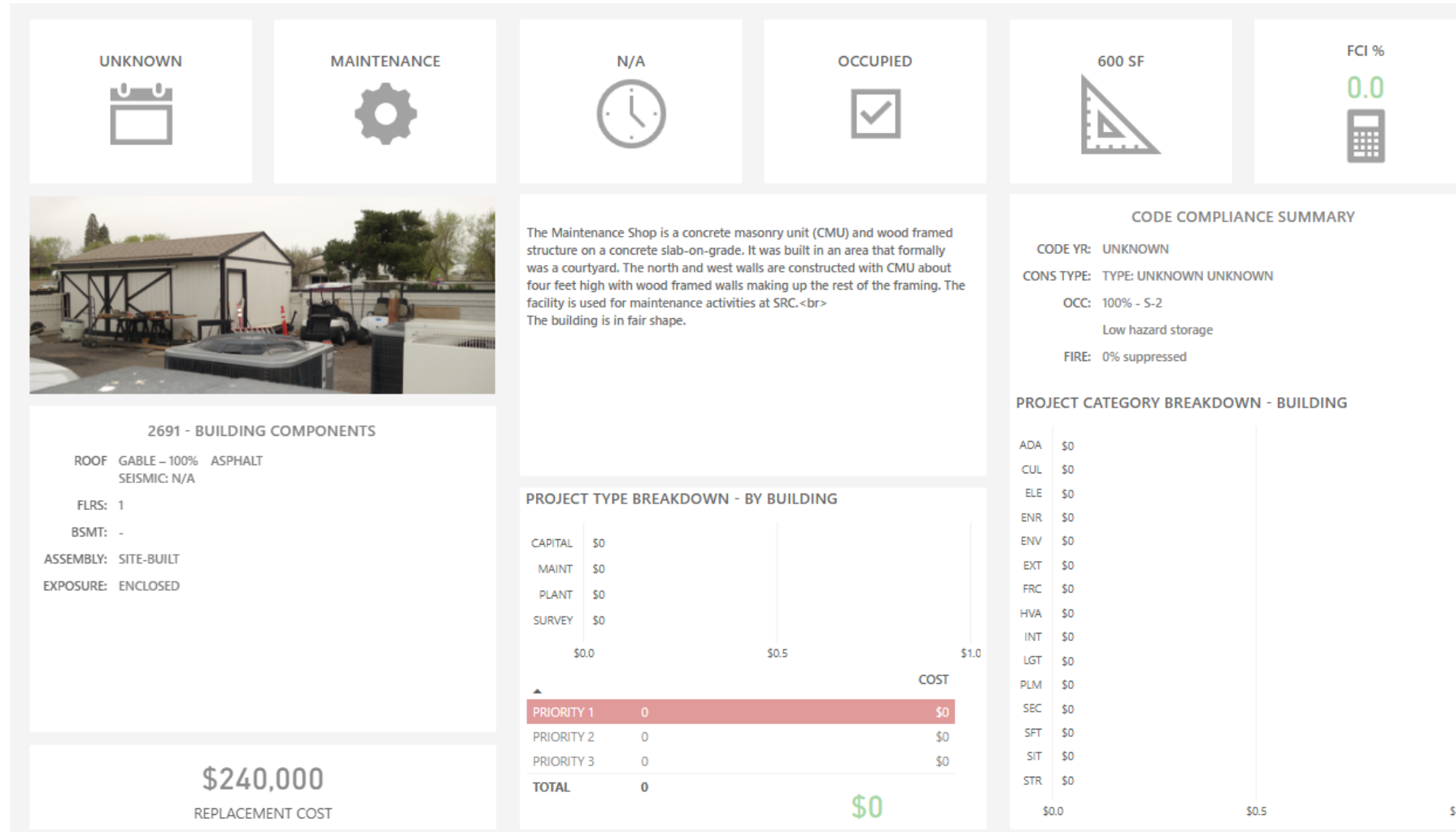
FACILITY DETAILS, SOUTH STORAGE AT BUILDING 600-601

CONSTRUCTED 1970 	NONHAZARD 	55 YEARS 	OCCUPIED 	348 SF 	FCI % 0.0 																																																																													
						The South Storage Building is located south of Building 601. It is a wood framed structure with an asphalt composition roof on a concrete slab-on-grade. The building used to be a gazebo and was enclosed to provide much needed storage.	CODE COMPLIANCE SUMMARY CODE YR: UNKNOWN CONS TYPE: TYPE: UNKNOWN UNKNOWN OCC: 100% - S-2 Low hazard storage FIRE: 0% suppressed																																																																											
1956 - BUILDING COMPONENTS ROOF GABLE – 100% ASPHALT SEISMIC: N/A FLRS: 1 BSMT: - ASSEMBLY: SITE-BUILT EXPOSURE: ENCLOSED						PROJECT TYPE BREAKDOWN - BY BUILDING  <table border="1"> <thead> <tr> <th>Category</th> <th>Count</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>CAPITAL</td> <td>0</td> <td>\$0</td> </tr> <tr> <td>MAINT</td> <td>0</td> <td>\$0</td> </tr> <tr> <td>PLANT</td> <td>0</td> <td>\$0</td> </tr> <tr> <td>SURVEY</td> <td>0</td> <td>\$0</td> </tr> <tr> <td>PRIORITY 1</td> <td>0</td> <td>\$0</td> </tr> <tr> <td>PRIORITY 2</td> <td>0</td> <td>\$0</td> </tr> <tr> <td>PRIORITY 3</td> <td>0</td> <td>\$0</td> </tr> <tr> <td>TOTAL</td> <td>0</td> <td>\$0</td> </tr> </tbody> </table>	Category	Count	Cost	CAPITAL	0	\$0	MAINT	0	\$0	PLANT	0	\$0	SURVEY	0	\$0	PRIORITY 1	0	\$0	PRIORITY 2	0	\$0	PRIORITY 3	0	\$0	TOTAL	0	\$0	PROJECT CATEGORY BREAKDOWN - BUILDING  <table border="1"> <thead> <tr> <th>Category</th> <th>Count</th> <th>Cost</th> </tr> </thead> <tbody> <tr><td>ADA</td><td>0</td><td>\$0</td></tr> <tr><td>CUL</td><td>0</td><td>\$0</td></tr> <tr><td>ELE</td><td>0</td><td>\$0</td></tr> <tr><td>ENR</td><td>0</td><td>\$0</td></tr> <tr><td>ENV</td><td>0</td><td>\$0</td></tr> <tr><td>EXT</td><td>0</td><td>\$0</td></tr> <tr><td>FRC</td><td>0</td><td>\$0</td></tr> <tr><td>HVA</td><td>0</td><td>\$0</td></tr> <tr><td>INT</td><td>0</td><td>\$0</td></tr> <tr><td>LGT</td><td>0</td><td>\$0</td></tr> <tr><td>PLM</td><td>0</td><td>\$0</td></tr> <tr><td>SEC</td><td>0</td><td>\$0</td></tr> <tr><td>SFT</td><td>0</td><td>\$0</td></tr> <tr><td>SIT</td><td>0</td><td>\$0</td></tr> <tr><td>STR</td><td>0</td><td>\$0</td></tr> </tbody> </table>	Category	Count	Cost	ADA	0	\$0	CUL	0	\$0	ELE	0	\$0	ENR	0	\$0	ENV	0	\$0	EXT	0	\$0	FRC	0	\$0	HVA	0	\$0	INT	0	\$0	LGT	0	\$0	PLM	0	\$0	SEC	0	\$0	SFT	0	\$0	SIT	0	\$0	STR	0	\$0
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\$69,600 REPLACEMENT COST																																																																																		

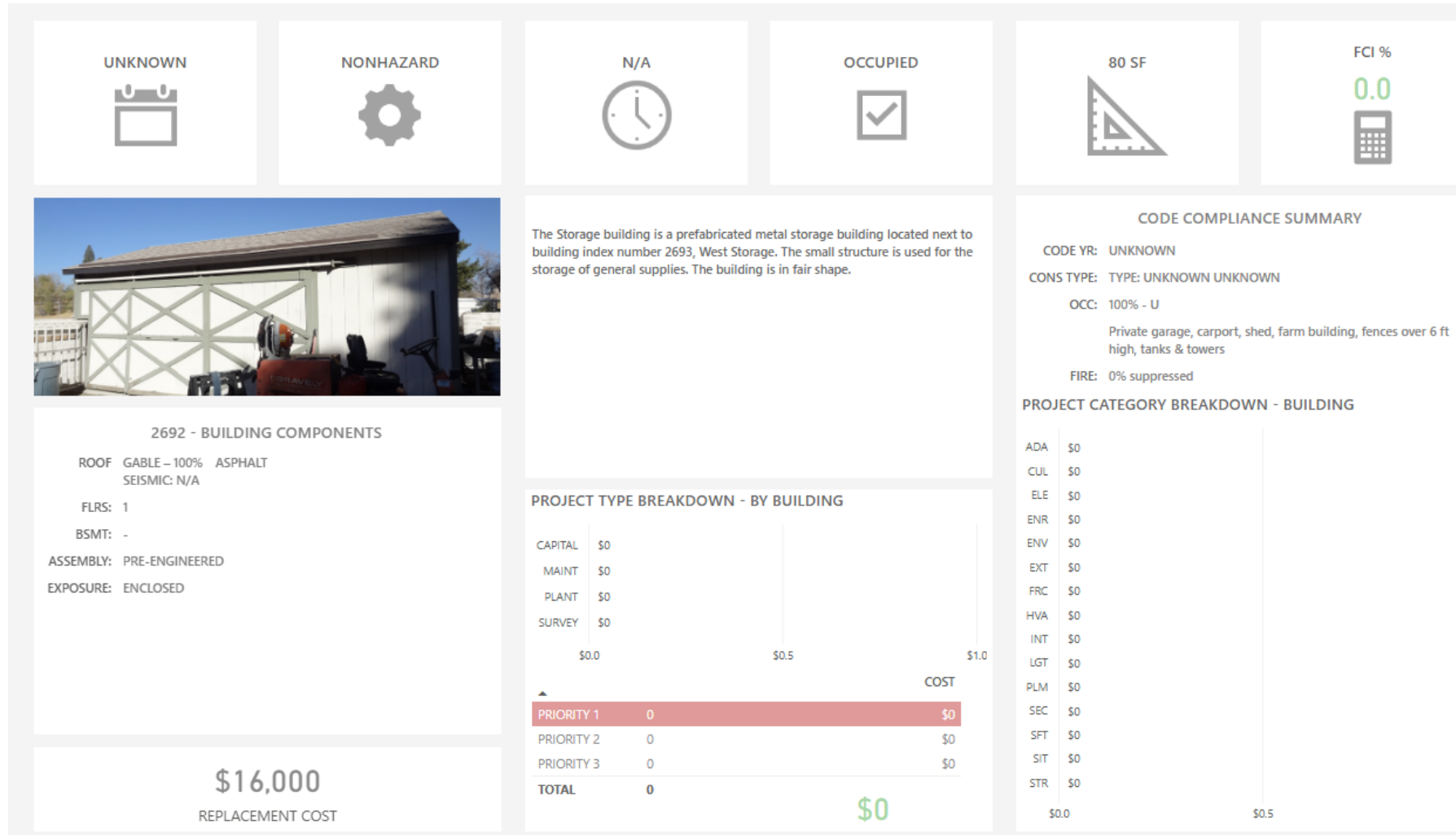
FACILITY DETAILS, EAST STORAGE AT BUILDING 600-601



FACILITY DETAILS, SRC MAINTENANCE SHOP



FACILITY DETAILS, SRC STORAGE BUILDING



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

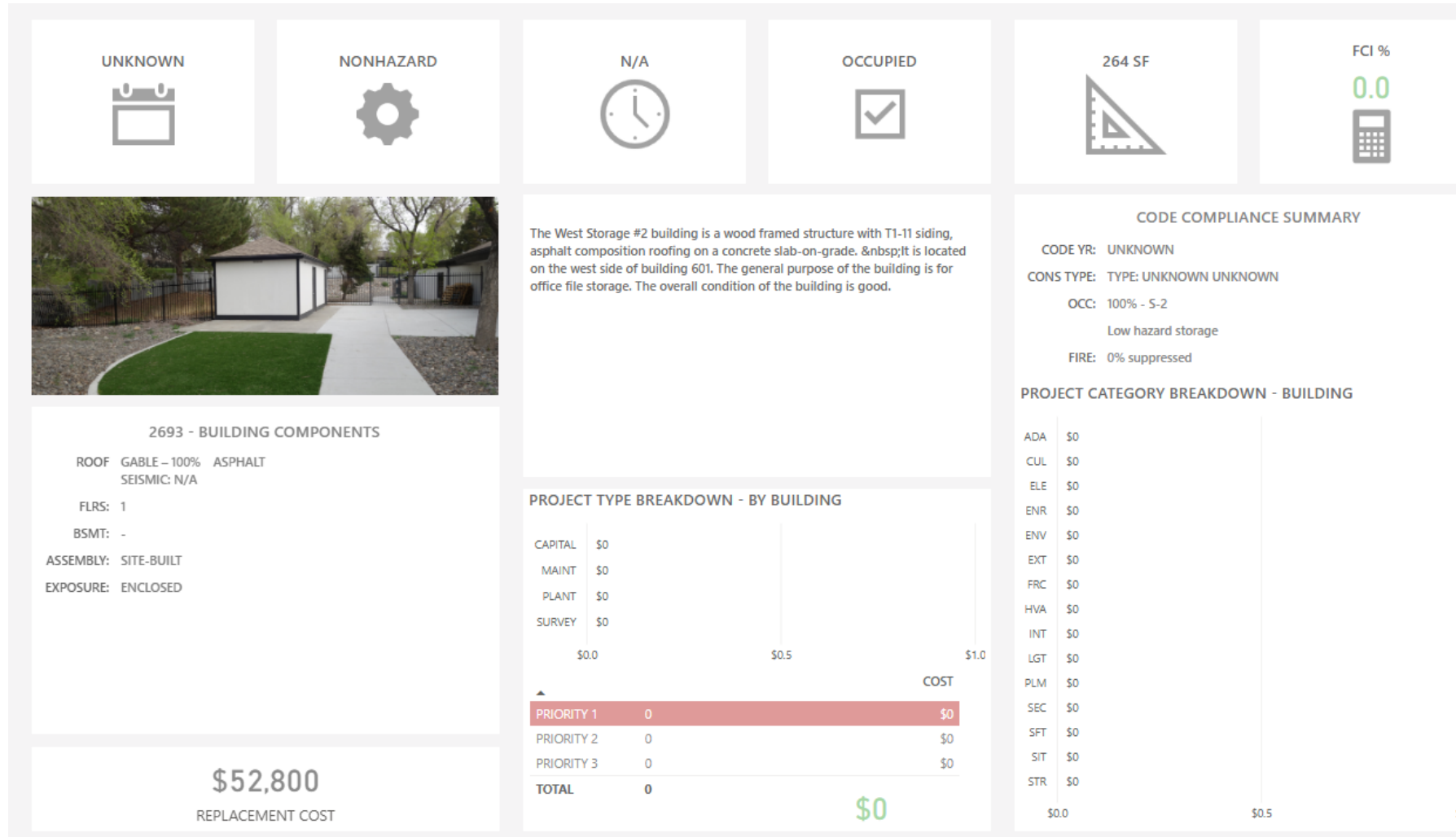
FIRE:

0% suppressed

PROJECT CATEGORY BREAKDOWN - BUILDING

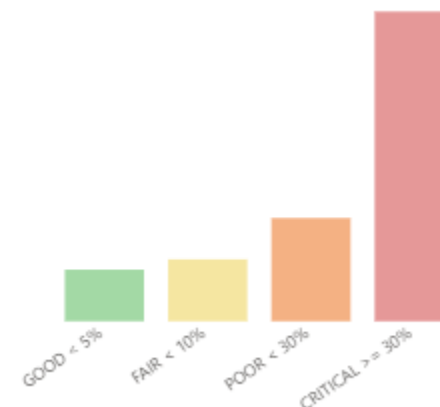
ADA	\$0
CUL	\$0
ELE	\$0
ENR	\$0
ENV	\$0
EXT	\$0
FRC	\$0
HVA	\$0
INT	\$0
LGT	\$0
PLM	\$0
SEC	\$0
SFT	\$0
SIT	\$0
STR	\$0
	\$0.0

FACILITY DETAILS, WEST STORAGE #2



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

EXTERIOR



APPENDIX C – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	TITLE
DHS	DIRECTOR
DHS	DIVISION ADMINISTRATOR, AGING & DISABILITY SERVICES
DHS	ADMINISTRATIVE SERVICES OFFICER 3
WASHOE COUNTY	PROPERTY 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	10/1/2025	Initial.