



DEPT OF CONSERVATION AND NATURAL RESOURCES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

NORTHEAST REGION

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

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

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

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



Disclaimer: Observations are limited to **accessible areas** and conditions present during the survey.
Accurate Forecasting: Updated estimates must be obtained that include soft costs and professional evaluations.



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

NDF INDUSTRIAL SHOP SITE



\$36,800

PRIORITY 2
2 - 4 years

NEW SAFETY ISSUES - 12/17/2025

9772-SFT-1: FIRE ALARM INSTALLATION

Although this facility does not meet the code threshold requiring a fire alarm system under the 2024 IFC and NAC 477, the installation of a fire alarm system is recommended for enhanced life safety and early notification. This proactive measure can significantly reduce risk to personnel and minimize potential asset loss in the event of a fire.

NDF SHOP OFFICE



\$17,600

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 12/18/2025 4265-INT-1: FLOORING REPLACEMENT

The original flooring has been removed and partially re-covered with new flooring. It is recommended that the balance of subfloor be overlaid with vinyl flooring. This project will fund the removal and disposal of the existing flooring and the installation of new vinyl with a 4" base in the next 2 to 3 years.

NDF SHOP OFFICE



\$ 9,600

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 12/18/2025 4265-EXT-1: DECK UPGRADE

The exterior deck on the west side of the building is overlaid with expanded metal panels. The walking surface has great slip resistance, however, the gap spacing is approximately 1" in the short dimension. The 2010 ADA standard limits the spacing size in a walking surface to less than a 1/2" sphere. This project recommends the installation of standard composite deck planking overlaying the expanded metal panels.

NDF SHOP OFFICE



\$ 3,500

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 12/18/2025 4265-EXT-2: ROOF SOFFIT REPLACEMENT

The roof soffit on the south end of the building is mostly missing apparently due to wind damage. This project recommends a full inspection of the roofing soffit and replacement of all damaged or missing panels.



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

ELY INDUSTRIAL SHOP



\$ 8,000

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 12/18/2025 3875-EXT-1: EXTERIOR FINISHES

The exterior finishes of the building are in good condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 7 - 9 years and scheduled on a recurring maintenance cycle

to preserve the structural integrity and visual condition of the facility.

APPENDIX A – BUILDING MANAGEMENT CATEGORIES

BUILDING SYSTEMS

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

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>
Example: **9999ADA1** and **9999HVA2**

FIGURE 3.



APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	4/20/2026	Initial.