



NEVADA DEPT OF VETERANS SERVICES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

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 **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.

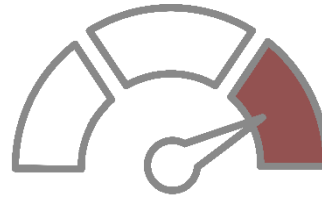
Projects are prioritized by urgency and address the most pressing needs effectively:

- **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 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION

NORTHERN NEVADA VETERANS HOME SITE

\$1,887,600

PRIORITY 1
0 - 2 years



NEW HVAC - 3/2/2026

9786-HVA-1: HVAC CHILLER ADDITION

The existing operating chiller is an emergency rental unit that was installed after the original chiller failed. While it has been functioning properly, it represents a single point of failure. Continuous space conditioning is essential due to the vulnerability of the residents. This project recommends permanently installing the existing chiller and adding a redundant chiller to ensure uninterrupted operation.

NORTHERN NEVADA VETERANS HOME SITE



\$274,000

PRIORITY 1
0 - 2 years



NEW SITE ISSUES - 3/5/2026

9786-SIT-1: SITE SECURITY UPGRADES

The site is adjacent to other state-owned properties that have experienced incidents of vandalism and theft. To ensure the safety of residents and staff—particularly during after-hours periods—enhanced security measures are necessary. This project proposes the installation of two controlled-access vehicular gates, completion of the perimeter fencing near the main entry, and the installation of vehicle-impact protection bollards at the facility's primary entrance.



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

TOWN HALL



\$490,400

PRIORITY 3
4 - 10 years



NEW BUILDING INTERIOR - 2/27/2026

3798-INT-1: INTERIOR FINISHES

The interior finishes were in good condition. It is recommended the interior walls and ceilings be painted in the next 8 - 9 years. All surfaces should be repaired and prepped prior to painting. For durability in wet areas, an epoxy-based paint should be used. Building maintenance should be scheduled on a cyclical basis to maintain the integrity of the walls and ceilings.

WILDERNESS RESIDENTIAL BUILDING



\$365,500

PRIORITY 3
4 - 10 years



NEW BUILDING INTERIOR - 2/27/2026

4281-INT-1: INTERIOR FINISHS

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, caulking the windows, flashing, fixtures and re-coating exterior metal surfaces. Sealing the exterior CMU will help in preventing efflorescence. It is recommended that the building be sealed and caulked in the next 8

- 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

SIERRA RESIDENTIAL BUILDING



\$365,500

PRIORITY 3
4 - 10 years



NEW BUILDING INTERIOR - 2/27/2026

4280-INT-1: INTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, caulking the windows, flashing, fixtures and re-coating exterior metal surfaces. Sealing the exterior CMU will help in preventing efflorescence. It is recommended that the building be sealed and caulked in the next 8

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REFLECTIONS RESIDENTIAL BUILDING



\$365,500

PRIORITY 3
4 - 10 years



NEW BUILDING INTERIOR - 2/27/2026

4279-INT-1: INTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, caulking the windows, flashing, fixtures and re-coating exterior metal surfaces. Sealing the exterior CMU will help in preventing efflorescence. It is recommended that the building be sealed and caulked in the next 8

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TOWN HALL



\$326,900

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 2/27/2026

3798-EXT-1: EXTERIOR FINISHES

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- 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

WILDERNESS RESIDENTIAL BUILDING



\$243,700

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 2/27/2026

4281-EXT-1: EXTERIOR FINISHES

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SIERRA RESIDENTIAL BUILDING



\$243,700

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 2/27/2026

4280-EXT-1: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, caulking the windows, flashing, fixtures and re-coating exterior metal surfaces. Sealing the exterior CMU will help in preventing efflorescence. It is recommended that the building be sealed and caulked in the next 8

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REFLECTIONS RESIDENTIAL BUILDING



\$243,700

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 2/27/2026

4279-EXT-1: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, caulking the windows, flashing, fixtures and re-coating exterior metal surfaces. Sealing the exterior CMU will help in preventing efflorescence. It is recommended that the building be sealed and caulked in the next 8

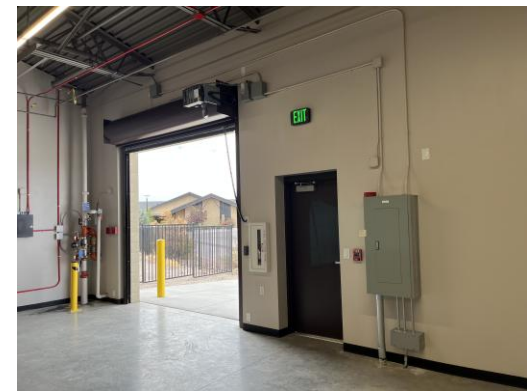
- 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

STORAGE BUILDING



\$24,000

PRIORITY 3
4 - 10 years



NEW BUILDING INTERIOR - 3/2/2026

4507-INT-1: INTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, caulking the windows, flashing, fixtures and re-coating exterior metal surfaces. Sealing the exterior CMU will help in preventing efflorescence. It is recommended that the building be sealed and caulked in the next 8

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STORAGE BUILDING



\$24,000

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 3/2/2026

4507-EXT-1: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, caulking the windows, flashing, fixtures and re-coating exterior metal surfaces. Sealing the exterior CMU will help in preventing efflorescence. It is recommended that the building be sealed and caulked in the next 8

- 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

APPENDIX A – BUILDING MANAGEMENT CATEGORIES

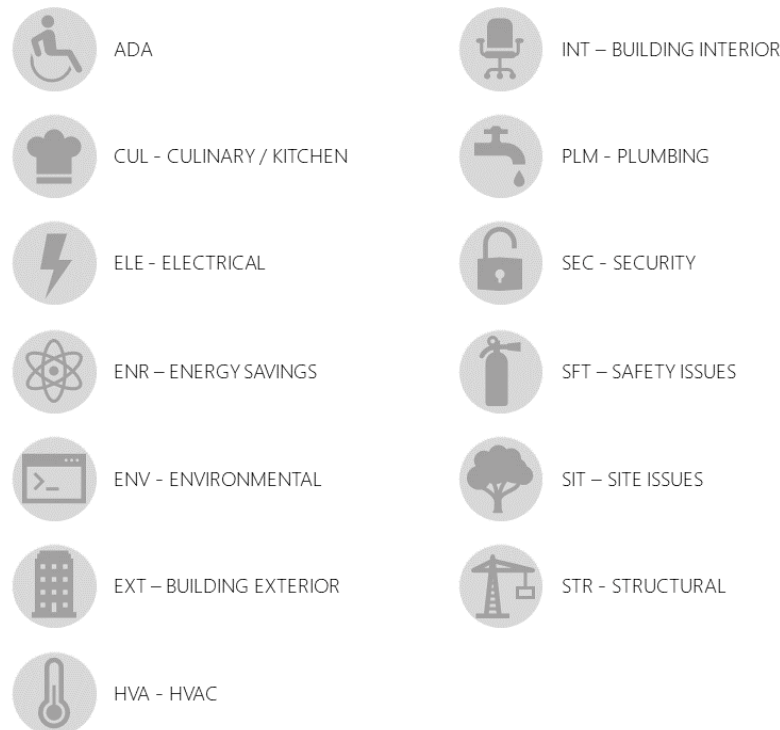
BUILDING SYSTEMS

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	7/23/2026	Initial.