



NEVADA DEPT OF VETERANS SERVICES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHWEST REGION
NORTHERN STATE AND COUNTY GOVERNMENT CAMPUS
9786 - NORTHERN NEVADA VETERANS HOME SITE
36 BATTLE BORN WAY
SPARKS, NV 89431-5543
WASHOE COUNTY

SURVEY DATE: 04/07/2025



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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 Veterans Home, opened in 2019, is rated in *GOOD* overall condition based on the average Facility Condition Index (FCI) of its buildings. The campus consists of five SPWD-assigned building numbers: one for the Town Square, three for the residential wings and their connecting corridors—which meet separation requirements and therefore qualify as independent buildings—and one additional number for a separate storage building.

OVERALL SITE CONDITION

- **Infrastructure:** Good, with adequate drainage and accessibility. Paved areas, including parking lots and walkways, are in good condition.
- **Findings:** Issues were identified that will require improvements:
 - Redundant chiller system is needed and being installed under 25-M05 – Currently one chiller (single point of failure) provides all cooling and is a single point of failure.
 - Physical site security needs improvement. Access control gates and perimeter fencing are recommended.
 - Protective vehicular bollards are recommended around the front entry to prevent accidental or intentional vehicle impacts that could damage the building or endanger occupants.
 - Intermittent asphalt shingle failures have occurred during high wind events. Shingles are being replaced under warranty; however, the continued problem may indicate a manufacturing defect leading to a full warranty replacement.
- **Water Supply and Plumbing:** Adequate, with no issues.
- **Electrical Systems:** Modern with all systems displaying approved Arc Fault tags.
- **Stormwater Drainage:** Appears in good condition, no potential flooding noted.

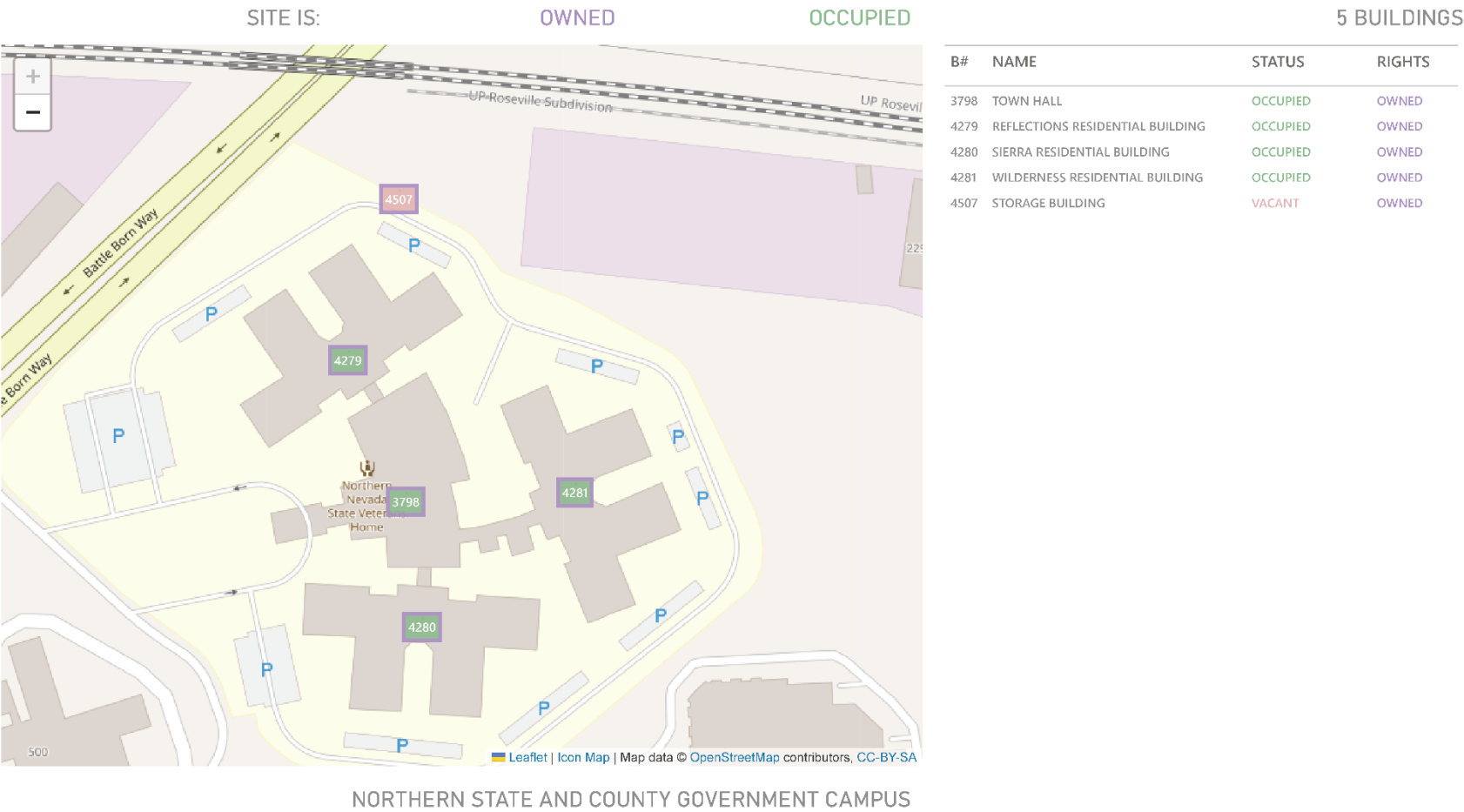
SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is accessible with current ADA and safety standards.
- **Fire Safety:** Adequate systems across the site. Separation walls stenciled with barrier type (Smoke, Fire).

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The landscaping and green spaces were well maintained.

PROPERTY MAP, 36 BATTLE BORN WAY, SPARKS



PROPERTY SNAPSHOT, NORTHERN NEVADA VETERANS HOME SITE

WASHOE COUNTY



PURCHASED 1882



GENERAL



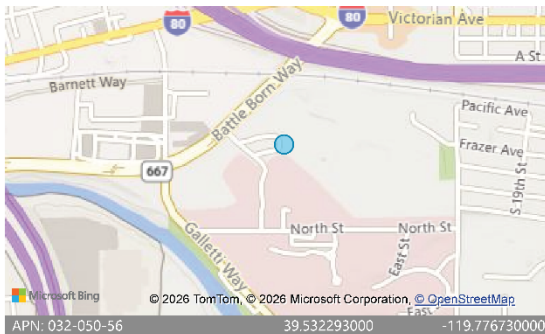
144 YEARS



OWNED
OCCUPIED

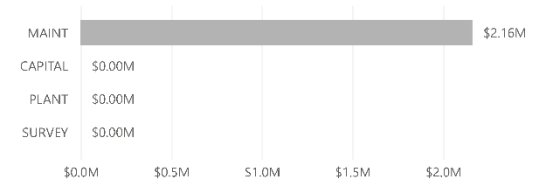


78.8 ACRES

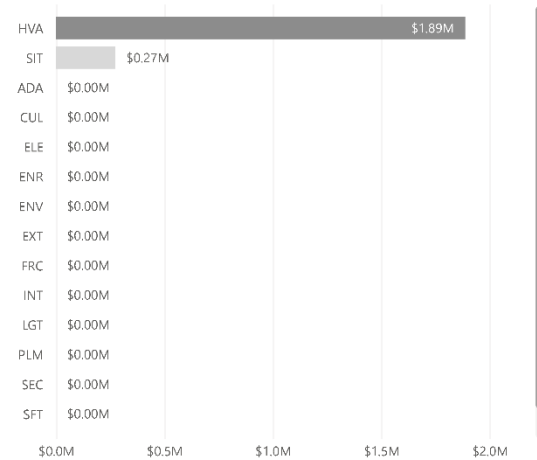


Northern Nevada Veterans Homebuilt in 2019 consists of four single-story buildings linked by enclosed walkways; separations allow each to be treated as a separate structure. CMU and steel frame with asphalt roofs and single-ply roofing at mechanical areas (2019, 20-year warranty). ADA accessible with fire alarm and sprinklers. Closed-loop four-pipe HVAC from Town Hall central plant serving air handlers, DHW tanks, and VAV boxes. Operated by the Nevada Department of Veterans Services as a long-term care nursing facility.

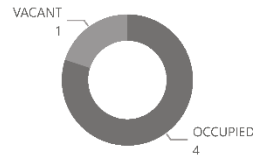
PROJECT TYPE BREAKDOWN - SITE ONLY



PROJECT CATEGORY BREAKDOWN - SITE ONLY



5 BUILDINGS

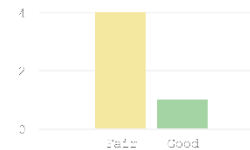


5.52

AVERAGE FCI %



FCI DISTRIBUTION



COST

PRIORITY 1	2	\$2,161,600
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	2	

\$2,161,600

\$2,692,900

BUILDINGS WITH PROJECTS

\$48,802,298

FRC - PROJECT BLDGS ONLY



FACILITY DETAILS, TOWN HALL

YEAR BUILT 2019
CONSTRUCTED 2019



OFFICE



7 YEARS



OWNED
OCCUPIED



32,692 SF



FCI %

5.52



The Town Hall functions as the central hub of the complex, housing the main entrance, administrative offices, physical and occupational therapy areas, as well as the kitchen and dining facilities. It is centrally located among the three residential buildings. The HVAC system is a closed-loop, four-pipe system supplied from the central mechanical plant.



3798 - BUILDING COMPONENTS

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

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

ROOF: GABLE – 100% ASPHALT
SEISMIC: REINFORCED

EXTERIOR: -

FLRS: 1

BSMT: -

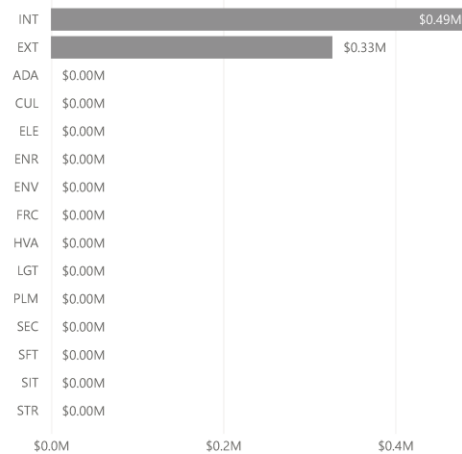
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$14,812,300

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

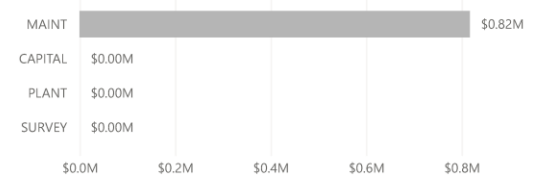
OCC: 80% - B, 20% - A-2

Offices or Higher Education Offices

Having an assembly room with an occupant load of less than 1,000 and a legitimate stage

FIRE: 100% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	2	\$817,300
TOTAL	2	\$817,300

\$817,300

FACILITY DETAILS, REFLECTIONS RESIDENTIAL BUILDING

YEAR BUILT 2019
CONSTRUCTED 2019



HOSPITAL



7 YEARS



OWNED
OCCUPIED



24,367 SF



FCI %

5.54



The Reflections Residential Building mirrors the design of the Sierra and Wilderness residential buildings. Situated east of the Town Hall, it offers residential nursing care, office space, and dining facilities. It functions as a long-term care nursing facility and is designed to be ADA accessible. The HVAC system operates on a closed-loop 4-pipe setup, receiving support from the Town Hall central plant mechanical area, which supplies air handlers, domestic hot water storage tanks, and VAV boxes throughout the building.



CODE COMPLIANCE SUMMARY

CODE YR: 2012
CONS TYPE: TYPE: II-B Non-combustible (Unprotected)
OCC: 80% - I-2, 20% - B
Nursing homes, mental hospitals
Offices or Higher Education Offices
FIRE: 100% suppressed

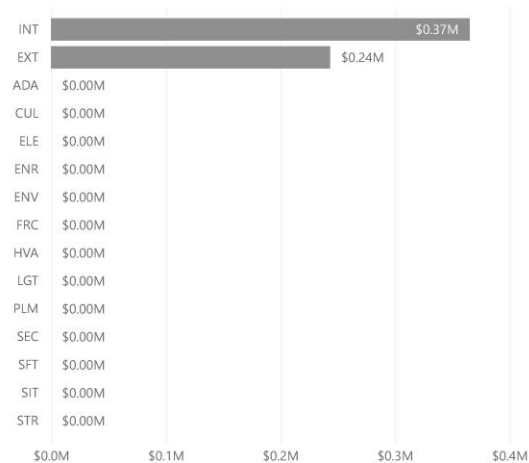
4279 - BUILDING COMPONENTS

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

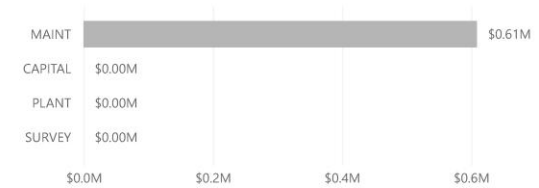
\$10,989,700

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	2	\$609,200
TOTAL	2	\$609,200

\$609,200

FACILITY DETAILS, SIERRA RESIDENTIAL BUILDING

YEAR BUILT 2019
CONSTRUCTED 2019



HOSPITAL



7 YEARS



OWNED
OCCUPIED



24,367 SF



FCI %

5.54



The Sierra Residential Building mirrors the design of the Reflections and Wilderness residential buildings. Situated north of the Town all, it offers residential nursing care, office space, and dining facilities. It functions as a long-term care nursing facility and is designed to be ADA accessible. The HVAC system operates on a closed-loop 4-pipe setup, receiving support from the Town Hall central plant mechanical area, which supplies air handlers, domestic hot water storage tanks, and VAV boxes throughout the building.



CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 80% - I-2, 20% - B

Nursing homes, mental hospitals
Offices or Higher Education Offices

FIRE: 100% suppressed

4280 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE
SEISMIC: UNKNOWN

FRAME: SITE-ASSEMBLED - 100% CONCRETE
SEISMIC: UNKNOWN

ROOF GABLE - 100% ASPHALT
SEISMIC: UNKNOWN

EXTERIOR: -

FLRS: 1

BSMT: -

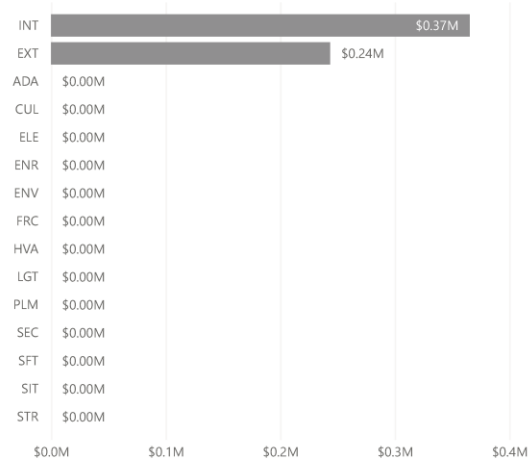
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

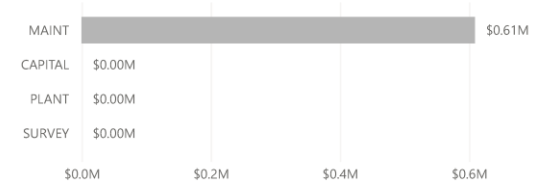
\$10,989,700

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	2	\$609,200
TOTAL	2	\$609,200

\$609,200

FACILITY DETAILS, WILDERNESS RESIDENTIAL BUILDING

YEAR BUILT 2019
CONSTRUCTED 2019



HOSPITAL



7 YEARS



OWNED
OCCUPIED



24,367 SF



FCI %

5.54



The Wilderness Residential Building mirrors the design of the Reflections and Sierra residential buildings. Situated south of the Town all, it offers residential nursing care, office space, and dining facilities. It functions as a long-term care nursing facility and is designed to be ADA accessible. The HVAC system operates on a closed-loop 4-pipe setup, receiving support from the Town Hall central plant mechanical area, which supplies air handlers, domestic hot water storage tanks, and VAV boxes throughout the building.



CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 80% - I-2, 20% - B

Nursing homes, mental hospitals
Offices or Higher Education Offices

FIRE: 100% suppressed

4281 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE
SEISMIC: UNKNOWN

FRAME: SITE-ASSEMBLED - 100% CONCRETE
SEISMIC: UNKNOWN

ROOF GABLE - 100% ASPHALT
SEISMIC: UNKNOWN

EXTERIOR: -

FLRS: 1

BSMT: -

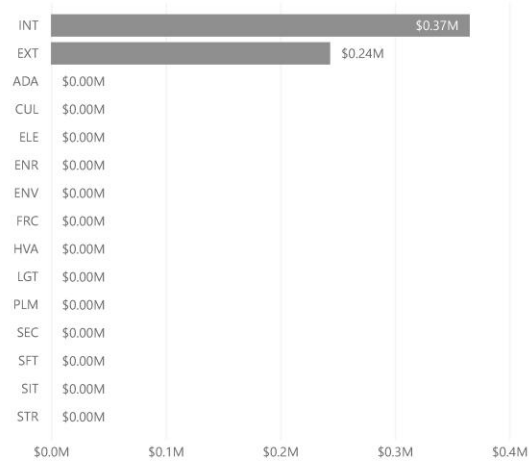
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

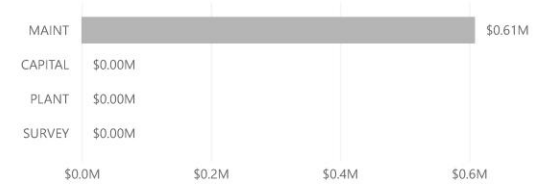
\$10,989,700

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	2	\$609,200
TOTAL	2	\$609,200

\$609,200

FACILITY DETAILS, STORAGE BUILDING

YEAR BUILT 2024
CONSTRUCTED 2024



NONHAZARD



2 YEARS



OWNED
VACANT



2,400 SF



FCI %

4.70



The Storage Building is situated across the perimeter access road and north of the Sierra Residential Building. It was designed for the storage of moderate hazard combustible storage such as palletized cardboard packaged goods. The building is protected by fire detection and suppression systems and gas fired unit heaters to maintain a minimum space temperature.



CODE COMPLIANCE SUMMARY

CODE YR: 2012
CONS TYPE: TYPE: V-B Wood Construction (Unprotected)
OCC: 100% - S-1
Moderate hazard storage
FIRE: 100% suppressed

4507 - BUILDING COMPONENTS

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

\$1,020,898

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING

EXT	\$24K
INT	\$24K
ADA	\$0K
CUL	\$0K
ELE	\$0K
ENR	\$0K
ENV	\$0K
FRC	\$0K
HVA	\$0K
LGT	\$0K
PLM	\$0K
SEC	\$0K
SFT	\$0K
SIT	\$0K
STR	\$0K

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$48K
CAPITAL	\$0K
PLANT	\$0K
SURVEY	\$0K

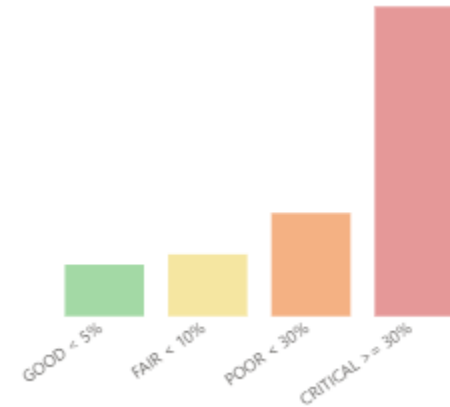
TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	2	\$48,000
TOTAL	2	\$48,000

\$48,000

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
VetSvc	STATE HOME LIASION OFFICER
VetSvc	FACILITIES SUPERVISOR

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

Construction Project Coordinator III

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775.315-5573

CAROL MYERS

Construction Project Coordinator II

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YADHIRA PIMENTEL

Administrative Assistant IV

mypimentel@admin.nv.gov

775.684-4126

APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	7/23/2026	Initial.