



NEVADA NATIONAL GUARD

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

SOUTH REGION

-
9787 - SPEEDWAY READINESS CENTER SITE
7005 N HOLLYWOOD BLVD
LAS VEGAS, NV 89115-1994
CLARK COUNTY

SURVEY DATE: 04/09/2024



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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.

i **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 **great** derived from the average FCI of its buildings. The National Guard Speedway Readiness Center project involved constructing a new two-story, 71,000-square-foot facility for the Nevada Army National Guard. The mixed-use facility includes assembly, office, and storage spaces, along with secure access, parking, roads, and areas for military and heavy equipment.

OVERALL SITE CONDITION

- **Infrastructure:** Paved areas, including parking lots and walkways, are in good condition.
- **Findings:** No issues were identified.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** No issues identified.
- **Electrical Systems:** No issues identified.
- **Stormwater Drainage:** No issues identified.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is in substantial compliance with ADA and safety standards.
- **Fire Safety:** Defensible spaces around buildings maintained with fire extinguishers installed appropriately.

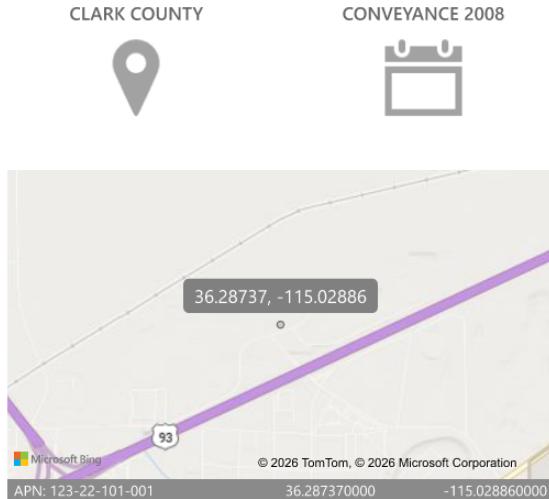
ENVIRONMENTAL LANDSCAPING CONCERNS

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

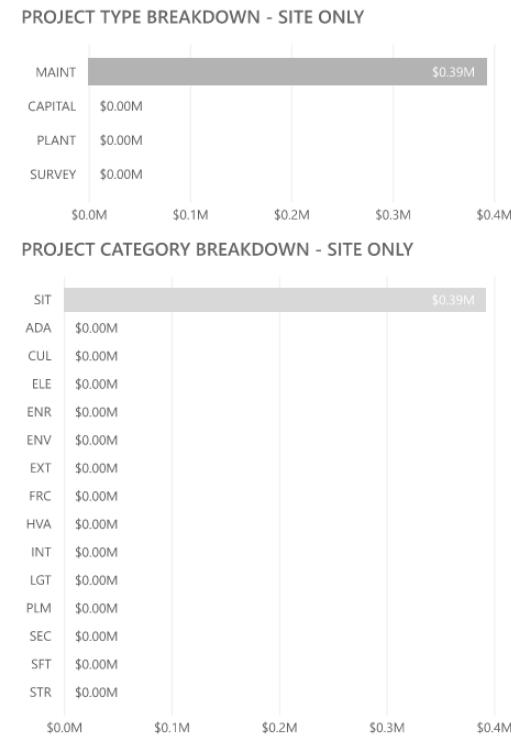
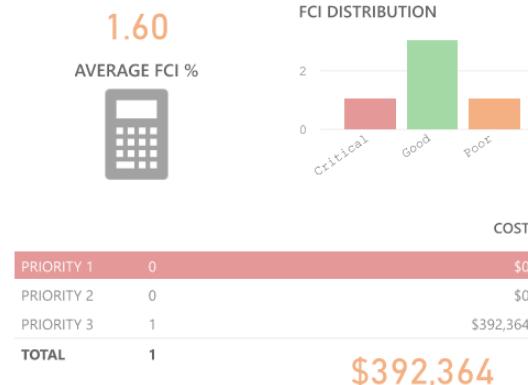
PROPERTY MAP, 7005 N HOLLYWOOD BLVD, LAS VEGAS

SITE IS:	OWNED	OCCUPIED	5 BUILDINGS																								
			<table border="1"> <thead> <tr> <th>B#</th> <th>NAME</th> <th>STATUS</th> <th>RIGHTS</th> </tr> </thead> <tbody> <tr> <td>3796</td> <td>SPEEDWAY READINESS CENTER</td> <td>OCCUPIED</td> <td>OWNED</td> </tr> <tr> <td>3800</td> <td>GUARD SHACK</td> <td>OCCUPIED</td> <td>OWNED</td> </tr> <tr> <td>3801</td> <td>METAL STORAGE BUILDING</td> <td>OCCUPIED</td> <td>OWNED</td> </tr> <tr> <td>3802</td> <td>CONTROLLED WASTE HANDLING FACILITY</td> <td>OCCUPIED</td> <td>OWNED</td> </tr> <tr> <td>4430</td> <td>SOLAR CARPORT #1</td> <td>OCCUPIED</td> <td>OWNED</td> </tr> </tbody> </table>	B#	NAME	STATUS	RIGHTS	3796	SPEEDWAY READINESS CENTER	OCCUPIED	OWNED	3800	GUARD SHACK	OCCUPIED	OWNED	3801	METAL STORAGE BUILDING	OCCUPIED	OWNED	3802	CONTROLLED WASTE HANDLING FACILITY	OCCUPIED	OWNED	4430	SOLAR CARPORT #1	OCCUPIED	OWNED
B#	NAME	STATUS	RIGHTS																								
3796	SPEEDWAY READINESS CENTER	OCCUPIED	OWNED																								
3800	GUARD SHACK	OCCUPIED	OWNED																								
3801	METAL STORAGE BUILDING	OCCUPIED	OWNED																								
3802	CONTROLLED WASTE HANDLING FACILITY	OCCUPIED	OWNED																								
4430	SOLAR CARPORT #1	OCCUPIED	OWNED																								

PROPERTY SNAPSHOT, SPEEDWAY READINESS CENTER SITE



Site development includes parking for military and private vehicles, pedestrian circulation, drainage retention structures, and landscaping. The project is designed to meet anti-terrorism force protection requirements, including building standoff distances, blast-resistant glazing, and security fencing.



FACILITY DETAILS, SPEEDWAY READINESS CENTER

YEAR BUILT 2020
CONSTRUCTED 2020



OFFICE



6 YEARS



OWNED
OCCUPIED



FCI %

1.43

70,997 SF



The Speedway Readiness Center is a split story building. The building houses the Nevada Army National Guard offices and training facilities.

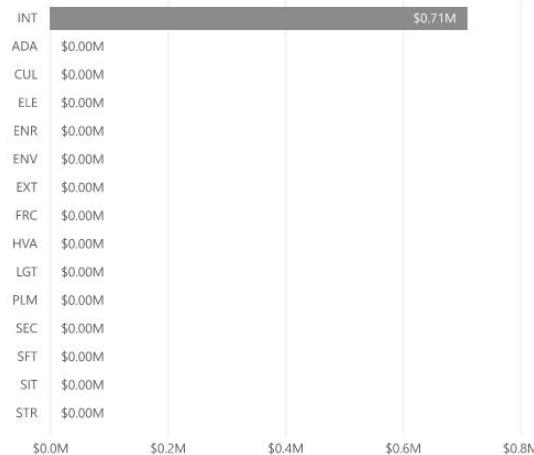


3796 - BUILDING COMPONENTS

FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 2
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$49,679,900

REPLACEMENT COST



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

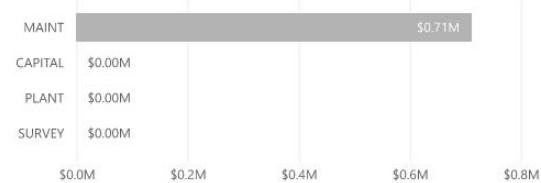
CONS TYPE: II-B

OCC: 66% - B, 34% - 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
PRIORITY 2	\$0
PRIORITY 3	\$709,970
TOTAL	\$709,970

\$709,970

FACILITY DETAILS, GUARD SHACK

YEAR BUILT 2020
CONSTRUCTED 2020



TOWER



6 YEARS



OWNED
OCCUPIED



209 SF



FCI %

3.33



The Guard Shack is a one story pre-fabricated building. The building houses guards at the secure entrance to the Speedway Readiness Center facility.



3800 - BUILDING COMPONENTS

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

\$188,100

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING

INT		\$4.2K
EXT		\$2.1K
ADA	\$0.0K	
CUL	\$0.0K	
ELE	\$0.0K	
ENR	\$0.0K	
ENV	\$0.0K	
FRC	\$0.0K	
HVA	\$0.0K	
LGT	\$0.0K	
PLM	\$0.0K	
SEC	\$0.0K	
SFT	\$0.0K	
SIT	\$0.0K	
STR	\$0.0K	

\$0K \$1K \$2K \$3K \$4K

CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-B

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 0% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT		\$6.3K		
CAPITAL	\$0.0K			
PLANT	\$0.0K			
SURVEY	\$0.0K			
	\$0K	\$2K	\$4K	\$6K

TOTAL COST BY PRIORITY

	PRIORITY 1	PRIORITY 2	PRIORITY 3	COST
PRIORITY 1	0			\$0
PRIORITY 2	0			\$0
PRIORITY 3	2			\$6,270
TOTAL	2			\$6,270

\$6,270

FACILITY DETAILS, METAL STORAGE BUILDING

YEAR BUILT 2020
CONSTRUCTED 2020



NONHAZARD



6 YEARS



OWNED
OCCUPIED



FCI %

1.33



The Metal Storage Building is a one story building. The building will be used for storage.

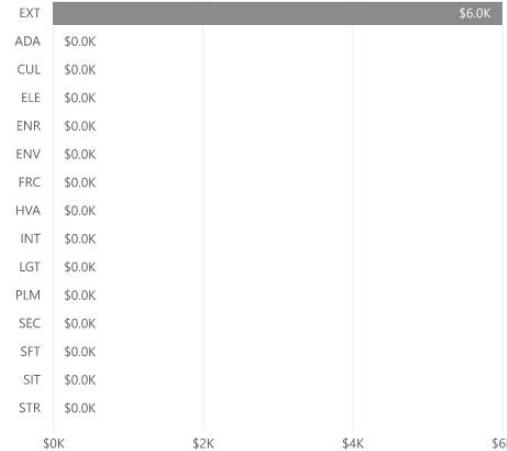


3801 - BUILDING COMPONENTS

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

\$450,000

REPLACEMENT COST



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: II-B

OCC: 100% - S-1

Moderate hazard storage

FIRE: 0% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

PRIORITY	COST
PRIORITY 1	\$0
PRIORITY 2	\$0
PRIORITY 3	\$6,000
TOTAL	\$6,000

\$6,000

FACILITY DETAILS, CONTROLLED WASTE HANDLING FACILITY

YEAR BUILT 2020
UNKNOWN -



HAZARDOUS



2026 YEARS



OWNED
OCCUPIED



FCI %

1.43



The Controlled Waste Handling Facility is a one-story prefabricated building used to store corrosive, toxic, and highly toxic materials.

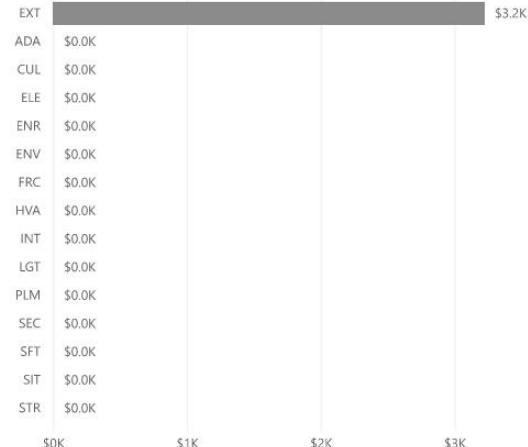


3802 - BUILDING COMPONENTS

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

\$225,400

REPLACEMENT COST



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: II-B

OCC: 100% - H-4

Storage of health hazard materials

FIRE: 0% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY



\$3,220

FACILITY DETAILS, SOLAR CARPORT #1

YEAR BUILT 2020
CONSTRUCTED 2020



OUTDOOR



6 YEARS



OWNED
OCCUPIED



FCI %

6.40



The Solar Carport is a galvanized metal structure that supports photovoltaic panels. It is elevated over the parking area to provide covered parking for vehicles. Solar Carport #1 is located south of the Readiness Center building.



4430 - BUILDING COMPONENTS

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

\$50,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING

EXT	\$3.2K
ADA	\$0.0K
CUL	\$0.0K
ELE	\$0.0K
ENR	\$0.0K
ENV	\$0.0K
FRC	\$0.0K
HVA	\$0.0K
INT	\$0.0K
LGT	\$0.0K
PLM	\$0.0K
SEC	\$0.0K
SFT	\$0.0K
SIT	\$0.0K
STR	\$0.0K

\$0K \$1K \$2K \$3K

CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: II-B

OCC: 100% - U

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

FIRE: 0% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$3.2K
CAPITAL	\$0.0K
PLANT	\$0.0K
SURVEY	\$0.0K

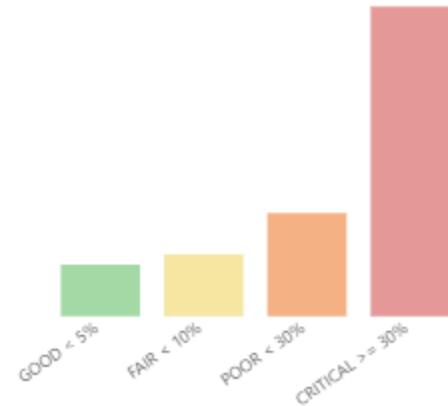
TOTAL COST BY PRIORITY

	PRIORITY 1	PRIORITY 2	PRIORITY 3	COST
PRIORITY 1	0	0	1	\$0
PRIORITY 2	0	0	0	\$0
PRIORITY 3	1	0	0	\$3,200
TOTAL	1			\$3,200

\$3,200

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 in 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
MILITARY	
MILITARY	
MILITARY	
MILITARY	
MILITARY	ADMINISTRATIVE SERVICES OFFICER 4
MILITARY	FACILITY MANAGER
MILITARY	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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APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	1/12/2026	Initial.