



DEPT OF CORRECTIONS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHWEST REGION

-

9989 - NEVADA STATE PRISON SITE
3301 E FIFTH ST
CARSON CITY, NV 89701-
CARSON CITY COUNTY

SURVEY DATE: 05/14/2024



TABLE OF CONTENTS

INTRODUCTION	3
KEY FINDINGS	4
OVERALL RECOMMENDATIONS	4
OVERALL SITE CONDITION	4
SITE UTILITIES AND INFRASTRUCTURE	4
SAFETY, COMPLIANCE AND ACCESSIBILITY	4
ENVIRONMENTAL LANDSCAPING CONCERNS.....	4
PROPERTY MAP, 3301 E FIFTH ST, CARSON CITY	5
PROPERTY SNAPSHOT, NEVADA STATE PRISON SITE	6
FACILITY DETAILS, 0763 GENERATOR BUILDING	7
FACILITY DETAILS, 2171 MAINTENANCE SHOP	8
APPENDIX A - FACILITY CONDITION INDEX (FCI).....	9
APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD	10
BUILDING SYSTEMS	10
EXTERIOR	11
INTERIOR	12
APPENDIX C – REPORT DISTRIBUTION	13
DIVISIONAL CONTACTS	13
STATEWIDE CONTACTS CC'D	13
APPENDIX D - FCA RESOURCES.....	14
APPENDIX E – REVISION HISTORY	15

*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:** Nevada State Prison operated as a correctional facility from 1862 until its closure in 2012. The historic prison complex is now maintained and operated as a historic site through the efforts of the Nevada State Prison Preservation Society in cooperation with the State. Because the former prison buildings are being managed for historic preservation rather than active State operations, they were not included in this facility condition assessment.
- The assessment was limited to the maintenance and generator buildings, which remain in active State use by maintenance staff from Warm Springs Correctional Center.

OVERALL SITE CONDITION

- **None.**

SITE UTILITIES AND INFRASTRUCTURE

- **None.**

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Stairway Handrail:** The mezzanine stairway has a handrail on only one side. A second handrail is recommended to improve safety and address code requirements.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **None.**

PROPERTY MAP, 3301 E FIFTH ST, CARSON CITY



NORTHWEST REGION
CARSON CITY COUNTY

3301 E 5TH ST
Carson City, NV 89701-

TOTAL # OF BLDGS

1

SITE	BLDG	NAME
9989	0763	GENERATOR BUILDING
9989	2171	MAINTENANCE SHOP

STATUS

OCCUPIED
OCCUPIED

PROPERTY SNAPSHOT, NEVADA STATE PRISON SITE

158

YR(s)



9989 NEVADA STATE PRISON SITE

STATUS:	OCCUPIED
PARCEL SIZE:	21.450 ACRE(S)
HARDSCAPE:	UNKNOWN
LOCATION:	APN: 010-033-01 LAT/LONG: 39.160032, -119.736683
USAGE:	SITE-SECURE
# OF BLDGS:	2
ADDR:	NORTHWEST REGION 3301 E FIFTH ST CARSON CITY, NV 89701- CARSON CITY COUNTY
OCC / MAINT:	MULTIPLE DEPT OF CORRECTIONS

SITE INDEPENDENT OF A COMPLEX

ACQUIRED: 1868 | CONSTRUCTED

SURVEY | 5/14/2024

REPORT | 2/10/2009

In 1862, the Nevada State Legislature purchased the Warm Springs Hotel and 20 acres for the Nevada State Prison, using quarried stone from the site for construction. The prison closed in 2012, leaving 41 structures in varying conditions. The Nevada State Prison Preservation Society objective is to create an educational landmark and secured its listing on the National Register of Historic Places in 2015.

FACILITY DETAILS, 0763 GENERATOR BUILDING



0763 GENERATOR BUILDING

STATUS:	OCCUPIED
LOCATION:	APN: 010-033-01 LAT/LONG: 39.159428, -119.736445
CONSTRUCTION:	III-B - Unprotected Combustible (ordinary construction)
OCCUPANCY:	100% - TYPE F-2, Low hazard factory & industrial
USAGE:	UTILITY-PUMP HOUSE/SHED
FIRE SUPPRESSION:	0%
ADDR:	NORTHWEST REGION 3301 E 5TH ST CARSON CITY, NV 89701- CARSON CITY COUNTY
OCC / MAINT:	DEPARTMENT - NDOC DEPT OF CORRECTIONS

 ACQUIRED: 1999 | CONSTRUCTED | \$273,600
 SURVEY | 5/14/2024
 REPORT | 6/16/2021
 FRC | 2/26/2025 | \$490,500
 SF COST | \$545

The Generator Building is an engineered insulated steel structure with metal siding and roof. The generator is located in this building and provides back up power to the prison in case of a power failure. The facility is in good shape although some erosion has occurred along the south side of the structure.

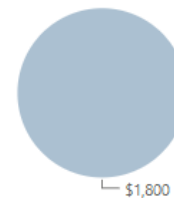
BUILDING COMPONENTS	
CHIMNEY:	NO
ROOF:	100% STEEL - CORRUGATED METAL - PANEL
FRAME:	100% STEEL - STRUCTURAL STEEL - POST & BEAM
CLADDING:	100% STEEL - CORRUGATED METAL - PANEL
FOUNDATION:	100% - SLAB-ON-GRADE CONCRETE - IN-SITU - SEISMIC: UNKNOWN
ENGINEERING:	ENCLOSED ASCE 7-16, if it doesn't meet the requirements fo being open or partially enclosed.
FABRICATION:	PRE-ENGINEERED

PROJECT DATA

STATUS	#	COST
DEFERRED	1	\$1,800
TOTAL	1	\$1,800

PRI	#	COST
2	1	\$1,800
TOTAL	1	\$1,800

PROJECTS BY TYPE



● EXT

PROJECT BY PRIORITY



● 2

FACILITY DETAILS, 2171 MAINTENANCE SHOP



2171 MAINTENANCE SHOP

STATUS:	OCCUPIED
LOCATION:	APN: 010-033-01 LAT/LONG: 39.160922, -119.735995
CONSTRUCTION:	III-A - Protected Combustible (ordinary construction)
OCCUPANCY:	80% - TYPE S-1, Moderate hazard storage 20% - TYPE B, Offices or Higher Education Offices
USAGE:	MAINTENANCE-INSPECTION, SHOP, WAREHOUSE
FIRE SUPPRESSION:	100%
ADDR:	NORTHWEST REGION 3301 E FIFTH ST CARSON CITY, NV 89701- CARSON CITY COUNTY
OCC / MAINT:	DEPARTMENT - NDOC DEPT OF CORRECTIONS

ACQUIRED: 2004 | CONSTRUCTED | \$952,000
SURVEY | 5/14/2024
REPORT | 6/16/2021
FRC | 2/26/2025 | \$1,600,000
SF COST | \$400

The Maintenance Shop, a pre-engineered steel building at Nevada State Prison, is used by Warm Springs Correctional Center and is located on the Nevada State Prison site. It has three bays: Carpenter Shop, Plumbing/HVAC Shop (with a mezzanine office), and Auto Shop. Fully sprinklered, it includes an ADA-compliant restroom, except for grab bars.

BUILDING COMPONENTS

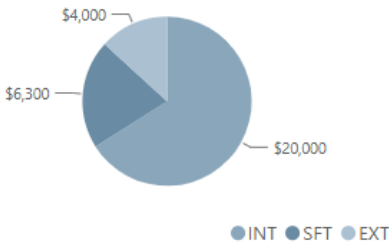
CHIMNEY:	NO
ROOF:	100% STEEL - CORRUGATED METAL - PANEL
FRAME:	100% STEEL - STRUCTURAL STEEL - POST & BEAM
CLADDING:	100% STEEL - CORRUGATED METAL - PANEL
FOUNDATION:	100% - SLAB-ON-GRADE CONCRETE - IN-SITU - SEISMIC: UNKNOWN
ENGINEERING:	ENCLOSED ASCE 7-16, if it doesn't meet the requirements fo being open or partially enclosed.
FABRICATION:	PRE-ENGINEERED

PROJECT DATA

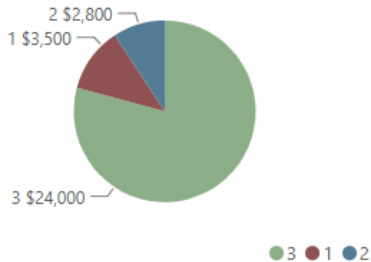
STATUS	#	COST
DEFERRED	4	\$30,300
TOTAL	4	\$30,300

PRI	#	COST
1	1	\$3,500
2	1	\$2,800
3	2	\$24,000
TOTAL	4	\$30,300

PROJECTS BY TYPE



PROJECT BY PRIORITY



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
 - **0.6 – 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

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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APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	09/03/2026	Initial.