



DEPT OF CORRECTIONS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

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 **Project Addendum** is part two of the **Property Portfolio Review**, building on the foundation of the Facility Insights report, which assesses the condition of the property and its facilities. It outlines post-assessment projects, categorized within the SPWD's building management system, by priority, status designation, and preliminary cost estimate. Building management components include ADA, culinary, electrical, energy, environmental, exterior, HVAC, interior, plumbing, safety, security, site, and structural systems.

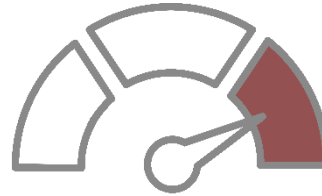
Projects are prioritized by urgency and address the most pressing needs effectively:

- **Priority 1, 0 - 2 years, Currently Critical:** Requires immediate action.
- **Priority 2, 2 - 4 years, Necessary – Not Yet Critical:** Preemptive attention to avoiding deterioration.
- **Priority 3, 4 - 10 years, Long Term Needs:** Investment planning and functional improvements.

Projects are assigned a status designation of **new, in progress, completed, deferred** or **canceled**. Preliminary cost estimates are based on multiple sources, including the **RS Means Cost Estimating Guide**, similar **SPWD construction projects**, and **contractor pricing**, factoring in labor, location, materials, profit, and overhead. **Soft costs** (design fees, testing, permits) are not included.



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.



PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION

EQUIPMENT SHED



\$25,500

PRIORITY 1
0 - 2 years



DEFERRED STRUCTURAL - 10/9/2025

1446-STR-1: SEISMIC SURVEY

The existing masonry building predates the adoption of seismic building codes implemented in the 1970s. As part of this project, it is recommended that a comprehensive structural analysis be conducted to assess the building's seismic performance. This evaluation should be performed in accordance with the American Society of Civil Engineers (ASCE) Standard 41. It is important to note that the cost associated with any potential seismic retrofit is not included in the current estimate.

RANCH HOUSE



\$15,000

PRIORITY 1
0 - 2 years



DEFERRED STRUCTURAL - 10/9/2025

1448-STR-1: SEISMIC SURVEY

The existing masonry building predates the adoption of seismic building codes implemented in the 1970s. As part of this project, it is recommended that a comprehensive structural analysis be conducted to assess the building's seismic performance. This evaluation should be performed in accordance with the American Society of Civil Engineers (ASCE) Standard 41. It is important to note that the cost associated with any potential seismic retrofit is not included in the current estimate.

BULL BARN



\$ 5,300

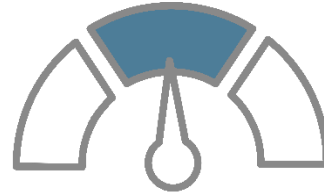
PRIORITY 1
0 - 2 years



DEFERRED STRUCTURAL - 10/9/2025

1440-STR-1: SEISMIC SURVEY

The existing masonry building predates the adoption of seismic building codes implemented in the 1970s. As part of this project, it is recommended that a comprehensive structural analysis be conducted to assess the building's seismic performance. This evaluation should be performed in accordance with the American Society of Civil Engineers (ASCE) Standard 41. It is important to note that the cost associated with any potential seismic retrofit is not included in the current estimate.



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

MOBILE HOME OFFICE



\$33,300

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 10/14/2025 3070-INT-1: FLOORING REPLACEMENT

The vinyl and carpet flooring in the building is damaged and at the end of life. It is recommended that all flooring be replaced. This project will fund the removal and disposal of the existing flooring and the installation of heavy duty vinyl planking within the next 2 to 3 years.

WILD HORSE ARENA



\$30,000

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 10/10/2025 2918-EXT-1: WOODEN STAIRS FINISHES

It is important to maintain the finish, weather resistance and appearance of the wooden stairs. This project recommends work to protect the stairs including staining, sealing or other applied finishes, the stairs in good, weather resistant condition. It is recommended that this project be implemented in the next 6 - 8 years and is recommended on a cyclical basis based on environmental conditions.

YARD OFFICE



\$15,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 10/9/2025

1450-EXT-4: ROOF REPLACEMENT

The roof sheathing has structurally failed in some locations causing the corrugated sheetmetal to fail. This project recommends removal and or repair of the roof sheathing and installation of new corrugated roofing.

DAIRY IRRIGATION PUMPHOUSE



\$15,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 10/14/2025

4508-EXT-2: ROOF REPLACEMENT

At the time of the survey, the building's roof was found to be in fair condition, however the fascia appears to be in poor condition. Installed in 1984, the current asphalt shingle roofing system is reaching the end of useful life. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 2 – 3 years.

A. I. BUILDING



\$12,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 10/9/2025 2916-EXT-2: ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in very poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a new 50 year asphalt composition roofing shingle and repair damaged underlayment. This estimate includes removal and disposal of the old roofing system.

CHICKEN HOUSE



\$10,800

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 10/9/2025

1442-EXT-2: ROOF REPLACEMENT

The Chicken House is a valuable storage structure that appears to be structurally sound. This project recommends a replacement of the roof to maintain the structure for dry storage.

DAIRY BARN



\$10,000

**PRIORITY 2
2 - 4 years**



NEW BUILDING EXTERIOR - 10/9/2025

1443-EXT-6: CONSERVE AND PROTECT VACANT BUILDING

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing the structure. Costs related to shutting off water and electrical supply to the building, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered. The roof should be inspected for damage in order to preserve the contents of the building.

FREE STALL BARN



\$ 7,500

PRIORITY 2
2 - 4 years



NEW STRUCTURAL - 10/9/2025 2917-STR-1: STRUCTURAL SURVEY

The building appears to be mostly structurally sound. However, the wood truss system on the south end may not be in better condition than the portions that have collapsed. High gusting winds are typical in this area which can cause further structural failure. This project recommends an analysis of the structural integrity. The results of this analysis will determine the continuing disposition of the structure.

CALVING BARN



\$ 2,500

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 10/9/2025 1447-EXT-2: RAIN GUTTER INSTALLATION

The rain gutter on the east side of the building has been repaired with split pvc piping. This should be replaced with a purpose built metal building rain gutter with downspout to grade.



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

MAINTENANCE SHOP



\$10,800

PRIORITY 3
4 - 10 years

DEFERRED BUILDING EXTERIOR - 10/9/2025 2915-EXT-1: EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including leak inspections and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 7 - 9 years and is recommended on a cyclical basis based on environmental conditions.

BREAK ROOM



\$10,000

**PRIORITY 3
4 - 10 years**



DEFERRED BUILDING EXTERIOR - 10/9/2025

0293-EXT-1: EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 - 6 years and is recommended on a cyclical basis based on environmental conditions.

MOBILE HOME OFFICE



\$ 8,300

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 10/14/2025

3070-EXT-1: EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 6 - 8 years and is recommended on a cyclical basis based on environmental conditions.

WILD HORSE OFFICE



\$ 4,800

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 10/14/2025

2919-EXT-3: EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 6 - 8 years and is recommended on a cyclical basis based on environmental conditions.

DAIRY IRRIGATION PUMPHOUSE



\$ 1,500

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 10/14/2025

4508-EXT-1: EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 6 - 8 years and is recommended on a cyclical basis based on environmental conditions.

PUMP HOUSE



\$ 1,200

PRIORITY 3
4 - 10 years



DEFERRED BUILDING EXTERIOR - 10/9/2025

0288-EXT-1: EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. This building including the roof is in poor shape and should be weather sealed and caulked to prevent further damage. It is recommended that this project be done within the next 4 - 6 years.

APPENDIX A – BUILDING MANAGEMENT CATEGORIES

BUILDING SYSTEMS

FIGURE 3 is a list of the current project building management categories. The Project ID contains the following:

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>

Example: **9999ADA1** and **9999HVA2**

FIGURE 3.



APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	4/20/2026	Initial.