



DEPT OF CORRECTIONS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

NORTHWEST REGION

-

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

SURVEY DATE: 05/14/2024



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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.

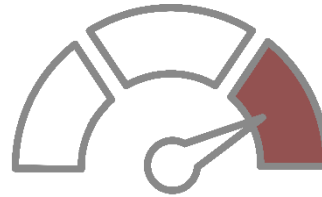
Projects are prioritized by urgency and address the most pressing needs effectively:

- **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 include.



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

MAINTENANCE SHOP



\$ 3,500.00

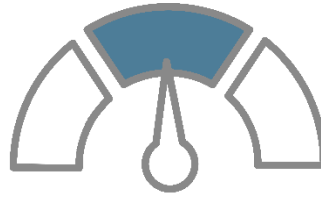
PRIORITY 1
0 - 2 years

DEFERRED SAFETY ISSUES - 45405

2171-SFT-3: HANDRAIL INSTALLATION

The 2018 International Building Code 1009.11 requires handrails on each side of stairways. The building has a set of stairs to access the offices on the mezzanine above the cafeteria and restrooms. The stairway has only one handrail. This project would provide for the installation of another handrail on the stairway to match the existing handrail.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and 02/10/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2021.



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

MAINTENANCE SHOP



\$ 2,800.00

PRIORITY 2
2 - 4 years

DEFERRED SAFETY ISSUES - 45405

2171-SFT-2: JANITOR CLOSET WALL PROTECTION

The mop sinks in the Janitor's Closets are mounted adjacent to gypsum board that is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54 inches above the floor finish. This project includes FRP on both Janitor's Closets that currently do not have wall protection.

This project or a portion there of was previously recommended in the FCA report dated 09/07/1999, 02/10/2009 and 06/16/2021. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/14/2024.



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

MAINTENANCE SHOP



\$20,000.00

PRIORITY 3
4 - 10 years



DEFERRED BUILDING INTERIOR - 45405

2171-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 4 - 5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

MAINTENANCE SHOP



\$ 4,000.00

PRIORITY 3
4 - 10 years



DEFERRED BUILDING EXTERIOR - 45405

2171-EXT-2: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the maintenance of the exterior of the building. Including in the cost is the sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 6 - 8 years and that

this project be scheduled on a cyclical basis to maintain the integrity of the structure.

APPENDIX A – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	09/03/2026	Initial.