



DEPT OF CONSERVATION AND NATURAL RESOURCES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHEAST REGION

-

9772 - NDF INDUSTRIAL SHOP SITE
1213 N INDUSTRIAL WAY
ELY, NV 89301-6682
WHITE PINE COUNTY

SURVEY DATE: 04/24/2024



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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 GOOD derived from the average FCI of its buildings. The buildings and site are in excellent condition. The industrial shop is well organized and clean. The interior and exterior of the office building is well maintained.

OVERALL SITE CONDITION

- **Infrastructure:** Adequate with no deficiencies noted. Paved areas, including parking lots and walkways, are in good condition.
- **Findings:** Issues were identified that will require improvement.
 - Complete flooring replacement in the office.
 - Add deck planking to the existing deck to reduce injury risk.
 - Replace damaged exterior roof soffit on the office building.
 - While not Code required for Life/Safety, a fire alarm system w/ notification is recommended for early notification and asset protection.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate, with no issues reported.
- **Electrical Systems:** Adequate with no issues.
- **Stormwater Drainage:** Grading for surface storm water sheet flow is adequate with no issues.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is not accessible with current ADA and safety standards. This site is primarily used by field personnel with no current accessibility accommodation requests and no public interaction. ADA improvements will be scheduled in a later phase to prioritize facilities with higher public access and immediate accommodation needs.
- **Fire Safety:** High hazard paint booth is protected by dry chemical suppression and paints/chemicals stored in flammable liquid storage cabinets.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces is sufficient.

PROPERTY MAP, 1213 N INDUSTRIAL WAY, ELY

SITE IS:

OWNED

OCCUPIED

3 BUILDINGS



B#	NAME	STATUS	RIGHTS
3875	ELY INDUSTRIAL SHOP	OCCUPIED	OWNED
4265	NDF SHOP OFFICE	OCCUPIED	OWNED
9772	NDF INDUSTRIAL SHOP SITE	OCCUPIED	OWNED

PROPERTY SNAPSHOT, NDF INDUSTRIAL SHOP SITE

WHITE PINE COUNTY



UNKNOWN -



GENERAL



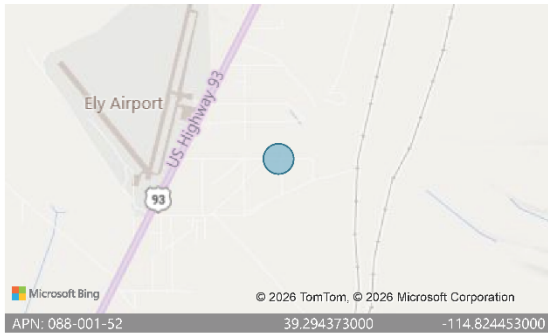
2026 YEARS



OWNED
OCCUPIED

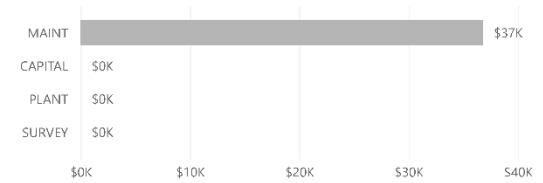


3 ACRES

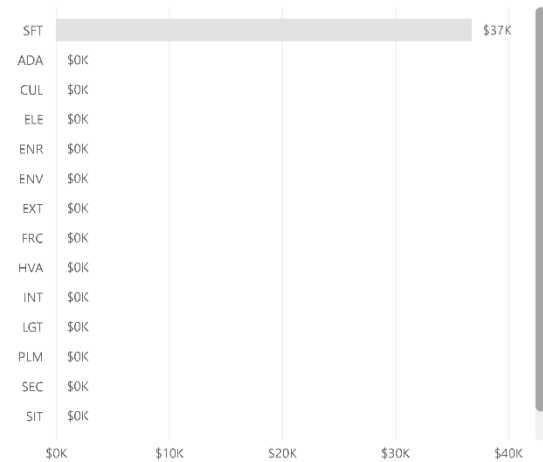


3.0 acre parcel with one office building with a basement and an 8,000 square foot multi-bay work shop which includes a large vehicle paint booth.

PROJECT TYPE BREAKDOWN - SITE ONLY



PROJECT CATEGORY BREAKDOWN - SITE ONLY



3 BUILDINGS



\$75,500

BUILDINGS WITH PROJECTS

\$2,940,000

FRC - PROJECT BLDGS ONLY

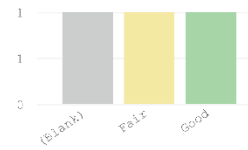


2.57

AVERAGE FCI %



FCI DISTRIBUTION



PRIORITY	COUNT	COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$36,800
PRIORITY 3	0	\$0
TOTAL	1	\$36,800

\$36,800

FACILITY DETAILS, ELY INDUSTRIAL SHOP

YEAR BUILT 1995
CONSTRUCTED 1995



SERVICE



31 YEARS



OWNED
OCCUPIED



8,000 SF



FCI %

0.33



The maintenance shop building is a pre-engineered metal building with four large overhead doors and one side hinged double entry door into the vehicle paint booth. It has two mechanic bays, one sheet metal working bay, and two painting bays. One of the painting bays is a large vehicle industrial paint booth protected by a dry chemical fire suppression.



CODE COMPLIANCE SUMMARY

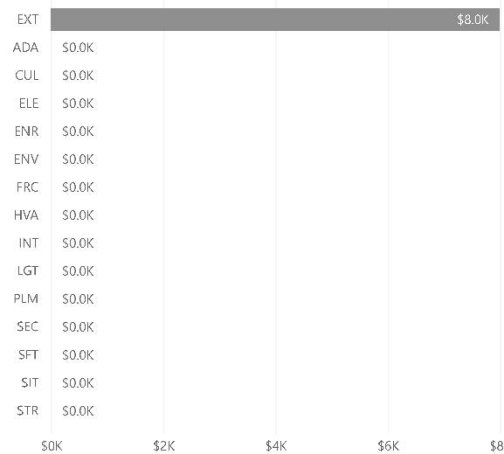
CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - F-1
Moderate hazard factory & industrial
FIRE: 10% suppressed

3875 - BUILDING COMPONENTS

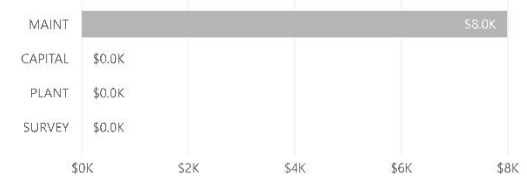
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$2,400,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

Priority	Count	Cost (\$K)
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$8,000
TOTAL	1	\$8,000

\$8,000

FACILITY DETAILS, NDF SHOP OFFICE

YEAR BUILT 1975
PURCHASED 1975



OFFICE



51 YEARS



OWNED
OCCUPIED



1,200 SF



FCI %

5.69



This is a double wide mobile home mounted on a concrete foundation with a basement. It houses 4 NDF offices, a kitchen and bathroom.



CODE COMPLIANCE SUMMARY

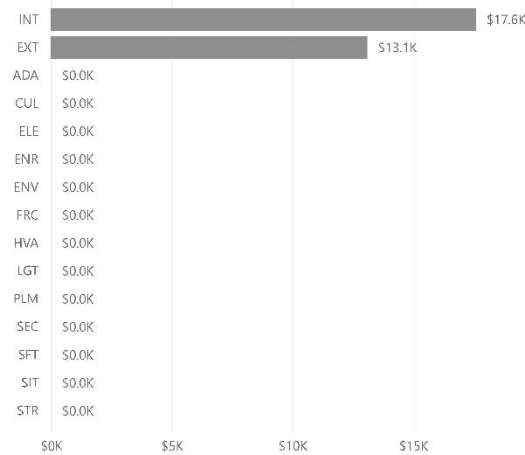
CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - B
Offices or Higher Education Offices
FIRE: 0% suppressed

4265 - BUILDING COMPONENTS

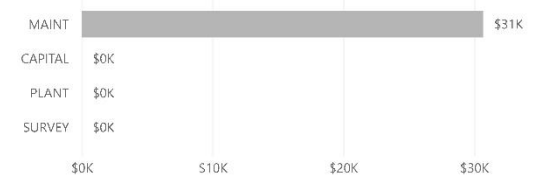
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$540,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



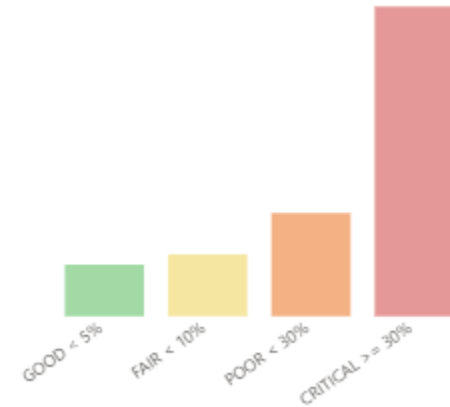
TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	3	\$30,700
PRIORITY 3	0	\$0
TOTAL	3	\$30,700

\$30,700

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
CNR	DIRECTOR
CNR	DEPUTY DIRECTOR
CNR	DIVISION ADMINISTRATOR, FORESTRY
CNR	FORESTRY PROGRAM MANAGER

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



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APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	4/20/2026	Initial.