



DEPT OF CORRECTIONS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHWEST REGION
NORTHERN NEVADA CORRECTIONAL CENTER COMPLEX
9982 - NORTHERN NEVADA DAIRY FARM SITE
1721 SNYDER AVE
CARSON CITY, NV 89701-7812
CARSON CITY COUNTY

SURVEY DATE: 06/26/2024



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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 FAIR derived from the average FCI of its buildings. The buildings and grounds are typical for cattle and wild horse ranch operations. Three buildings are unreinforced masonry (URM), two of which are in use. Consideration should be given to vacating the URM buildings and constructing a pre-engineered structure to replace the URM buildings and all of the small miscellaneous outbuildings.

OVERALL SITE CONDITION

- **Infrastructure:** Adequate, with good drainage and accessibility.
- **Findings:** Issues were identified that will require improvement.
 - Seismic Surveys are recommended for three URM buildings to determine disposition of the structures, demolition or preservation.
 - Structural Survey of Free Stall Barn recommended due to the hazard of high wind driven collapse of the balance of wood trussed roof.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate with no issues.
- **Electrical Systems:** Adequate with no issues.
- **Stormwater Drainage:** Sufficient grading.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is not accessible; however, it is not open to the public.
- **Fire Safety:** Fire extinguishers are located across the site.

PROPERTY MAP, 1721 SNYDER AVE, CARSON CITY

SITE IS:

OWNED

OCCUPIED

2 BUILDINGS



B#	NAME	STATUS	RIGHTS
4508	DAIRY IRRIGATION PUMPHOUSE	OCCUPIED	OWNED
4509	DAIRY FARM QUONSET HUT	OCCUPIED	OWNED

NORTHERN NEVADA CORRECTIONAL CENTER COMPLEX

PROPERTY MAP, 1721 SNYDER AVE, CARSON CITY

SITE IS:

OWNED

OCCUPIED

5 BUILDINGS



B#	NAME	STATUS	RIGHTS
1440	BULL BARN	OCCUPIED	OWNED
1443	DAIRY BARN	OCCUPIED	OWNED
2917	FREE STALL BARN	OCCUPIED	OWNED
3070	MOBILE HOME OFFICE	OCCUPIED	OWNED
9982	NORTHERN NEVADA DAIRY FARM SITE	OCCUPIED	OWNED

NORTHERN NEVADA CORRECTIONAL CENTER COMPLEX

PROPERTY MAP, 1721 SNYDER AVE, CARSON CITY

SITE IS:

OWNED

OCCUPIED

3 BUILDINGS



B#	NAME	STATUS	RIGHTS
1446	EQUIPMENT SHED	OCCUPIED	OWNED
1447	CALVING BARN	OCCUPIED	OWNED
2915	MAINTENANCE SHOP	OCCUPIED	OWNED

NORTHERN NEVADA CORRECTIONAL CENTER COMPLEX

PROPERTY MAP, 1721 SNYDER AVE, CARSON CITY

SITE IS:

OWNED

OCCUPIED

1 BUILDING



B#	NAME	STATUS	RIGHTS
1448	RANCH HOUSE	ARRESTED DECAY	OWNED

NORTHERN NEVADA CORRECTIONAL CENTER COMPLEX

PROPERTY MAP, 1721 SNYDER AVE, CARSON CITY

SITE IS:

OWNED

OCCUPIED

5 BUILDINGS



B#	NAME	STATUS	RIGHTS
0288	PUMP HOUSE	ARRESTED DECAY	OWNED
0293	BREAK ROOM	OCCUPIED	OWNED
1442	CHICKEN HOUSE	OCCUPIED	OWNED
1450	YARD OFFICE	OCCUPIED	OWNED
2916	A. I. BUILDING	OCCUPIED	OWNED

NORTHERN NEVADA CORRECTIONAL CENTER COMPLEX

PROPERTY MAP, 1721 SNYDER AVE, CARSON CITY

SITE IS:

OWNED

OCCUPIED

2 BUILDINGS



B#	NAME	STATUS	RIGHTS
2918	WILD HORSE ARENA	OCCUPIED	OWNED
2919	WILD HORSE OFFICE	OCCUPIED	OWNED

NORTHERN NEVADA CORRECTIONAL CENTER COMPLEX

PROPERTY SNAPSHOT, NORTHERN NEVADA DAIRY FARM SITE

CARSON CITY COUNTY



PURCHASED 1963



SITE-SECURE



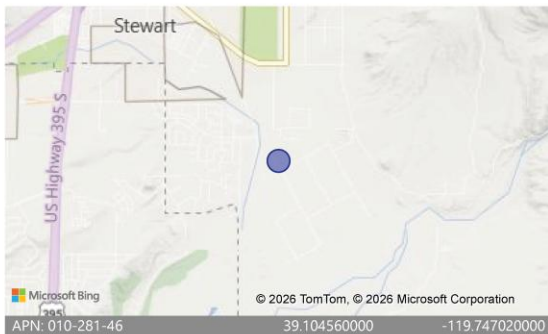
63 YEARS



OWNED
OCCUPIED



1000 ACRES



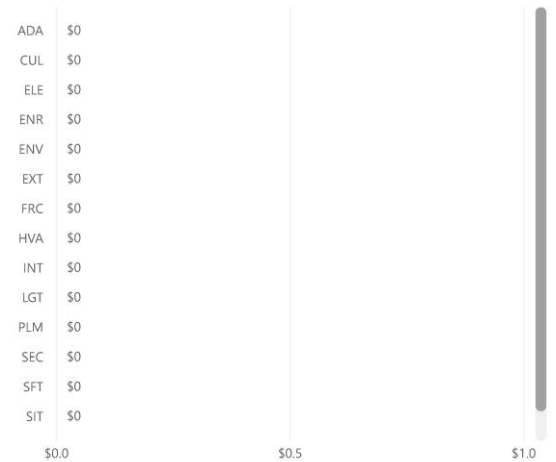
The Dairy Farm, off Snyder Avenue in Carson City, lies beside the Northern Nevada Correctional Center and behind Stewart Conservation Camp. This approximately 1,000-acre site runs dairy and beef operations to support the Northern Nevada correctional facilities and conservation camps, as well as State and Federal wild horse programs. Irrigated fields use treated Carson City effluent.

Roads are dirt; fire protection is minimal and upgrades are planned. Most farm structures are from approximately 1916 and are in poor condition.

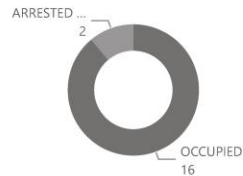
PROJECT TYPE BREAKDOWN - SITE ONLY



PROJECT CATEGORY BREAKDOWN - SITE ONLY



18 BUILDINGS



4.06

AVERAGE FCI %



FCI DISTRIBUTION



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

\$218,500

BUILDINGS WITH PROJECTS

\$5,382,900

FRC - PROJECT BLDGS ONLY



FACILITY DETAILS, PUMP HOUSE

YEAR BUILT 1965
CONSTRUCTED 1965



UTILITY



61 YEARS



OWNED
ARRESTED DECAY



120 SF



FCI %
2.67



The Pump House is a small steel framed structure on a concrete slab-on-grade with a flat metal roof. The pumping equipment is no longer in use and the building is not used for storage. The building is solely used to structurally support the electrical switchgear for the lower half of the dairy farm. It is uninsulated and has no heating or cooling systems.



CODE COMPLIANCE SUMMARY

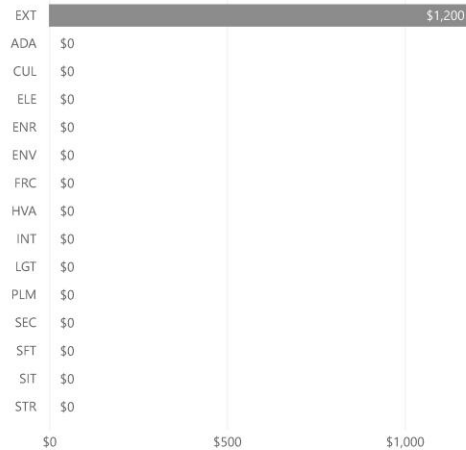
CODE YR: UNKNOWN
CONS TYPE: V-B
OCC: 100% - U
Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
FIRE: 0% suppressed

0288 - BUILDING COMPONENTS

FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
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	\$1,200
TOTAL	1	\$1,200

\$1,200

FACILITY DETAILS, BREAK ROOM

YEAR BUILT 1970
CONSTRUCTED 1970



AGRICULTURAL



56 YEARS



OWNED
OCCUPIED



500 SF



FCI %

10.00



The Break Room is an insulated wood framed structure on a concrete slab-on-grade with a corrugated metal roof. It used to be known as the Carpenter Shop and Chukar Club. The building is used primarily as a break room and includes a small storage area. It contains the electrical panels for the main electric pole feed to the lower half of the dairy farm.



CODE COMPLIANCE SUMMARY

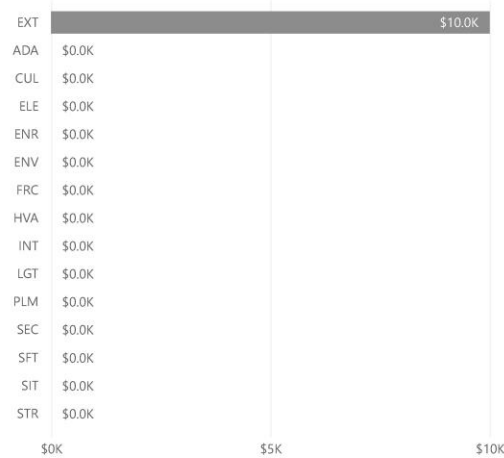
CODE YR: UNKNOWN
CONS TYPE: V-B
OCC: 100% - S-2
Low hazard storage
FIRE: 0% suppressed

0293 - BUILDING COMPONENTS

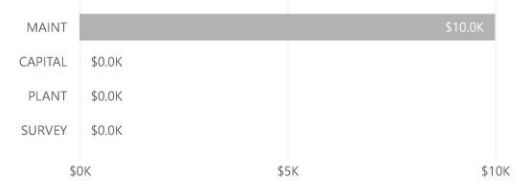
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$100,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

Priority	Count	Cost (\$K)
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$10,000
TOTAL	1	\$10,000

\$10,000

FACILITY DETAILS, BULL BARN

YEAR BUILT 1930
CONSTRUCTED 1930



AGRICULTURAL



96 YEARS



OWNED
OCCUPIED



1,050 SF



FCI %

3.37



The Bull Barn is an unreinforced sandstone and wood framed structure with a corrugated metal roof. There are many areas of the sandstone walls showing signs of structural failure.



CODE COMPLIANCE SUMMARY

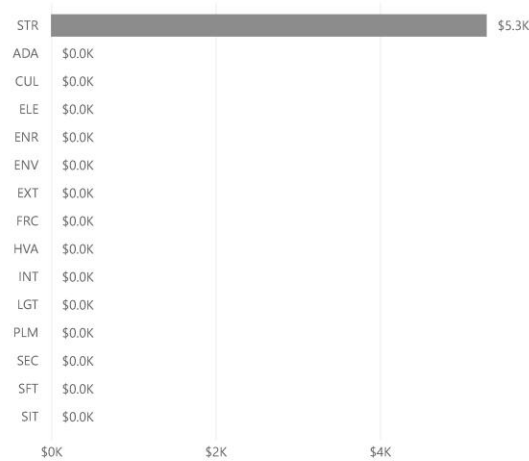
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

1440 - BUILDING COMPONENTS

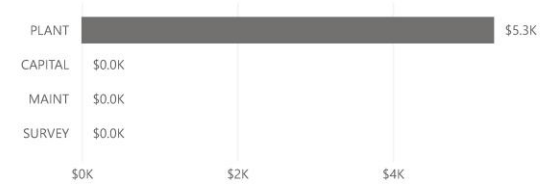
FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: SITE-BUILT
 EXPOSURE: ENCLOSED

\$157,500
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

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

\$5,300

FACILITY DETAILS, CHICKEN HOUSE

YEAR BUILT 0
CONSTRUCTED -



AGRICULTURAL



2026 YEARS



OWNED
OCCUPIED



144 SF



FCI %

43.20



The Chicken House is a wood framed structure with corrugated metal siding and roof. It is not currently being used and is in poor shape.



CODE COMPLIANCE SUMMARY

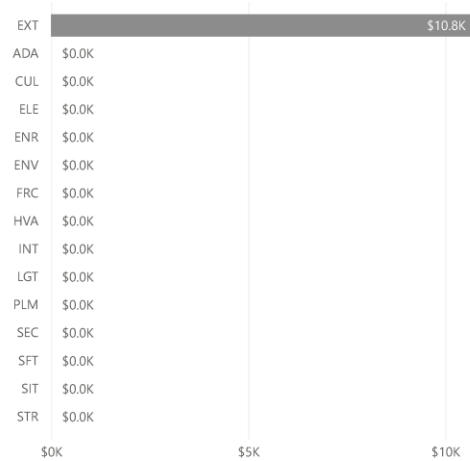
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

1442 - BUILDING COMPONENTS

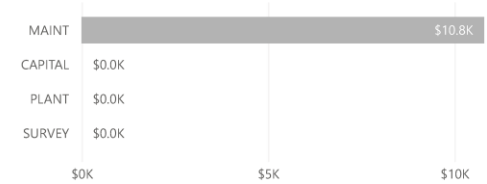
FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: SITE-BUILT
 EXPOSURE: ENCLOSED

\$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	\$10,800
PRIORITY 3	0	\$0
TOTAL	1	\$10,800

\$10,800

FACILITY DETAILS, DAIRY BARN

YEAR BUILT 1970
CONSTRUCTED 1970



AGRICULTURAL



56 YEARS



OWNED
OCCUPIED



2,666 SF



FCI %

0.58



Dairy operations ended; building mostly abandoned with equipment in place. The building is concrete masonry with a single-ply roof, slab-on-grade foundation and contains milking, processing/testing, clean room, cooler, office, dock, mechanical/storage, 2008 remodeled restroom, gas steam boiler, chiller plates, exterior condenser/evap cooler, ceiling gas heater, an interior air handler inoperable as of 2008, and a manual fire alarm. Only restroom and break room are in use.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: V-B
OCC: 70% - F-2, 30% - B
Low hazard factory & industrial
Offices or Higher Education Offices
FIRE: 0% suppressed

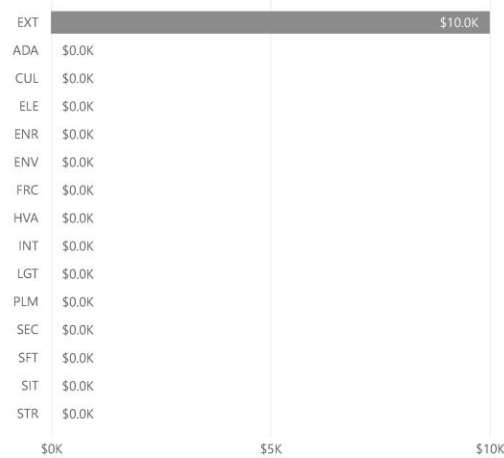
1443 - BUILDING COMPONENTS

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

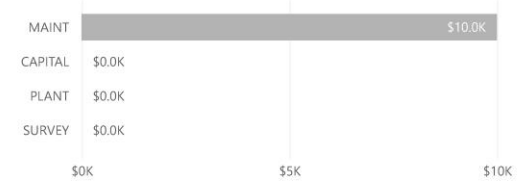
\$1,732,900

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	\$10,000
PRIORITY 3	0	\$0
TOTAL	1	\$10,000

\$10,000

FACILITY DETAILS, EQUIPMENT SHED

YEAR BUILT 1916
CONSTRUCTED 1916



NONHAZARD



110 YEARS



OWNED
OCCUPIED



5,103 SF



FCI %

3.33



The Equipment Shed is an unreinforced sandstone masonry and wood framed structure with a corrugated metal roof. There are many areas of the sandstone walls which are showing signs of structural failure.



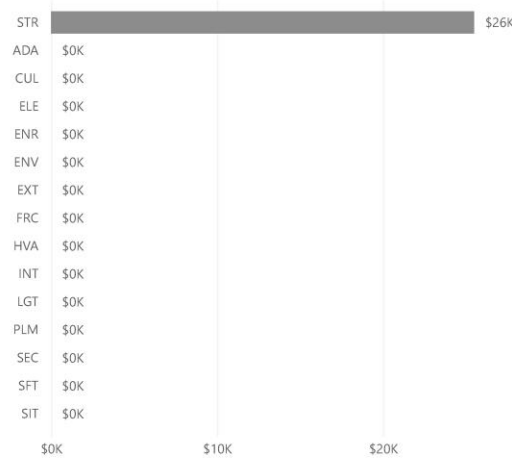
CODE COMPLIANCE SUMMARY

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

1446 - BUILDING COMPONENTS

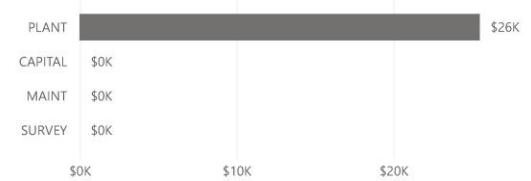
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING



\$765,500
REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$25,500
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	1	\$25,500

\$25,500

FACILITY DETAILS, CALVING BARN

YEAR BUILT 1998
CONSTRUCTED 1998



AGRICULTURAL



28 YEARS



OWNED
OCCUPIED



1,200 SF



FCI %

2.08



The Calving Barn is an engineered steel building located in the corral area of the Dairy Farm. There are several overhead coiling doors to allow flexibility of ingress and egress for calving operations.



CODE COMPLIANCE SUMMARY

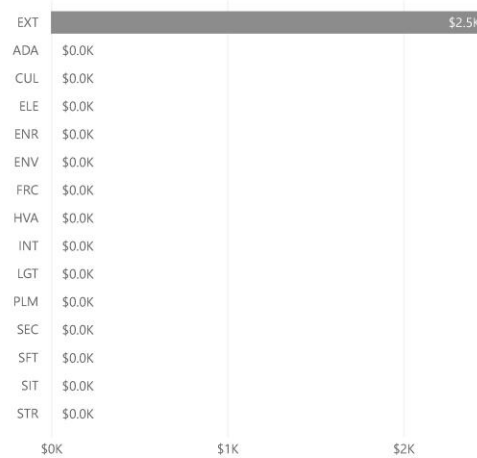
CODE YR: UNKNOWN
 CONS TYPE: III-N
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

1447 - BUILDING COMPONENTS

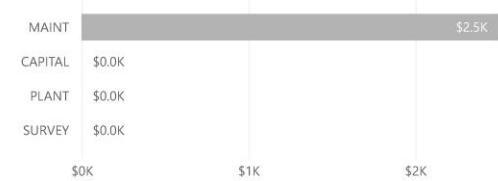
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: PRE-ENGINEERED
- EXPOSURE: ENCLOSED

\$120,000
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, RANCH HOUSE

YEAR BUILT 1916
CONSTRUCTED 1916



RESIDENCE



110 YEARS



OWNED
ARRESTED DECAY



3,000 SF



FCI %

1.25



The Ranch House is an unreinforced sandstone masonry and wood framed structure with a wood shingle roof. There are many areas of the sandstone walls, wood framed decks and roof which are showing signs of structural failure.



CODE COMPLIANCE SUMMARY

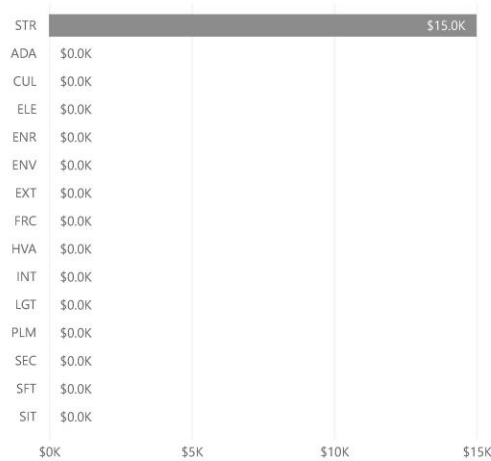
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - R-3
 Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.
 FIRE: 0% suppressed

1448 - BUILDING COMPONENTS

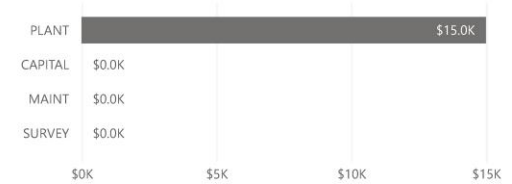
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 2
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

\$1,200,000
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, YARD OFFICE

YEAR BUILT 1970
CONSTRUCTED 1970



OFFICE



56 YEARS



OWNED
OCCUPIED



100 SF



FCI %

60.00



The Yard Office is a wood framed structure with a corrugated metal roof. It has a concrete slab-on-grade foundation and is located adjacent to the Chicken House. The building is used for storage of paint.



CODE COMPLIANCE SUMMARY

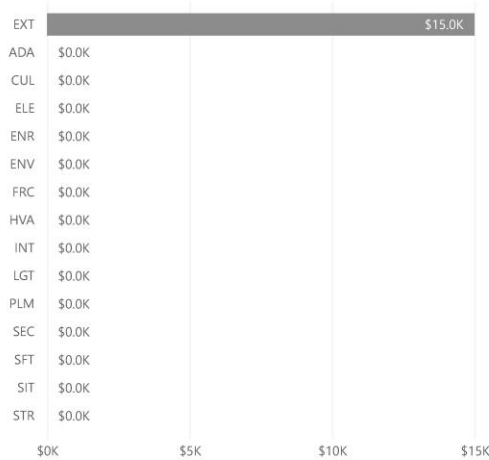
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

1450 - BUILDING COMPONENTS

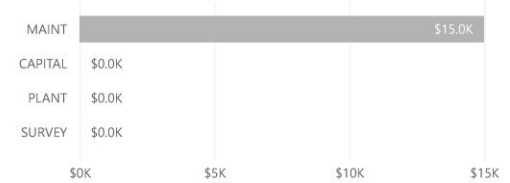
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

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

\$15,000

FACILITY DETAILS, MAINTENANCE SHOP

YEAR BUILT 2004
CONSTRUCTED 2004



MAINTENANCE



22 YEARS



OWNED
OCCUPIED



3,600 SF



FCI %

2.00



The Maintenance Shop is an insulated engineered steel structure on a concrete slab-on-grade foundation. It contains a large shop area, a storage mezzanine with enclosed storage spaces below, and a non-ADA compliant restroom. The building has an evaporative cooler but does not have a heating system.



CODE COMPLIANCE SUMMARY

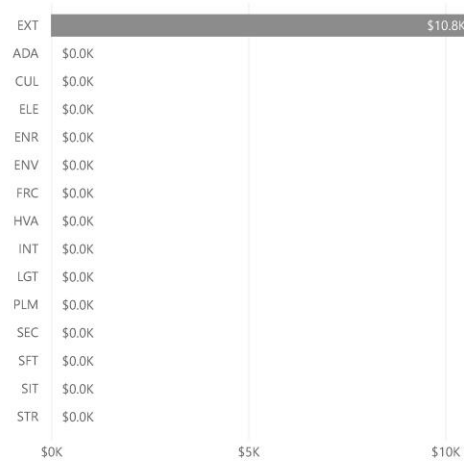
CODE YR: UNKNOWN
CONS TYPE: III-B
OCC: 100% - S-1
Moderate hazard storage
FIRE: 0% suppressed

2915 - BUILDING COMPONENTS

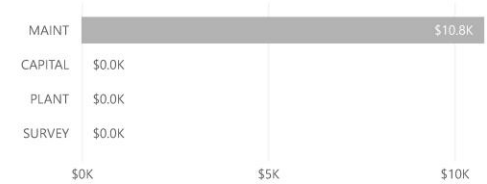
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: PRE-ENGINEERED
EXPOSURE: ENCLOSED

\$540,000
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	\$10,800
TOTAL	1	\$10,800

\$10,800

FACILITY DETAILS, A. I. BUILDING

YEAR BUILT 0
UNKNOWN -



AGRICULTURAL



2026 YEARS



OWNED
OCCUPIED



400 SF



FCI %

20.00



The A. I. (Artificial Insemination) Building is a wood framed structure with an asphalt composition roof located out in the corral area of the farm. Staff uses this building for reproduction operations.



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

2916 - BUILDING COMPONENTS

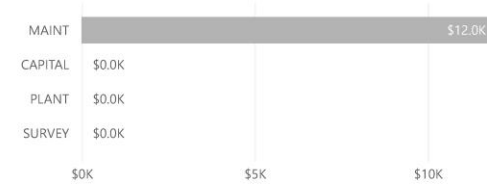
FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: SITE-BUILT
 EXPOSURE: ENCLOSED

\$60,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$12,000
PRIORITY 3	0	\$0
TOTAL	1	\$12,000

\$12,000

FACILITY DETAILS, FREE STALL BARN

YEAR BUILT 2005
CONSTRUCTED 2005



AGRICULTURAL



21 YEARS



OWNED
OCCUPIED



12,000 SF



FCI %

5.00



The Free Stall Barn is a steel post and beam structure with a corrugated metal roof. There are no side walls. It provides shelter for the cattle during feeding operations. Substantial portions of the roof system has failed and been removed which creates a structure with three separate roofed areas on the same metal structure.



CODE COMPLIANCE SUMMARY

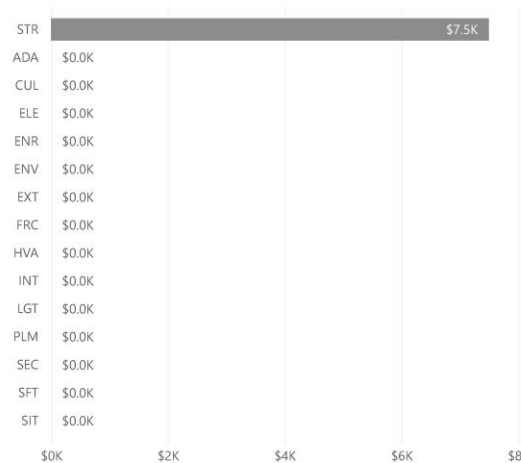
CODE YR: UNKNOWN
 CONS TYPE: III-B
 OCC: 0% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

2917 - BUILDING COMPONENTS

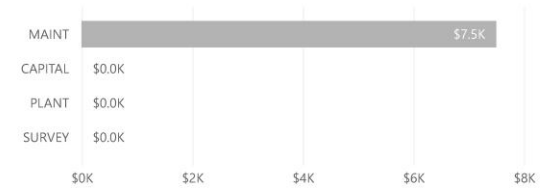
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: OPEN

\$150,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$7,500
PRIORITY 3	0	\$0
TOTAL	1	\$7,500

\$7,500

FACILITY DETAILS, WILD HORSE ARENA

YEAR BUILT 2008
GIFTED 2008



AGRICULTURAL



18 YEARS



OWNED
OCCUPIED



10,000 SF



FCI %

12.00



The Wild Horse Arena is an engineered steel building located adjacent to the wild horse corrals and office. The building has metal siding on two sides and is open for spectator viewing on the other two.



CODE COMPLIANCE SUMMARY

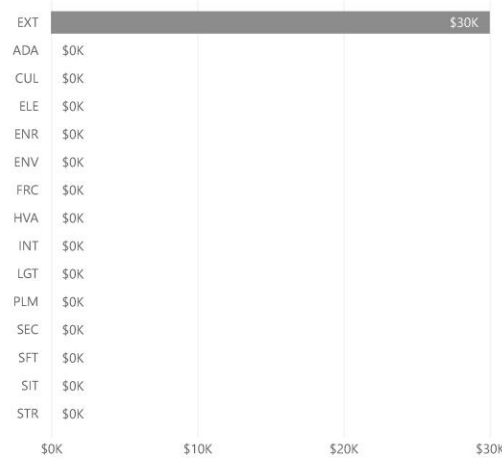
CODE YR: UNKNOWN
 CONS TYPE: III-B
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

2918 - BUILDING COMPONENTS

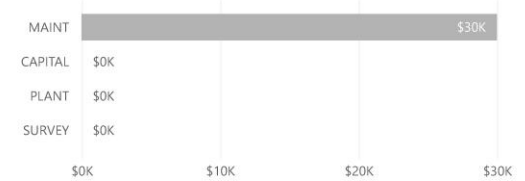
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: PRE-ENGINEERED
- EXPOSURE: ENCLOSED

\$250,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$30,000
PRIORITY 3	0	\$0
TOTAL	1	\$30,000

\$30,000

FACILITY DETAILS, WILD HORSE OFFICE

YEAR BUILT 2008
GIFTED 2008



OFFICE



18 YEARS



OWNED
OCCUPIED



480 SF



FCI %

40.00



The Wild Horse Office is a modular structure located adjacent to the horse corrals east of the main dairy farm area. There are office areas and a restroom located inside. The facility provides support offices for the wild horse adoption program at the correctional center.



CODE COMPLIANCE SUMMARY

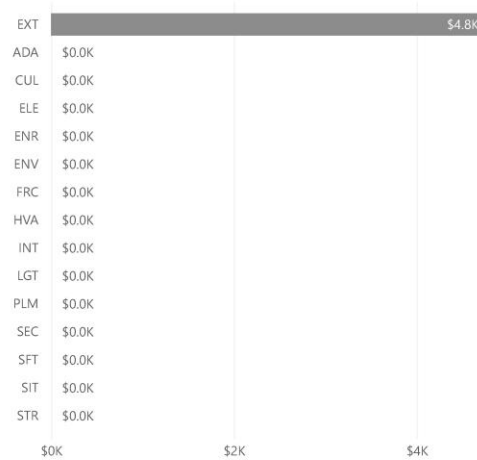
CODE YR: UNKNOWN
CONS TYPE: V-B
OCC: 100% - B
Offices or Higher Education Offices
FIRE: 0% suppressed

2919 - BUILDING COMPONENTS

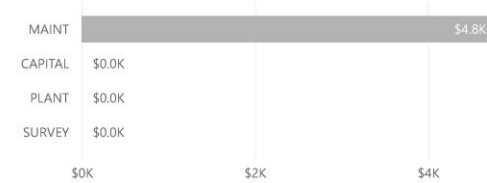
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: PREFABRICATED
EXPOSURE: ENCLOSED

\$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	\$4,800
TOTAL	1	\$4,800

\$4,800

FACILITY DETAILS, MOBILE HOME OFFICE

YEAR BUILT 2010
PURCHASED 2010



OFFICE



16 YEARS



OWNED
OCCUPIED



1,664 SF



FCI %

27.73



The double wide mobile home was moved onto the site in 2010 to be used as the Office and conference area for the farm operations.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: HUD CODE 24 CRF PART 3280 Manufactured Home Construction Code

OCC: 0% - B

Offices or Higher Education Offices

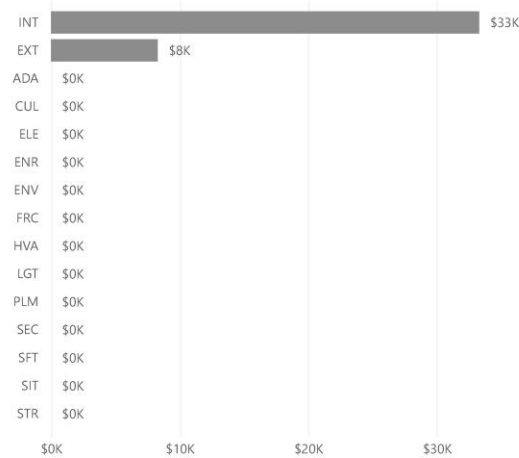
FIRE: 0% suppressed

3070 - BUILDING COMPONENTS

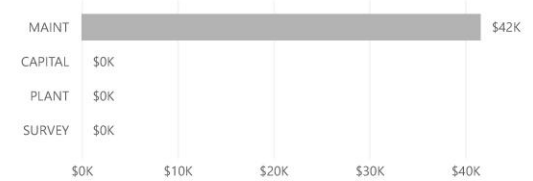
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 0
BSMT: -
ASSEMBLY: PREFABRICATED
EXPOSURE: ENCLOSED

\$150,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$33,300
PRIORITY 3	1	\$8,300
TOTAL	2	\$41,600

\$41,600

FACILITY DETAILS, DAIRY IRRIGATION PUMPHOUSE

YEAR BUILT 1984
CONSTRUCTED 1984



AGRICULTURAL



42 YEARS



OWNED
OCCUPIED



187 SF



FCI %

33.00



The Dairy Irrigation Pumphouse is a concrete masonry unit (CMU) wall construction with a wood framed roof structure on a concrete slab on grade foundation. The pumphouse receives treated effluent water from the City of Carson City and supplies the Farm irrigation water for the crop land.



CODE COMPLIANCE SUMMARY

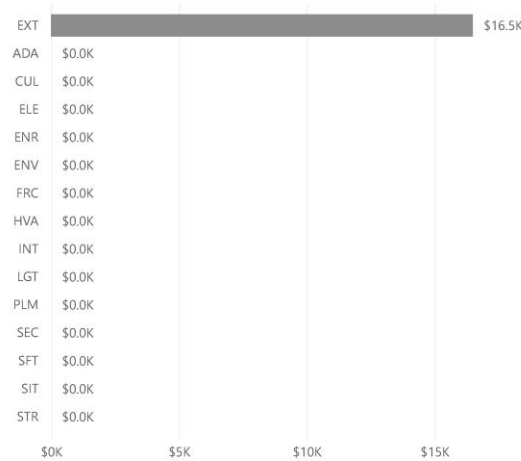
CODE YR: UNKNOWN
 CONS TYPE: III-B
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

4508 - BUILDING COMPONENTS

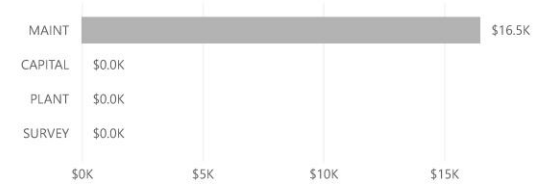
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

\$50,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$15,000
PRIORITY 3	1	\$1,500
TOTAL	2	\$16,500

\$16,500

FACILITY DETAILS, DAIRY FARM QUONSET HUT

YEAR BUILT 2008
CONSTRUCTED 2008



AGRICULTURAL



18 YEARS



OWNED
OCCUPIED



6,000 SF



FCI %

--



The Dairy Farm Quonset Hut is an arched metal quonset structure with one open end on the east side on a concrete foundation. It is used for storage of various materials such as fertilizers and materials for the on site composting operations.



CODE COMPLIANCE SUMMARY

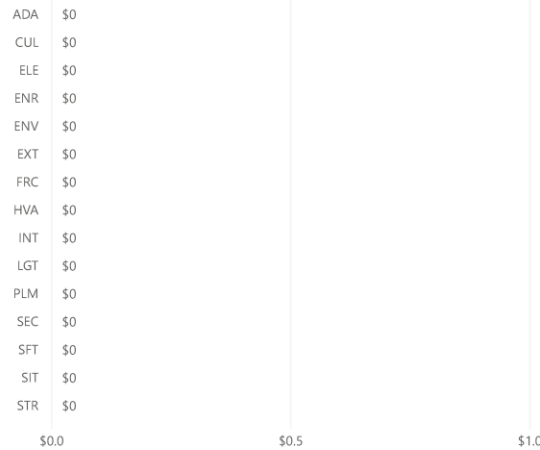
CODE YR: UNKNOWN
 CONS TYPE: III-B
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

4509 - BUILDING COMPONENTS

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

\$50,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



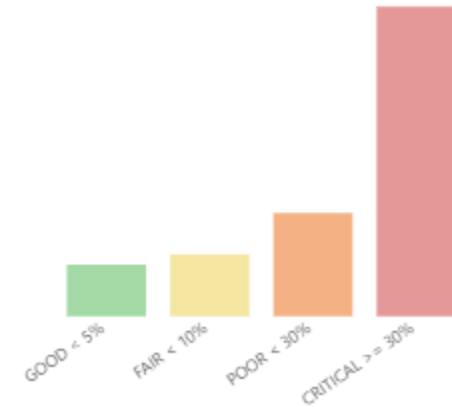
TOTAL COST BY PRIORITY

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

\$0

APPENDIX A - FACILITY CONDITION INDEX (FCI)

- **What It Is:** A widely used critical metric to evaluate the overall health, functionality, and maintenance priorities of each facility
- **Purpose:**
 - Provides a quick snapshot of a facility’s health, expressed as a percentage
 - **Lower FCI Values:**
 - **0.05:** Indicates a facility is good condition
 - **0.06 – 0.10:** Indicates a facility is in fair condition
 - **Higher FCI Values:**
 - **0.11 – 0.30:** Indicates a facility is in poor condition
 - **0.30:** Indicates a facility is in critical condition
- **Use Cases:**
 - Helps prioritize repairs
 - Guides funding allocation by comparing conditions across multiple facilities in a portfolio
- **Calculation:**
$$FCI = \frac{\text{Cost of necessary repairs or Deferred Maintenance}}{\text{Current Replacement Value}}$$
- **Example:** The facility’s replacement cost is \$11,540,000, and the required repairs total \$2,236,200, resulting in an FCI of **19%** (0.19)



APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD

BUILDING SYSTEMS



EXTERIOR



INTERIOR



APPENDIX C – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	TITLE
CORRECT	DIRECTOR
CORRECT	CHIEF ENGINEER, PLANT OPERATIONS
CORRECT	FACILITY MANAGER
CORRECT	FACILITY SUPERVISOR 3
CORRECT	PRISON INDUSTRIES SUPERVISOR 2

STATEWIDE CONTACTS CC'D

The following positions across various departments are CC'D:

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

APPENDIX D - FCA RESOURCES



KEN FORBES

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YADHIRA PIMENTEL

Administrative Assistant IV

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APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	4/20/26	Initial.