



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  
9990 - NORTHERN NEVADA CORRECTIONAL CENTER SITE  
1721 E SNYDER AVE  
CARSON CITY, NV 89701-7812  
CARSON CITY COUNTY

SURVEY DATE: 06/12/2024



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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 **POOR** derived from the average FCI of its buildings. The buildings are generally in good condition; however the building systems are aging and need refurbishment or replacement.

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### OVERALL SITE CONDITION

- **Infrastructure:** All underground utilities have been recently replaced. Paved areas, including parking lots and walkways, are in poor condition and need repairs.
- **Findings:** Issues were identified that will require improvement:
  - Pavement repairs and sealing needed site wide.
  - Exterior Insulation & Finish System (EIFS) are recommended for Housing Units to reduce maintenance costs.
  - Sewer system inspections are recommended for all aging buildings in which they haven't been replaced.
  - Electrical upgrades are recommended for all major buildings over 50 years old.
  - A significant number of old buildings have windows that are original construction and need replacement.
  - Fire suppression recommended for Multipurpose Gym.
  - A number of buildings have Facility Condition Index (FCI) numbers greater than 50% and should be considered for replacement.

### SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Modern with no issues.
- **Electrical Systems:** Modern with no issues.
- **Stormwater Drainage:** Underground replaced, no concerns noted for surface drainage.

## SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is compliant with current ADA and safety standards.
- **Fire Safety:** Adequate for site except for Multipurpose Gym.

## 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. Due to the windy conditions at the site, scattered litter is prevalent.

# PROPERTY MAP, 1721 E SNYDER AVE, CARSON CITY

SITE IS:

OWNED

OCCUPIED

28 BUILDINGS



NORTHERN NEVADA CORRECTIONAL CENTER COMPLEX

B#	NAME	STATUS	RIGHTS
0124	MAIN GATE HOUSE	OCCUPIED	OWNED
0125	COMMAND POST/OPERATIONS/EDUCATI...	OCCUPIED	OWNED
0126	MAINTENANCE BUILDING	OCCUPIED	OWNED
0127	PRISON INDUSTRY BUILDING B	OCCUPIED	OWNED
0128	LAUNDRY/CENTRAL PLANT	OCCUPIED	OWNED
0129	CULINARY/DINING	OCCUPIED	OWNED
0130	PRISON INDUSTRY BUILDING D	OCCUPIED	OWNED
0131	PRISON INDUSTRY BUILDING C	OCCUPIED	OWNED
0132	TV DISTRIBUTION BUILDING	OCCUPIED	OWNED
0133	PRISON INDUSTRY/CANTEEN BUILDING A	OCCUPIED	OWNED
0135	VISITORS CENTER II	OCCUPIED	OWNED
0136	ADMINISTRATION/VISITING I	OCCUPIED	OWNED
0137	MULTI-PURPOSE/GYM/CHAPEL	OCCUPIED	OWNED
0138	HOUSING UNIT 1	OCCUPIED	OWNED
0139	HOUSING UNIT 2	OCCUPIED	OWNED
0140	HOUSING UNIT 3	OCCUPIED	OWNED
0141	HOUSING UNIT 4	OCCUPIED	OWNED
0142	HOUSING UNIT 5	OCCUPIED	OWNED
0143	GENERATOR/ SWITCH GEAR ROOM (OLD)	OCCUPIED	OWNED
0144	GUARD TOWER 1	OCCUPIED	OWNED
0145	GUARD TOWER 2	OCCUPIED	OWNED
0146	GUARD TOWER 3	OCCUPIED	OWNED
0147	GUARD TOWER 4	OCCUPIED	OWNED
0148	GUARD TOWER 5	OCCUPIED	OWNED
0149	HOUSING UNIT 6	OCCUPIED	OWNED
0150	AUTO SHOP	OCCUPIED	OWNED
1435	GUARD TOWER 6	UNOCCUPIED	OWNED
1436	EDUCATION	OCCUPIED	OWNED

# PROPERTY MAP, 1721 E SNYDER AVE, CARSON CITY

SITE IS:

OWNED

OCCUPIED

12 BUILDINGS



B#	NAME	STATUS	RIGHTS
1648	HOUSING UNIT 7	OCCUPIED	OWNED
1673	REGIONAL MEDICAL FACILITY UNIT 8	OCCUPIED	OWNED
2004	CENTRAL WAREHOUSE	OCCUPIED	OWNED
2005	MAIL BUILDING	OCCUPIED	OWNED
2006	BIKE STORAGE BUILDING	OCCUPIED	OWNED
2557	MAINTENANCE STORAGE	OCCUPIED	OWNED
2562	MICROWAVE BUILDING	OCCUPIED	OWNED
2784	NNCC BIOMASS PLANT	UNOCCUPIED	OWNED
2785	HOUSING UNIT #10	OCCUPIED	OWNED
4510	NEW GENERATOR BUILDING	OCCUPIED	OWNED
4512	NDOC GUN RANGE SHADE RAMADA	OCCUPIED	OWNED
9990	NORTHERN NEVADA CORRECTIONAL CEN...	OCCUPIED	OWNED

NORTHERN NEVADA CORRECTIONAL CENTER COMPLEX

# PROPERTY SNAPSHOT, NORTHERN NEVADA CORRECTIONAL CENTER SITE

CARSON CITY COUNTY



PURCHASED 1963



SITE-SECURE



63 YEARS



OWNED  
OCCUPIED

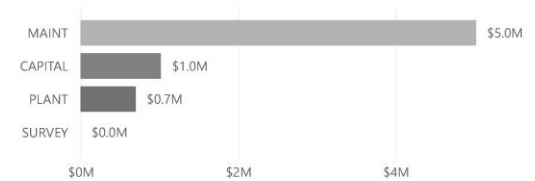


998.2 ACRES

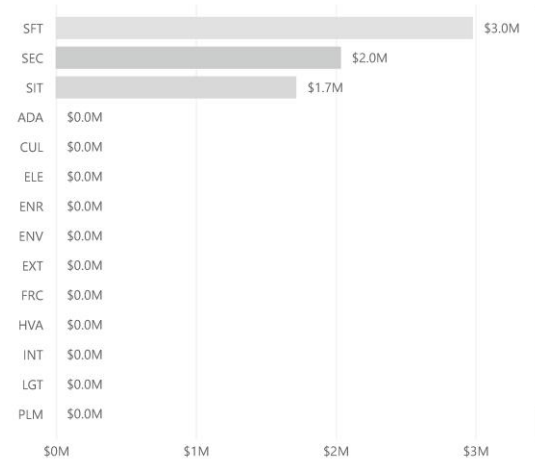


The Northern Nevada Correctional Center is a medium security institution, located in southeast Carson City, Nevada. There are multiple structures on site including housing units, vocational buildings, education facilities, central plant, culinary and dining facilities, administration and visitation buildings. The site has natural gas, city water and sewer services and is home to the Regional Medical Facility. <br> There is a large paved parking area complete with ADA accessible parking spaces.

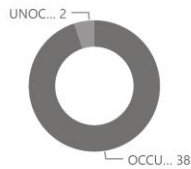
## PROJECT TYPE BREAKDOWN - SITE ONLY



## PROJECT CATEGORY BREAKDOWN - SITE ONLY



40 BUILDINGS

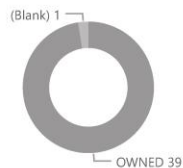


\$86,427,872

BUILDINGS WITH PROJECTS

\$302,942,800

FRC - PROJECT BLDGS ONLY



28.53

AVERAGE FCI %



## FCI DISTRIBUTION



PRIORITY	COUNT	COST
PRIORITY 1	1	\$2,982,600
PRIORITY 2	3	\$3,758,300
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>4</b>	<b>\$6,740,900</b>

\$6,740,900

# FACILITY DETAILS, MAIN GATE HOUSE

YEAR BUILT 1963  
CONSTRUCTED 1963



OFFICE



63 YEARS



OWNED  
OCCUPIED



1,440 SF



FCI %

84.78



The Main Gate House Building is situated on the west side of the Northern Nevada Correctional Center and serves as the primary entrance for staff. It functions as a key access point to the facility. While the structure is solidly built, it lacks both fire sprinkler protection and ADA compliance, which may impact safety and accessibility considerations.



### CODE COMPLIANCE SUMMARY

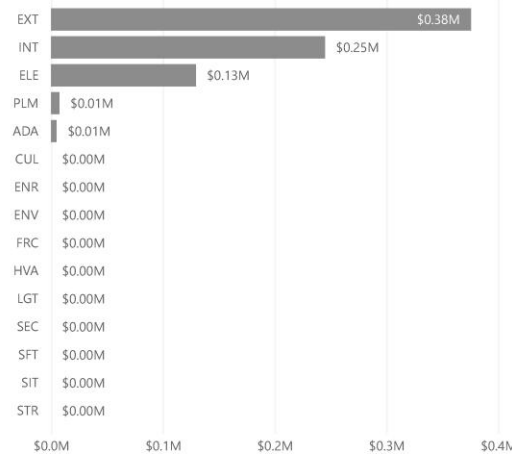
CODE YR: UNKNOWN  
CONS TYPE: V-B  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

### 0124 - BUILDING COMPONENTS

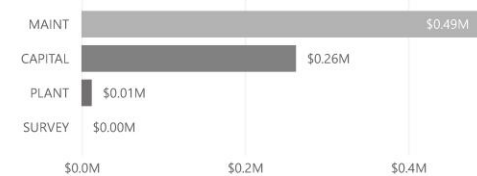
FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED – 80% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: N/A  
EXTERIOR: VENEER – 20% MASONRY  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$900,000**  
REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$12,500
PRIORITY 2	9	\$728,900
PRIORITY 3	1	\$21,600
<b>TOTAL</b>	<b>12</b>	<b>\$763,000</b>

**\$763,000**

# FACILITY DETAILS, COMMAND POST/OPERATIONS/EDUCATION

YEAR BUILT 1976  
CONSTRUCTED 1976



OFFICE



50 YEARS



OWNED  
OCCUPIED



9,215 SF



FCI %

62.79



The Command Post / Operation / Education Building is located in the secured south side of the Northern Nevada Correctional Center. It serves multiple functions, including office space for NNCC staff, a facility for correctional officer training operations, and a computer education center for inmate use. The building does not have fire sprinkler protection and is not compliant with ADA accessibility standards.



## CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: III-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

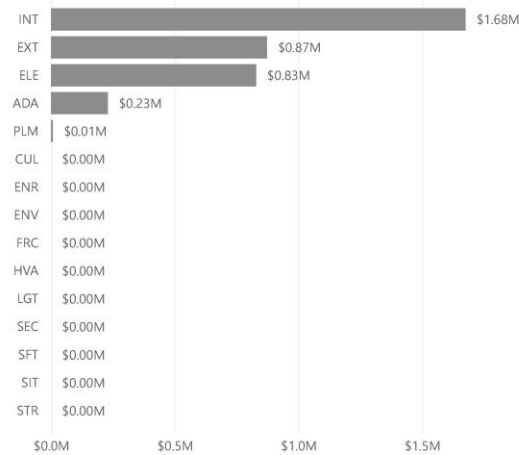
## 0125 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: REINFORCED  
EXTERIOR: VENEER – 100% MASONRY  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

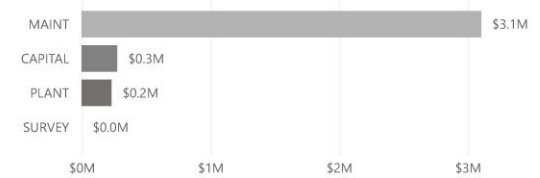
**\$5,759,400**

REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	3	\$237,500
PRIORITY 2	10	\$3,378,900
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>13</b>	<b>\$3,616,400</b>

**\$3,616,400**

# FACILITY DETAILS, MAINTENANCE BUILDING

YEAR BUILT 1969  
CONSTRUCTED 1969



MAINTENANCE



57 YEARS



OWNED  
OCCUPIED



3,584 SF



FCI %

42.27



The Maintenance Building is located in the secured west side of the Northern Nevada Correctional Center. It is used by maintenance staff for storing and repairing equipment and materials necessary to support the upkeep of the correctional center's buildings and grounds. The facility is not compliant with ADA accessibility standards.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: III-A  
OCC: 100% - S-2  
Low hazard storage  
FIRE: 100% suppressed

### 0126 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: REINFORCED

ROOF: FLAT – 100% MEMBRANE  
SEISMIC: REINFORCED

EXTERIOR: VENEER – 100% MASONRY

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

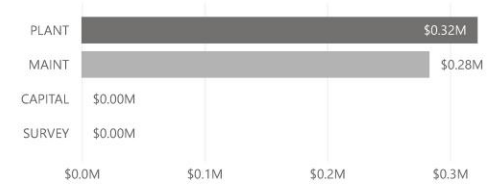
**\$1,433,600**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$7,500
PRIORITY 2	3	\$580,600
PRIORITY 3	1	\$17,900
<b>TOTAL</b>	<b>5</b>	<b>\$606,000</b>

**\$606,000**

# FACILITY DETAILS, PRISON INDUSTRY BUILDING B

YEAR BUILT 1967  
CONSTRUCTED 1967



MANUFACTURE



59 YEARS



OWNED  
OCCUPIED



10,560 SF



FCI %

25.82



The Prison Industry Building B is situated within the secured area of the Northern Nevada Correctional Center. It serves primarily as a facility for spray finishing woodwork. The building does not fully meet ADA compliance standards.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: III-A  
OCC: 100% - F-2  
Low hazard factory & industrial  
FIRE: 100% suppressed

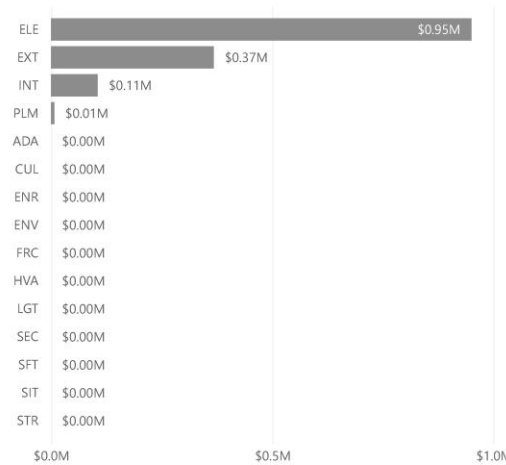
### 0127 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: UNREINFORCED  
FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: UNREINFORCED  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: UNREINFORCED  
EXTERIOR: VENEER – 100% MASONRY  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

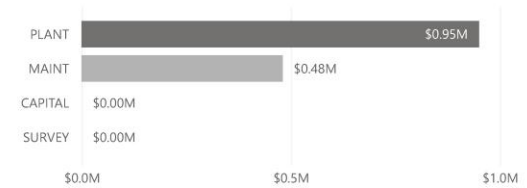
**\$5,544,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

PRIORITY	COUNT	COST
PRIORITY 1	1	\$7,500
PRIORITY 2	4	\$1,318,300
PRIORITY 3	1	\$105,600
<b>TOTAL</b>	<b>6</b>	<b>\$1,431,400</b>

**\$1,431,400**

# FACILITY DETAILS, LAUNDRY/CENTRAL PLANT

YEAR BUILT 1968  
CONSTRUCTED 1968



PLANT



58 YEARS



OWNED  
OCCUPIED



7,000 SF



FCI %

15.82



The Laundry / Central Plant building is located within the secured area of the Northern Nevada Correctional Center. It serves as the primary facility for laundry services and supports heating operations for the entire site. The building is equipped with a fire sprinkler system installed as part of the T1-503 Statewide Capital Improvement Program. At present, the facility is not ADA compliant.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: III-A  
OCC: 100% - F-1  
Moderate hazard factory & industrial  
FIRE: 100% suppressed

### 0128 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: UNREINFORCED

FRAME: VENEER – 100% MASONRY  
SEISMIC: UNREINFORCED

ROOF: FLAT – 90% MEMBRANE  
SEISMIC: UNREINFORCED

GABLE – 10% STEEL  
SEISMIC: UNREINFORCED

EXTERIOR: -

FLRS: 1

BSMT: -

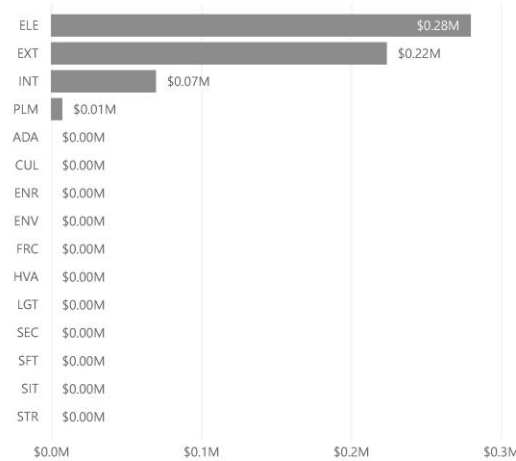
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

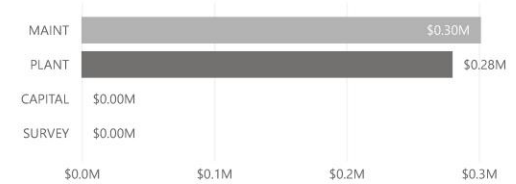
**\$3,675,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$7,500
PRIORITY 2	3	\$504,000
PRIORITY 3	1	\$70,000
<b>TOTAL</b>	<b>5</b>	<b>\$581,500</b>

**\$581,500**

# FACILITY DETAILS, CULINARY/DINING

YEAR BUILT 1962  
CONSTRUCTED 1962



CULINARY



64 YEARS



OWNED  
OCCUPIED



16,354 SF



FCI %

74.65



The Culinary/Dining Building is located on the secured west side of the Northern Nevada Correctional Center site. It supports essential operations such as food preparation, storage, and dining services. The facility includes fire safety systems and has undergone some ADA accessibility upgrades, though it remains not fully compliant. The roof was replaced in 2000 under a 15-year warranty.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

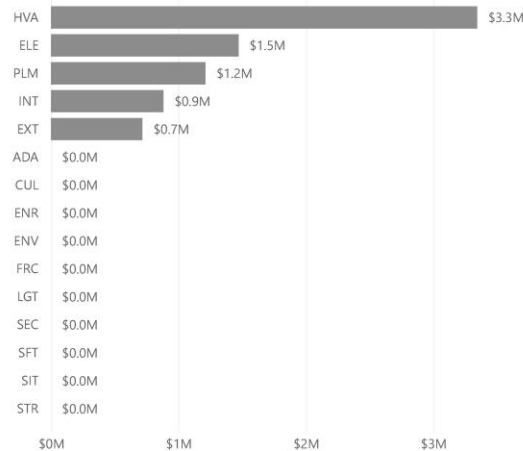
### 0129 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: -  
ROOF: FLAT – 90% MEMBRANE  
SEISMIC: REINFORCED  
GABLE – 10% STEEL  
SEISMIC: REINFORCED  
EXTERIOR: SITE-ASSEMBLED – 100% CONCRETE  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

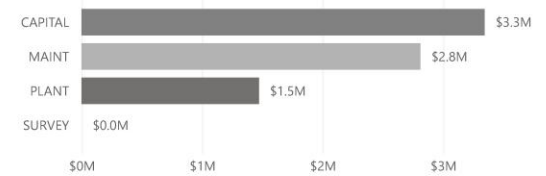
**\$10,221,300**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$441,600
PRIORITY 2	10	\$5,974,400
PRIORITY 3	2	\$1,214,600
<b>TOTAL</b>	<b>13</b>	<b>\$7,630,600</b>

**\$7,630,600**

# FACILITY DETAILS, PRISON INDUSTRY BUILDING D

YEAR BUILT 1965  
CONSTRUCTED 1965



MANUFACTURE



61 YEARS



OWNED  
OCCUPIED



10,560 SF



FCI %

42.33



The Prison Industry Welding Building is constructed with concrete masonry walls, concrete slab-on-grade foundation, steel roof trusses and a single-ply membrane roof.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - F-2  
Low hazard factory & industrial  
FIRE: 100% suppressed

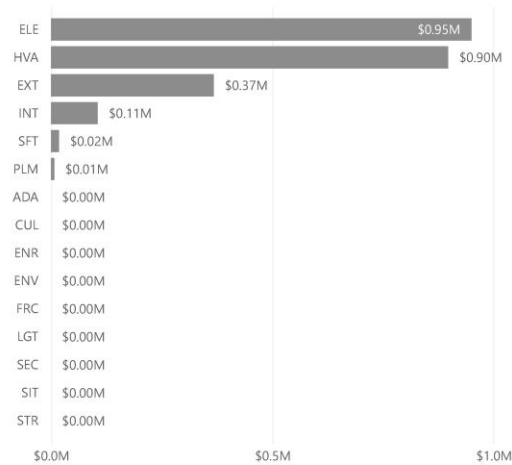
### 0130 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: UNREINFORCED  
FRAME: -  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: UNREINFORCED  
EXTERIOR: VENEER – 100% MASONRY  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

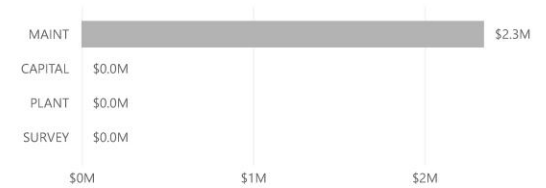
**\$5,544,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$25,500
PRIORITY 2	5	\$2,215,900
PRIORITY 3	1	\$105,600
<b>TOTAL</b>	<b>8</b>	<b>\$2,347,000</b>

**\$2,347,000**

# FACILITY DETAILS, PRISON INDUSTRY BUILDING C

YEAR BUILT 1974  
CONSTRUCTED 1974



MANUFACTURE



52 YEARS



OWNED  
OCCUPIED



10,560 SF



FCI %

26.71



The Prison Industries Building is a durable, industrial facility designed to support a range of manufacturing activities. It accommodates operations such as metal working, painting, and furniture assembly, providing a functional space tailored for heavy-duty use and efficient workflow. The structure is built to withstand the demands of an industrial environment, offering both resilience and adaptability for various production processes.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

### 0131 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: REINFORCED

ROOF: FLAT – 100% MEMBRANE  
SEISMIC: REINFORCED

EXTERIOR: -

FLRS: 1

BSMT: -

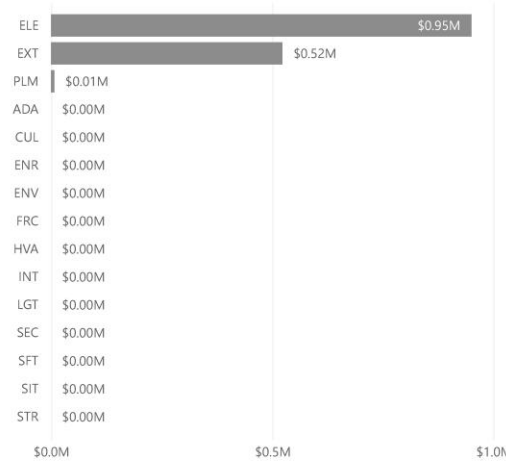
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

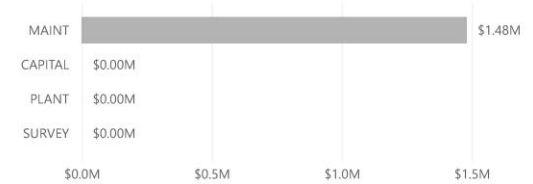
**\$5,544,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$7,500
PRIORITY 2	6	\$1,473,300
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>7</b>	<b>\$1,480,800</b>

**\$1,480,800**

# FACILITY DETAILS, TV DISTRIBUTION BUILDING

YEAR BUILT 0  
UNKNOWN -



UTILITY



2026 YEARS



OWNED  
OCCUPIED



196 SF



FCI %

9.95



The TV Distribution Building is located in the middle of the NNCC yard. The building is constructed of wood and steel framing, single pane glazing above and Masonite panels below. The building is used to distribute power and TV to Housing Units 1, 2, 3, and 4.



### CODE COMPLIANCE SUMMARY

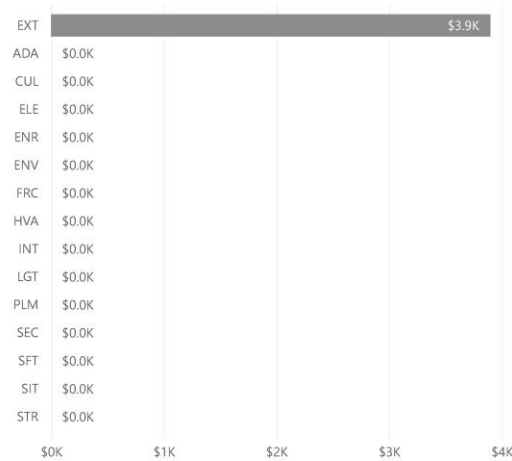
CODE YR: UNKNOWN  
CONS TYPE: V-B  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 0% suppressed

### 0132 - BUILDING COMPONENTS

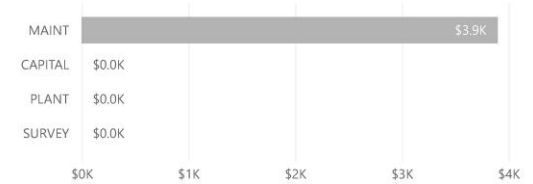
FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED – 100% WOOD  
SEISMIC: REINFORCED  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$39,200**  
REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$3,900
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>1</b>	<b>\$3,900</b>

**\$3,900**

# FACILITY DETAILS, PRISON INDUSTRY/CANTEEN BUILDING A

YEAR BUILT 1967  
CONSTRUCTED 1967



MANUFACTURE



59 YEARS



OWNED  
OCCUPIED



17,995 SF



FCI %

26.07



The Prison Industry / Canteen Building is located within the secure perimeter of the Northern Nevada Correctional Center (NNCC), positioned on the south side of the facility. It serves multiple functional roles, including inmate property storage, prison industry operations, and canteen services, along with a dedicated supply room for the canteen. The building has been upgraded with a new fire alarm and sprinkler system to enhance safety and includes some accessibility improvements to the restrooms, although it is not yet fully compliant with ADA standards.



## CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 50% - F-2, 50% - I-3  
Low hazard factory & industrial  
Prisons, reformatories  
FIRE: 100% suppressed

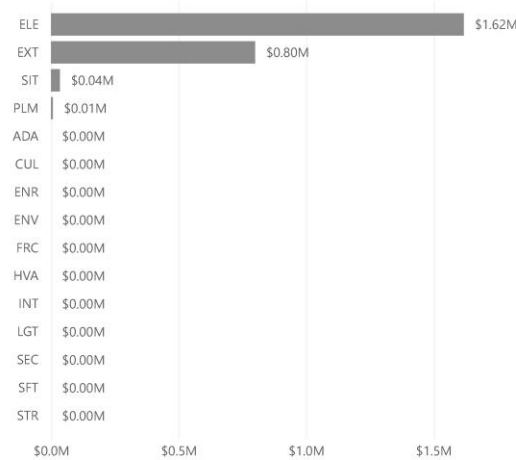
## 0133 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: REINFORCED  
EXTERIOR: SITE-ASSEMBLED – 100% CONCRETE  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

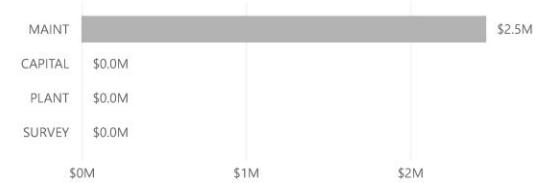
**\$9,447,400**

REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

PRIORITY	COUNT	COST
PRIORITY 1	1	\$7,500
PRIORITY 2	5	\$2,455,400
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>6</b>	<b>\$2,462,900</b>

**\$2,462,900**

## FACILITY DETAILS, VISITORS CENTER II

YEAR BUILT 1974  
CONSTRUCTED 1974



VISITOR



52 YEARS



OWNED  
OCCUPIED



4,768 SF



FCI %

47.75



The Visitors Center II is located within the secure area of the Northern Nevada Correctional Center (NNCC), positioned on the west side of the facility. It serves as a dedicated space for inmate visitation, featuring a large area designed to accommodate both contact and non-contact visits. The building includes restrooms for inmates and visitors, with most features meeting ADA accessibility standards. Recent upgrades include the installation of a modern fire alarm and sprinkler system, enhancing safety and compliance with current regulations.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

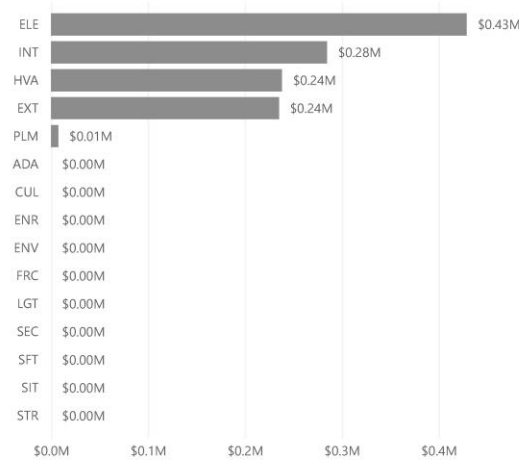
### 0135 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

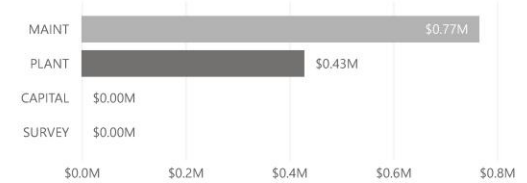
**\$2,503,200**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

PRIORITY	COUNT	COST
PRIORITY 1	1	\$7,500
PRIORITY 2	6	\$949,300
PRIORITY 3	1	\$238,400
<b>TOTAL</b>	<b>8</b>	<b>\$1,195,200</b>

**\$1,195,200**

# FACILITY DETAILS, ADMINISTRATION/VISITING I

YEAR BUILT 1974  
CONSTRUCTED 1974



OFFICE



52 YEARS



OWNED  
OCCUPIED



9,304 SF



FCI %

19.05



The Administration / Visiting Building is located on the west side of the Northern Nevada Correctional Center (NNCC) site, outside the secured perimeter. This facility serves as the central hub for administrative operations and includes the visitor check-in area. It supports essential staff functions and public entry processes. The building underwent a roof replacement in 2016, backed by a 20-year warranty, reflecting recent investment in its maintenance. It is equipped with fire protection systems and has received improvements to enhance ADA accessibility in the restrooms and at the entrance, although full compliance may not yet be achieved.



## 0136 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: UNREINFORCED

FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: UNREINFORCED

ROOF: FLAT – 100% MEMBRANE  
SEISMIC: UNREINFORCED

EXTERIOR: -

FLRS: 1

BSMT: -

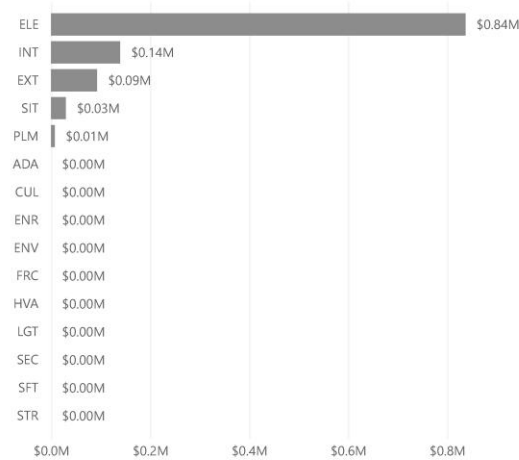
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

**\$5,815,000**

REPLACEMENT COST

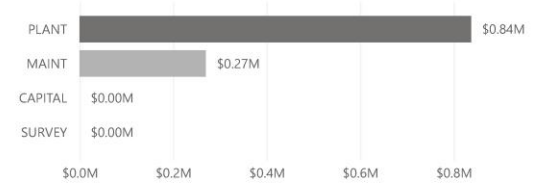
## PROJECT CATEGORY BREAKDOWN - BUILDING



## CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$7,500
PRIORITY 2	2	\$867,400
PRIORITY 3	2	\$232,600
<b>TOTAL</b>	<b>5</b>	<b>\$1,107,500</b>

**\$1,107,500**

# FACILITY DETAILS, MULTI-PURPOSE/GYM/CHAPEL

YEAR BUILT 1968  
CONSTRUCTED 1968



ASSEMBLY



58 YEARS



OWNED  
OCCUPIED



16,306 SF



FCI %

25.07



The Multi-Purpose/Gym/Chapel facility is located on the west side within the secured area of the Northern Nevada Correctional Center (NNCC). It houses several key functions, including a gymnasium, a chapel, a law library, and a multi-purpose room. The facility is equipped with a modern fire alarm system installed in 2014. However, it lacks a full fire sprinkler system, with coverage limited to the area above the raised stage. Additionally, the building is not accessible in compliance with the Americans with Disabilities Act (ADA).



## CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 10% suppressed

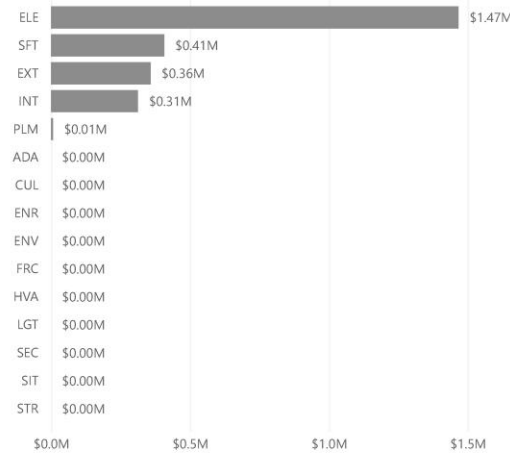
## 0137 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: UNREINFORCED  
FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: UNREINFORCED  
ROOF: FLAT – 100% ASPHALT  
SEISMIC: UNREINFORCED  
EXTERIOR: VENEER – 100% MASONRY  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

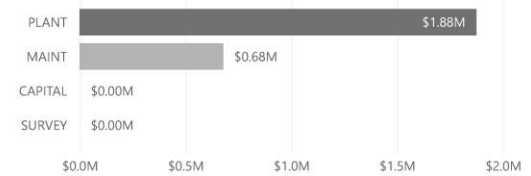
**\$10,191,300**

REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$415,200
PRIORITY 2	3	\$1,780,600
PRIORITY 3	2	\$358,772
<b>TOTAL</b>	<b>7</b>	<b>\$2,554,572</b>

**\$2,554,572**

# FACILITY DETAILS, HOUSING UNIT 1

YEAR BUILT 1963  
CONSTRUCTED 1963



INSTITUTIONAL



63 YEARS



OWNED  
OCCUPIED



21,586 SF



FCI %

43.48



Housing Unit 1 is centrally located within the Northern Nevada Correctional Center. It serves as a dormitory-style facility and is divided into three wings. The unit includes updated restrooms and showers that have been remodeled to meet most ADA accessibility standards. Safety systems such as a fire alarm and sprinkler system are in place to enhance occupant protection.



## CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

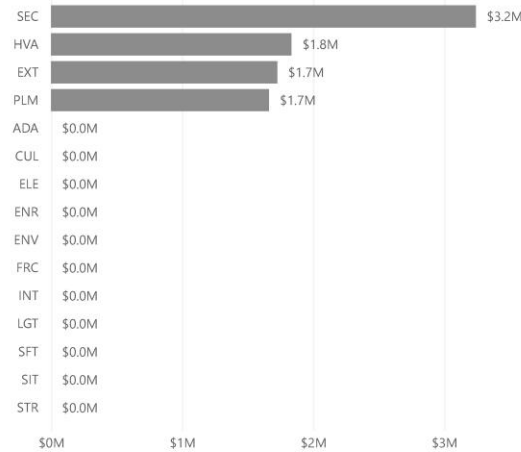
## 0138 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: UNREINFORCED  
FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: UNREINFORCED  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: UNREINFORCED  
EXTERIOR: VENEER – 0% MASONRY  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

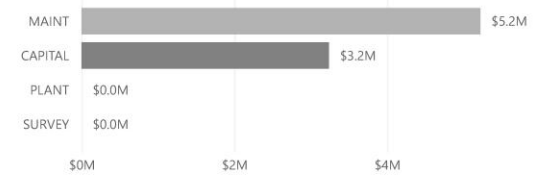
**\$19,474,500**

REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$3,242,200
PRIORITY 2	2	\$3,390,200
PRIORITY 3	1	\$1,834,800
<b>TOTAL</b>	<b>4</b>	<b>\$8,467,200</b>

**\$8,467,200**

## FACILITY DETAILS, HOUSING UNIT 2

YEAR BUILT 1963  
CONSTRUCTED 1963



INSTITUTIONAL



63 YEARS



OWNED  
OCCUPIED



21,586 SF



FCI %

43.48



Housing Unit 2 is centrally located within the Northern Nevada Correctional Center. It functions as a dormitory-style facility, organized into three separate wings. The unit is equipped with both a fire alarm and sprinkler system to enhance safety. Restrooms and shower areas have been updated to improve accessibility, with most features meeting ADA standards.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

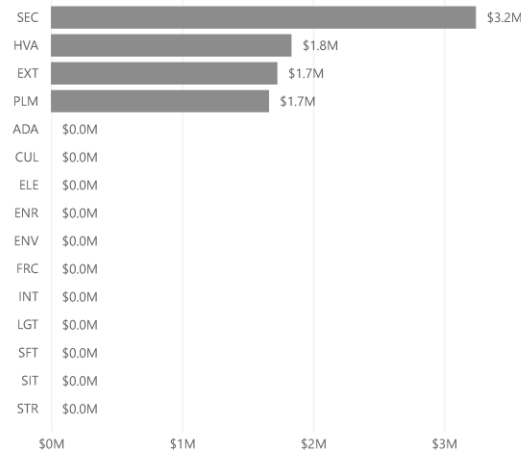
### 0139 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: UNREINFORCED  
FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: UNREINFORCED  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: N/A  
EXTERIOR: VENEER – 0% MASONRY  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

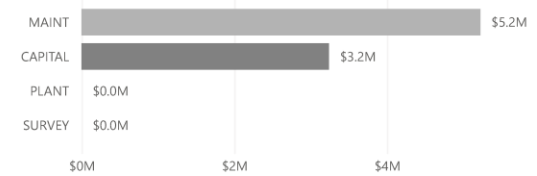
**\$19,474,500**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

PRIORITY	COUNT	COST
PRIORITY 1	1	\$3,242,200
PRIORITY 2	2	\$3,390,200
PRIORITY 3	1	\$1,834,800
<b>TOTAL</b>	<b>4</b>	<b>\$8,467,200</b>

**\$8,467,200**

# FACILITY DETAILS, HOUSING UNIT 3

YEAR BUILT 1963  
CONSTRUCTED 1963



INSTITUTIONAL



63 YEARS



OWNED  
OCCUPIED



21,586 SF



FCI %

43.48



Housing Unit 3 is situated in the central area of the Northern Nevada Correctional Center. It serves as a dormitory-style facility and is organized into three distinct wings. The unit is equipped with both a fire alarm and sprinkler system to ensure safety. Restrooms and shower facilities have been updated, with most features designed to meet ADA accessibility standards.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

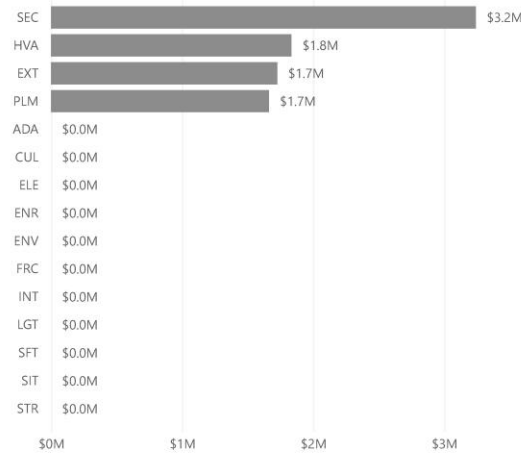
### 0140 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: UNREINFORCED  
FRAME: -  
ROOF: FLAT – 90% MEMBRANE  
SEISMIC: UNREINFORCED  
GABLE – 10% STEEL  
SEISMIC: UNREINFORCED  
EXTERIOR: VENEER – 100% MASONRY  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

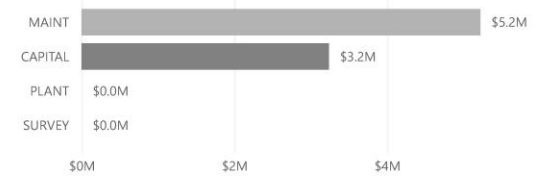
**\$19,474,500**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$3,242,200
PRIORITY 2	2	\$3,390,200
PRIORITY 3	1	\$1,834,800
<b>TOTAL</b>	<b>4</b>	<b>\$8,467,200</b>

**\$8,467,200**

# FACILITY DETAILS, HOUSING UNIT 4

YEAR BUILT 1974  
CONSTRUCTED 1974



INSTITUTIONAL



52 YEARS



OWNED  
OCCUPIED



13,641 SF



FCI %

37.72



Housing Unit 4 is located in the center of the Northern Nevada Correctional Center. The facility includes a fire sprinkler system and offers limited ADA accessibility. The roof was replaced in 2008 under a 15-year warranty.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

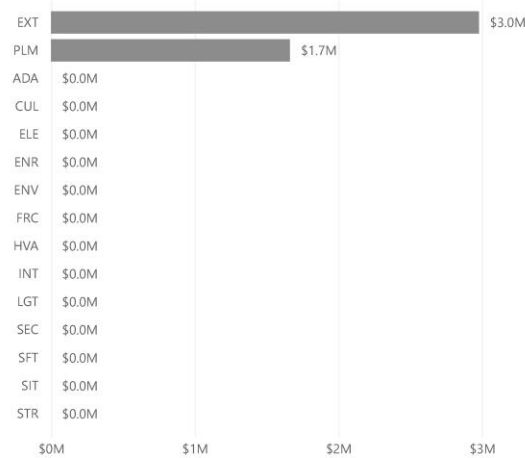
### 0141 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: REINFORCED  
EXTERIOR: VENEER – 100% MASONRY  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

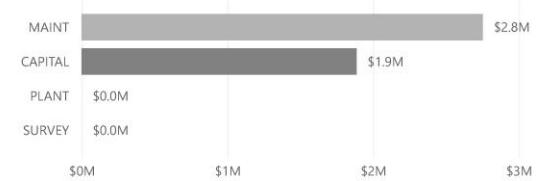
**\$12,306,600**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	3	\$4,642,600
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>3</b>	<b>\$4,642,600</b>

**\$4,642,600**

# FACILITY DETAILS, HOUSING UNIT 5

YEAR BUILT 1977  
CONSTRUCTED 1977



INSTITUTIONAL



49 YEARS



OWNED  
OCCUPIED



13,641 SF



FCI %

55.02



Housing Unit 5 is situated on the east side of the Northern Nevada Correctional Center. It serves as a secure correctional housing facility and is equipped with essential life safety systems, including a fire alarm and sprinkler system. Although the building is not ADA accessible, it remains functional within its intended use. The roof was replaced in 2008 and was covered by a 15-year warranty, supporting the ongoing maintenance and integrity of the structure.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

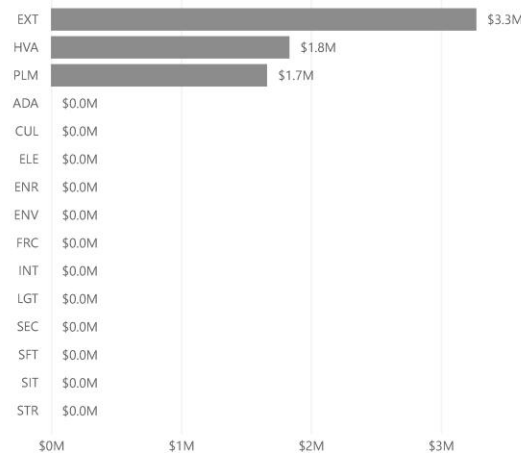
### 0142 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

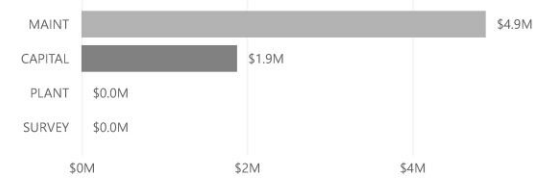
**\$12,306,600**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	3	\$4,636,400
PRIORITY 3	2	\$2,134,900
<b>TOTAL</b>	<b>5</b>	<b>\$6,771,300</b>

**\$6,771,300**

## FACILITY DETAILS, GENERATOR/ SWITCH GEAR ROOM (OLD)

YEAR BUILT 1974  
CONSTRUCTED 1974



NONHAZARD



52 YEARS



OWNED  
OCCUPIED



550 SF



FCI %

3.33



The Generator/Switch Gear Room (VACANT) is situated on the south side of the Northern Nevada Correctional Center (NNCC) site, outside the secured perimeter. This facility houses the backup generator and the automatic switching gear that supports the institution's emergency power system. The building and function were replaced with a new Generator / Switchgear Building (4510). The building will be used for storage.



### CODE COMPLIANCE SUMMARY

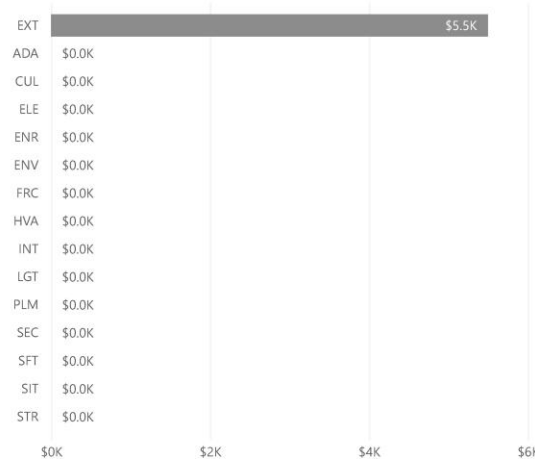
CODE YR: UNKNOWN  
CONS TYPE: V-1 hour  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 0% suppressed

### 0143 - BUILDING COMPONENTS

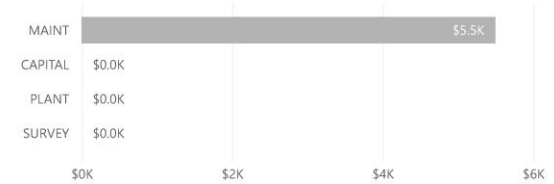
FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: REINFORCED  
EXTERIOR: VENEER – 100% MASONRY  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$165,000**  
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	\$5,500
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>1</b>	<b>\$5,500</b>

**\$5,500**

# FACILITY DETAILS, GUARD TOWER 1

YEAR BUILT 1963  
CONSTRUCTED 1963



TOWER



63 YEARS



OWNED  
OCCUPIED



75 SF



FCI %

35.67



Guard Tower 1 is located just south of the Main Gate House. It features an observation deck that is accessed via an exterior spiral staircase and includes windowed areas for visibility.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 0% suppressed

### 0144 - BUILDING COMPONENTS

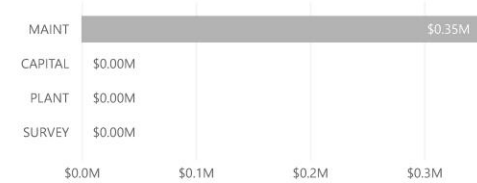
FOUNDATION: -  
FRAME: PREFABRICATED - 100% STEEL  
SEISMIC: UNREINFORCED  
ROOF: -  
EXTERIOR: SITE-ASSEMBLED - 0% STEEL  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$981,300**  
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	\$350,000
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>1</b>	<b>\$350,000</b>

**\$350,000**

## FACILITY DETAILS, GUARD TOWER 2

YEAR BUILT 1974  
CONSTRUCTED 1974



TOWER



52 YEARS



OWNED  
OCCUPIED



75 SF



FCI %

35.67



Guard Tower 2 is a structural steel framed building with metal siding and glazed window areas, located in the northwest corner of the prison yard. It has an exterior spiral staircase to the observation deck.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

### 0145 - BUILDING COMPONENTS

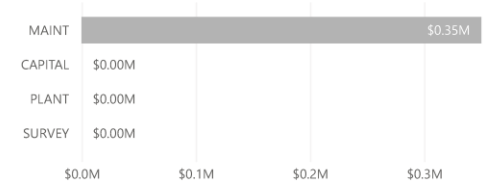
FOUNDATION: -  
FRAME: PREFABRICATED – 100% STEEL  
SEISMIC: REINFORCED  
ROOF: -  
EXTERIOR: SITE-ASSEMBLED – 100% STEEL  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$981,300**  
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	\$350,000
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>1</b>	<b>\$350,000</b>

**\$350,000**

## FACILITY DETAILS, GUARD TOWER 3

YEAR BUILT 1990  
CONSTRUCTED 1990



TOWER



36 YEARS



OWNED  
OCCUPIED



864 SF



FCI %

23.33



Guard Tower 3 is a structural steel framed building with metal siding and glazed window areas. It has an interior spiral staircase to the observation deck which has a toilet and sink for staff. It has a fire alarm and sprinkler system. It is located in the northeast corner of the prison yard.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 0% suppressed

### 0146 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: UNREINFORCED  
FRAME: PREFABRICATED - 100% STEEL  
SEISMIC: UNREINFORCED  
ROOF: GABLE - 100% STEEL  
SEISMIC: UNREINFORCED  
EXTERIOR: SITE-ASSEMBLED - 100% STEEL  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

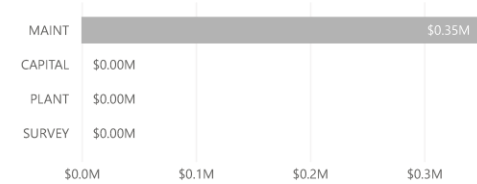
**\$1,500,000**

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	\$350,000
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>1</b>	<b>\$350,000</b>

**\$350,000**

# FACILITY DETAILS, GUARD TOWER 4

YEAR BUILT 1979  
CONSTRUCTED 1979



TOWER



47 YEARS



OWNED  
OCCUPIED



75 SF



FCI %

35.67



Guard Tower 4 is located at the southeast corner of the Northern Nevada Correctional Center. The tower is a structural steel framed building with metal siding and glazed window areas accessed by an exterior steel spiral staircase.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
 CONS TYPE: TYPE: III-A Combustible (Protected)  
 OCC: 100% - I-3  
 Prisons, reformatories  
 FIRE: 0% suppressed

### 0147 - BUILDING COMPONENTS

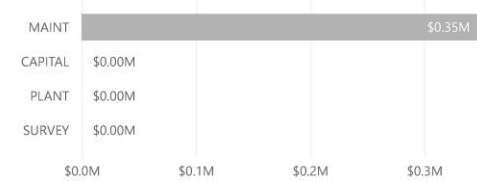
FOUNDATION: -  
 FRAME: PREFABRICATED – 100% STEEL  
 SEISMIC: UNREINFORCED  
 SITE-ASSEMBLED – 100% STEEL  
 SEISMIC: UNREINFORCED  
 ROOF: -  
 EXTERIOR: -  
 FLRS: 1  
 BSMT: -  
 ASSEMBLY: SITE-BUILT  
 EXPOSURE: ENCLOSED

**\$981,300**  
REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$350,000
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>1</b>	<b>\$350,000</b>

**\$350,000**

# FACILITY DETAILS, GUARD TOWER 5

YEAR BUILT 1979  
CONSTRUCTED 1979



TOWER



47 YEARS



OWNED  
OCCUPIED



267 SF



FCI %

23.33



Guard Tower 5 is located at the east of the Northern Nevada Correctional Center. It is located outside of the prison area and has a steel frame with wood siding. An interior staircase leads to the observation deck.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 0% suppressed

### 0148 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED – 100% WOOD  
SEISMIC: REINFORCED  
ROOF: -  
EXTERIOR: SITE-ASSEMBLED – 100% WOOD  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

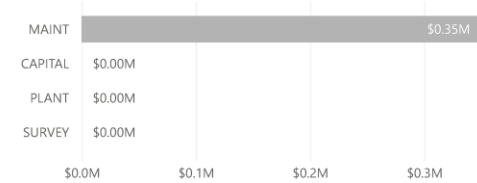
\$1,500,000

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	\$350,000
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>1</b>	<b>\$350,000</b>

\$350,000

# FACILITY DETAILS, HOUSING UNIT 6

YEAR BUILT 1981  
CONSTRUCTED 1981



INSTITUTIONAL



45 YEARS



OWNED  
OCCUPIED



10,634 SF



FCI %

47.48



Housing Unit 6 is located in the center of Northern Nevada Correctional Center site. The building is constructed of concrete masonry unit walls, concrete slab-on-grade foundation, steel trusses, metal decking and has a single-ply membrane roof. The facility is not ADA accessible but does have a fire alarm and sprinkler system.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

### 0149 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: -

ROOF GABLE – 50% STEEL  
SEISMIC: REINFORCED

FLAT – 50% MEMBRANE  
SEISMIC: REINFORCED

EXTERIOR: SITE-ASSEMBLED – 100% CONCRETE

FLRS: 1

BSMT: -

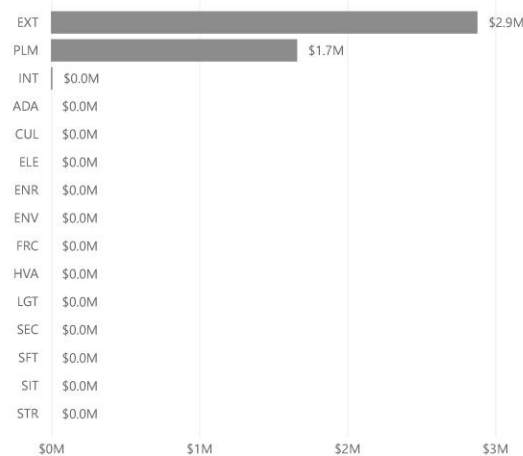
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

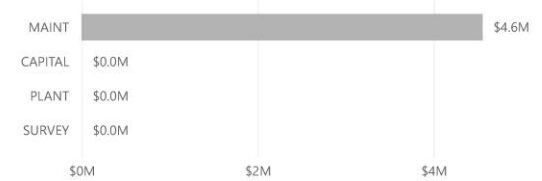
**\$9,593,800**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$10,000
PRIORITY 2	4	\$4,545,400
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>5</b>	<b>\$4,555,400</b>

**\$4,555,400**

# FACILITY DETAILS, AUTO SHOP

YEAR BUILT 1974  
CONSTRUCTED 1974



MAINTENANCE



52 YEARS



OWNED  
OCCUPIED



3,325 SF



FCI %

36.63



The Auto Shop Building is a single-story facility designed for automotive maintenance and repair. It includes structural and roofing systems suitable for its industrial function. The building is equipped with fire protection and alarm features but does not meet current accessibility standards.



## CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

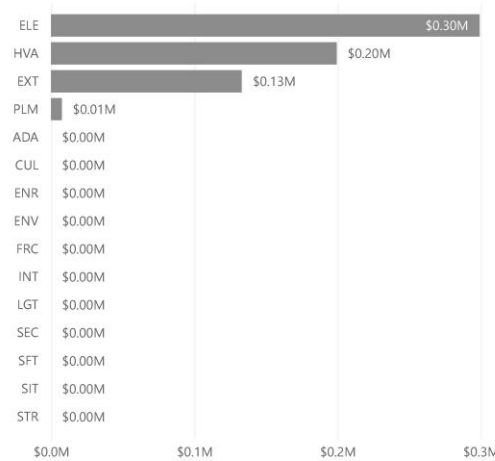
## 0150 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: -  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: REINFORCED  
EXTERIOR: SITE-ASSEMBLED – 100% CONCRETE  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

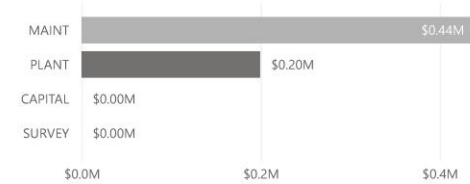
**\$1,745,600**

REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$67,500
PRIORITY 2	4	\$572,000
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>6</b>	<b>\$639,500</b>

**\$639,500**

# FACILITY DETAILS, GUARD TOWER 6

YEAR BUILT 1979  
CONSTRUCTED 1979



TOWER



47 YEARS



OWNED  
UNOCCUPIED



75 SF



FCI %

--



Guard Tower 6 is a structural steel framed building with metal siding and glazed window areas, located north of the Main Gate House. It has an exterior steel spiral staircase for access. The guard tower is no longer used.



### CODE COMPLIANCE SUMMARY

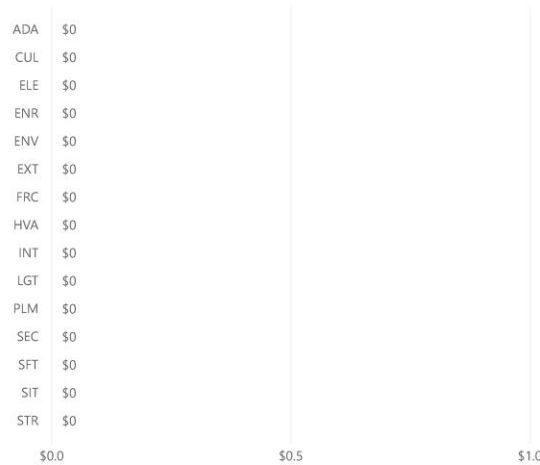
CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 0% suppressed

### 1435 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED – 100% STEEL  
SEISMIC: REINFORCED  
ROOF GABLE – 100% STEEL  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$981,300**  
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
<b>TOTAL</b>	<b>0</b>	<b>\$0</b>

\$0

# FACILITY DETAILS, EDUCATION

YEAR BUILT 1963  
CONSTRUCTED 1963



CLASSROOM



63 YEARS



OWNED  
OCCUPIED



7,670 SF



FCI %

40.08



The Education Building serves as a space for educational classrooms and services, including a snack bar and law library, for the general inmate population. It is equipped with fire alarm and sprinkler systems for safety, and the facility features restrooms that are mostly ADA compliant.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: II-A  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

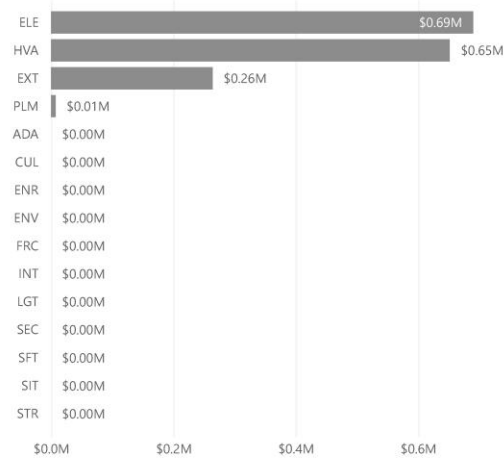
### 1436 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: -  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: REINFORCED  
EXTERIOR: SITE-ASSEMBLED – 100% CONCRETE  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

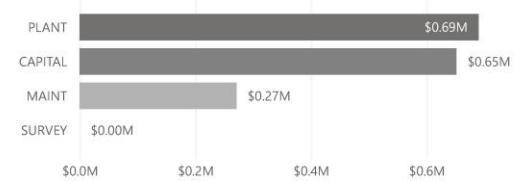
**\$4,026,800**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$7,500
PRIORITY 2	4	\$1,606,500
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>5</b>	<b>\$1,614,000</b>

**\$1,614,000**

# FACILITY DETAILS, HOUSING UNIT 7

YEAR BUILT 1990  
CONSTRUCTED 1990



INSTITUTIONAL



36 YEARS



OWNED  
OCCUPIED



44,500 SF



FCI %

4.11



The facility is a secure correctional building designed for specialized inmate housing and processing. It contains two units: Unit 7A for inmate reception, processing, and administrative segregation, and Unit 7B for transitional housing pending transfer or general population placement. The building includes fire alarm and sprinkler systems, is largely ADA accessible, and received a single-ply membrane roof replacement in 2014 with a 20-year warranty.



### CODE COMPLIANCE SUMMARY

CODE YR: 1982  
CONS TYPE: TYPE II-A Non-combustible (Protected)  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

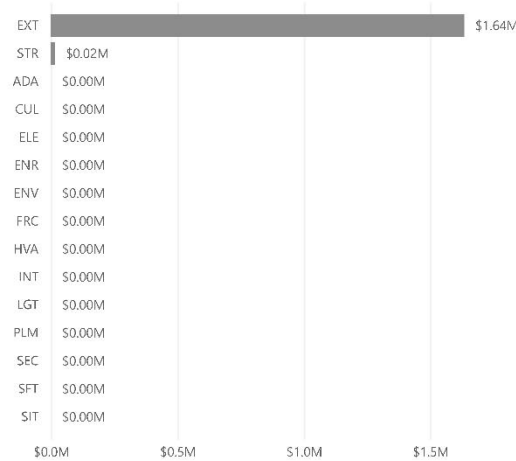
### 1648 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: TILT-UP – 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

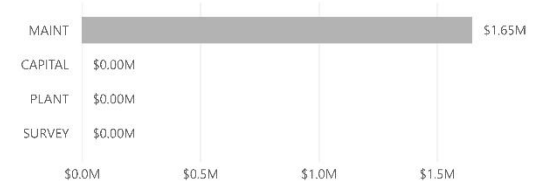
**\$40,147,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

PRIORITY	COUNT	COST
PRIORITY 1	1	\$15,000
PRIORITY 2	1	\$1,635,000
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>2</b>	<b>\$1,650,000</b>

**\$1,650,000**

# FACILITY DETAILS, REGIONAL MEDICAL FACILITY UNIT 8

YEAR BUILT 1993  
CONSTRUCTED 1993



HOSPITAL



33 YEARS



OWNED  
OCCUPIED



61,138 SF



FCI %

7.54



The Regional Medical Facility is located on the Northern Nevada Correctional Center site. The facility's primary purpose is to handle inmate medical conditions throughout the State of Nevada's Correctional Facilities. It also serves as the trauma center, infectious disease treatment and isolation facility, and houses terminally ill inmates. It has a fire alarm and sprinkler system and also is mostly ADA accessible. This facility has a stand alone generator and HVAC system



### CODE COMPLIANCE SUMMARY

CODE YR: 1992  
CONS TYPE: TYPE II-A Non-combustible (Protected)  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

### 1673 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: REINFORCED

ROOF FLAT – 90% MEMBRANE  
SEISMIC: REINFORCED

GABLE – 10% STEEL  
SEISMIC: REINFORCED

EXTERIOR: VENEER – 100% CONCRETE

FLRS: 2

BSMT: -

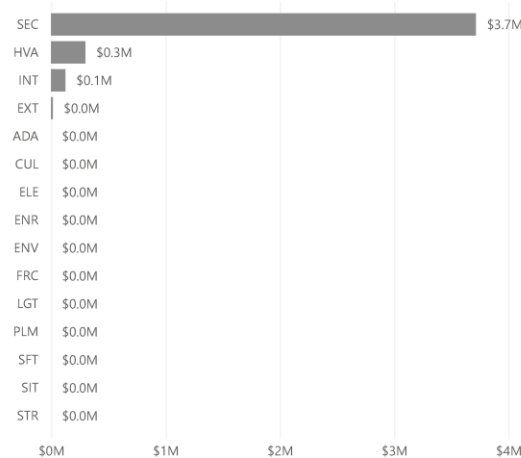
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

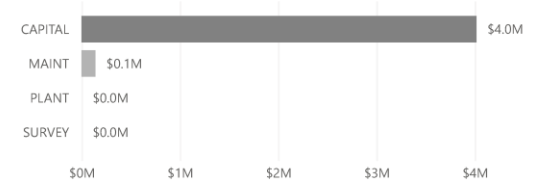
**\$55,157,500**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

	PRIORITY	COST
PRIORITY 1	0	\$0
PRIORITY 2	4	\$4,156,800
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>4</b>	<b>\$4,156,800</b>

**\$4,156,800**

# FACILITY DETAILS, CENTRAL WAREHOUSE

YEAR BUILT 1972  
CONSTRUCTED 1972



WAREHOUSE



54 YEARS



OWNED  
OCCUPIED



25,298 SF



FCI %

4.97



The Central Warehouse is located on the east side of the prison, outside the secured perimeter. It serves as a primary storage and distribution facility, featuring high-capacity shelving systems and offices situated on an upper mezzanine level. The building also includes large cold storage areas for food preservation. It is equipped with fire protection systems but does not meet ADA accessibility standards.



## CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: TYPE: II-A Non-combustible (Protected)  
OCC: 100% - S-1  
Moderate hazard storage  
FIRE: 100% suppressed

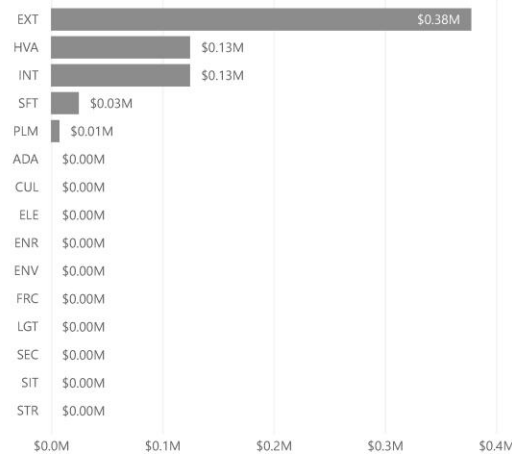
## 2004 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: PREFABRICATED – 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: PRE-ENGINEERED  
EXPOSURE: ENCLOSED

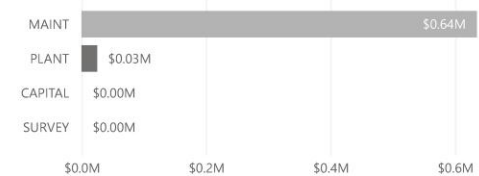
**\$13,281,500**

REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$32,500
PRIORITY 2	5	\$627,700
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>7</b>	<b>\$660,200</b>

**\$660,200**

# FACILITY DETAILS, MAIL BUILDING

YEAR BUILT 0  
UNKNOWN -



MULTI-USE



2026 YEARS



OWNED  
OCCUPIED



400 SF



FCI %

125.52



The Laundry/Old Inmate Store is located west of the main gate house, outside the secured area of the prison. The structure is currently used for storage (as of 2014) and rests directly on a paved surface. It is a basic, freestanding facility with limited structural support and no permanent foundation.



### CODE COMPLIANCE SUMMARY

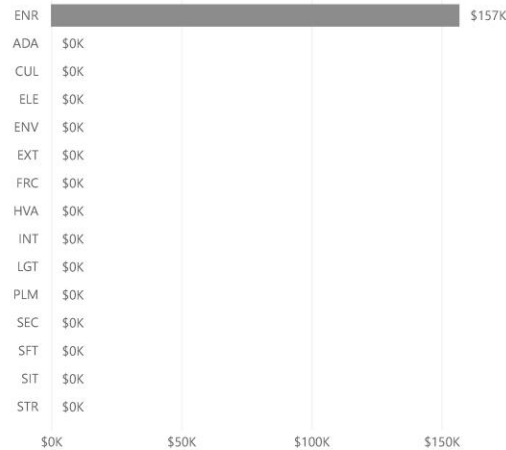
CODE YR: UNKNOWN  
 CONS TYPE: TYPE: V-B Wood Construction (Unprotected)  
 OCC: 100% - S-2  
 Low hazard storage  
 FIRE: 0% suppressed

### 2005 - BUILDING COMPONENTS

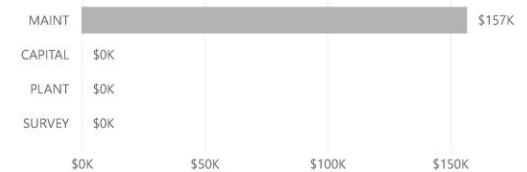
FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
 SEISMIC: REINFORCED  
 FRAME: SITE-ASSEMBLED – 100% WOOD  
 SEISMIC: REINFORCED  
 ROOF: GABLE – 100% WOOD  
 SEISMIC: N/A  
 EXTERIOR: -  
 FLRS: 1  
 BSMT: -  
 ASSEMBLY: SITE-BUILT  
 EXPOSURE: ENCLOSED

**\$125,000**  
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	\$156,900
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>1</b>	<b>\$156,900</b>

**\$156,900**

# FACILITY DETAILS, BIKE STORAGE BUILDING

YEAR BUILT 1963  
CONSTRUCTED 1963



NONHAZARD



63 YEARS



OWNED  
OCCUPIED



384 SF



FCI %

4.95



The old Sewage Ejection Pump House is a small structure currently used for general storage. All original equipment has been removed, and the building is located within the bicycle storage area.



### CODE COMPLIANCE SUMMARY

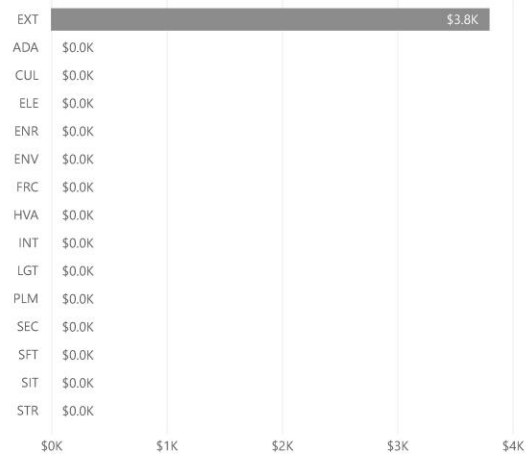
CODE YR: UNKNOWN  
 CONS TYPE: TYPE: V-B Wood Construction (Unprotected)  
 OCC: 100% - S-2  
 Low hazard storage  
 FIRE: 0% suppressed

### 2006 - BUILDING COMPONENTS

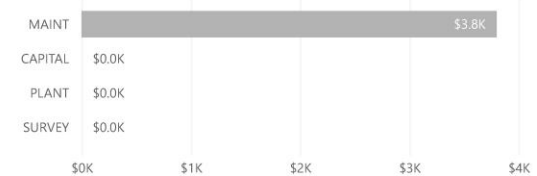
FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
 SEISMIC: REINFORCED  
 FRAME: SITE-ASSEMBLED – 100% CONCRETE  
 SEISMIC: REINFORCED  
 ROOF: FLAT – 100% MEMBRANE  
 SEISMIC: REINFORCED  
 GABLE – 100% STEEL  
 SEISMIC: UNKNOWN  
 EXTERIOR: -  
 FLRS: 1  
 BSMT: -  
 ASSEMBLY: SITE-BUILT  
 EXPOSURE: ENCLOSED

**\$76,800**  
REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$3,800
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>1</b>	<b>\$3,800</b>

**\$3,800**

# FACILITY DETAILS, MAINTENANCE STORAGE

YEAR BUILT 2004  
CONSTRUCTED 2004



NONHAZARD



22 YEARS



OWNED  
OCCUPIED



3,000 SF



FCI %

0.25



This building, constructed in 2004, is used for NNCC facility maintenance storage. It includes large access doors on both the east and west sides, along with two emergency exits. The structure is situated on a ground-level concrete surface and is designed to support storage and operational needs for maintenance functions.



### CODE COMPLIANCE SUMMARY

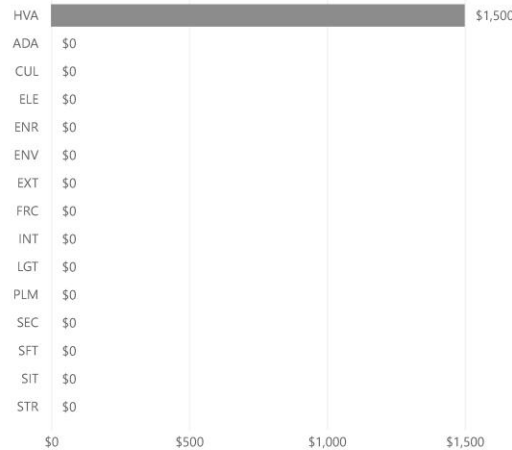
CODE YR: 2003  
CONS TYPE: TYPE: V-B Wood Construction (Unprotected)  
OCC: 100% - S-2  
Low hazard storage  
FIRE: 0% suppressed

### 2557 - BUILDING COMPONENTS

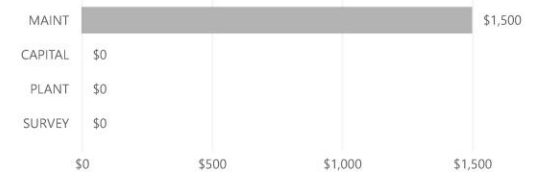
FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED – 100% STEEL  
SEISMIC: REINFORCED  
ROOF: -  
EXTERIOR: SITE-ASSEMBLED – 100% STEEL  
FLRS: 1  
BSMT: -  
ASSEMBLY: PREFABRICATED  
EXPOSURE: ENCLOSED

**\$600,000**  
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	\$1,500
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>1</b>	<b>\$1,500</b>

**\$1,500**

# FACILITY DETAILS, MICROWAVE BUILDING

YEAR BUILT 2004  
CONSTRUCTED 2004



MAINTENANCE



22 YEARS



OWNED  
OCCUPIED



480 SF



FCI %



The Microwave building is built on the Northern Nevada Correctional Center site. The building contains equipment used by the Nevada Department of Information Technology including a microwave relay tower. The building is in good shape. The recommended projects for this structure are for informational purposes and are not NDOC's responsibility.



## CODE COMPLIANCE SUMMARY

CODE YR: 2003

CONS TYPE: TYPE: V-B Wood Construction (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

## 2562 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: -

ROOF: GABLE – 100% MEMBRANE  
SEISMIC: REINFORCED

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	0	\$0
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>0</b>	<b>\$0</b>

**\$0**

# FACILITY DETAILS, NNCC BIOMASS PLANT

YEAR BUILT 2006  
CONSTRUCTED 2006



PLANT



20 YEARS



OWNED  
UNOCCUPIED



6,853 SF



FCI %



The Biomass Plant is an engineered steel building which is designed for power generation using biomass product. It has the potential to generate almost 1 megawatt of power for the Northern Nevada Correctional Center. It has been idle for several years and the future use is uncertain.



## CODE COMPLIANCE SUMMARY

CODE YR: 2006  
CONS TYPE: TYPE: II-A Non-combustible (Protected)  
OCC: 100% - F-1  
Moderate hazard factory & industrial  
FIRE: 100% suppressed

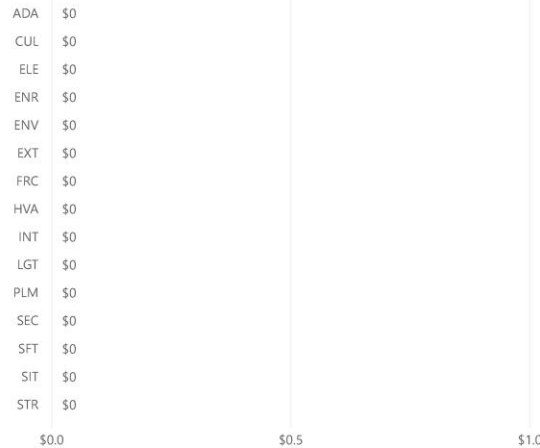
## 2784 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: PREFABRICATED – 100% METAL  
SEISMIC: REINFORCED  
ROOF: FLAT – 100% MEMBRANE  
SEISMIC: N/A  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: PRE-ENGINEERED  
EXPOSURE: ENCLOSED

**\$3,426,500**

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
<b>TOTAL</b>	<b>0</b>	<b>\$0</b>

**\$0**

# FACILITY DETAILS, HOUSING UNIT #10

YEAR BUILT 2008  
CONSTRUCTED 2008



INSTITUTIONAL



18 YEARS



OWNED  
OCCUPIED



23,780 SF



FCI %

8.80



Housing Unit 10 is a dormitory-style residential facility designed for multiple occupants. It features masonry and steel construction on a concrete foundation with a low-maintenance metal roof. The building includes shared restroom and shower facilities with limited accessibility, a dedicated HVAC system, and full fire protection through sprinkler and alarm systems.



### CODE COMPLIANCE SUMMARY

CODE YR: 2006  
CONS TYPE: TYPE: II-B Non-combustible (Unprotected)  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

### 2785 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: GABLE – 100% STEEL  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

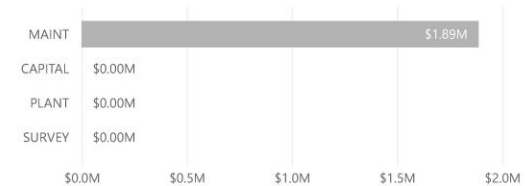
**\$21,453,800**

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	\$700,000
PRIORITY 3	1	\$1,189,000
<b>TOTAL</b>	<b>2</b>	<b>\$1,889,000</b>

**\$1,889,000**

# FACILITY DETAILS, NEW GENERATOR BUILDING

YEAR BUILT 2025  
CONSTRUCTED 2025



PLANT



1 YEAR



OWNED  
OCCUPIED



1,620 SF



FCI %

0.83



The New Generator Building is a dedicated facility constructed to support emergency power needs for a substantial portion of the NNCC complex. It houses two 2-megawatt diesel electric generators and associated switchgear essential for backup power operations. The structure was developed as part of Capital Improvement Project 21-M16, with a focus on reliability, functionality, and long-term service performance.



### CODE COMPLIANCE SUMMARY

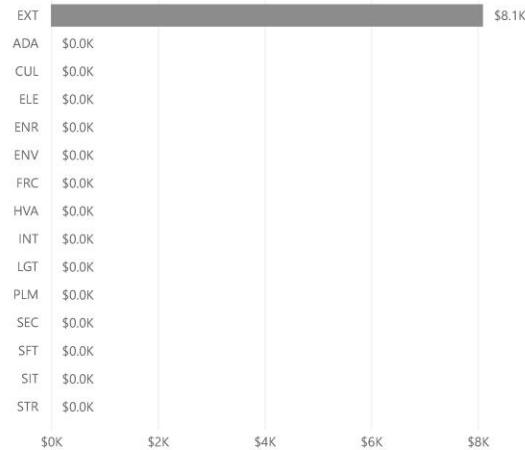
CODE YR: 2018  
 CONS TYPE: TYPE: V-B Wood Construction (Unprotected)  
 OCC: 100% - U  
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers  
 FIRE: 100% suppressed

### 4510 - BUILDING COMPONENTS

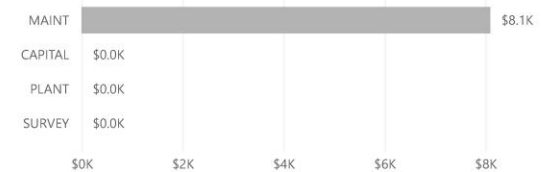
FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
 SEISMIC: REINFORCED  
 FRAME: SITE-ASSEMBLED – 100% CONCRETE  
 SEISMIC: REINFORCED  
 ROOF: FLAT – 100% MEMBRANE  
 SEISMIC: N/A  
 EXTERIOR: -  
 FLRS: 1  
 BSMT: -  
 ASSEMBLY: SITE-BUILT  
 EXPOSURE: ENCLOSED

**\$972,000**  
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	\$8,100
<b>TOTAL</b>	<b>1</b>	<b>\$8,100</b>

**\$8,100**

# FACILITY DETAILS, NDOC GUN RANGE SHADE RAMADA

YEAR BUILT 2018  
CONSTRUCTED 2018



OUTDOOR



8 YEARS



N/A  
OCCUPIED



360 SF



FCI %



The NDOC Gun Range Shade ramada is a prefabricated metal framed structure with anchored to a concrete slab with a sheet metal roof. It is open on all 4 sides.



### 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

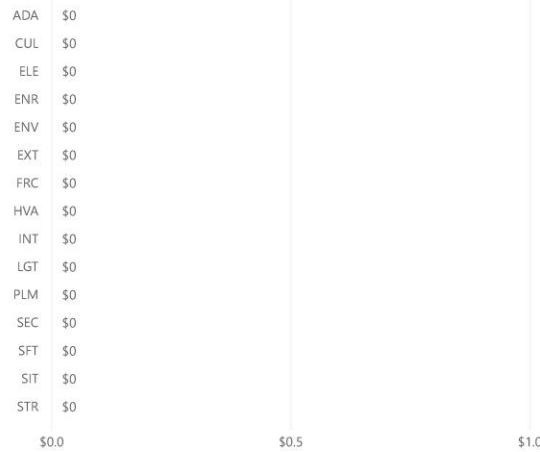
FIRE: 100% suppressed

### 4512 - BUILDING COMPONENTS

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

**\$15,000**  
REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

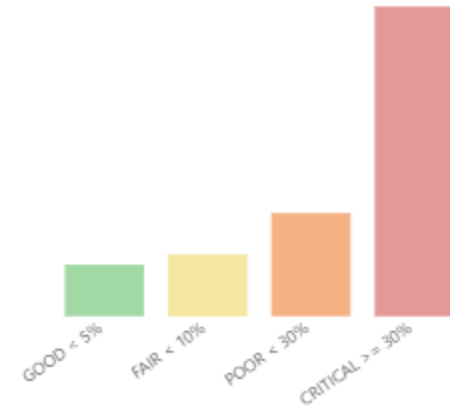
		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>0</b>	<b>\$0</b>

**\$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

### 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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### **CAROL MYERS**

*Construction Project Coordinator II*

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### **YADHIRA PIMENTEL**

*Administrative Assistant IV*

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775.684-4126

## APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	1/29/2026	Initial.