



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.

 **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.

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### 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.

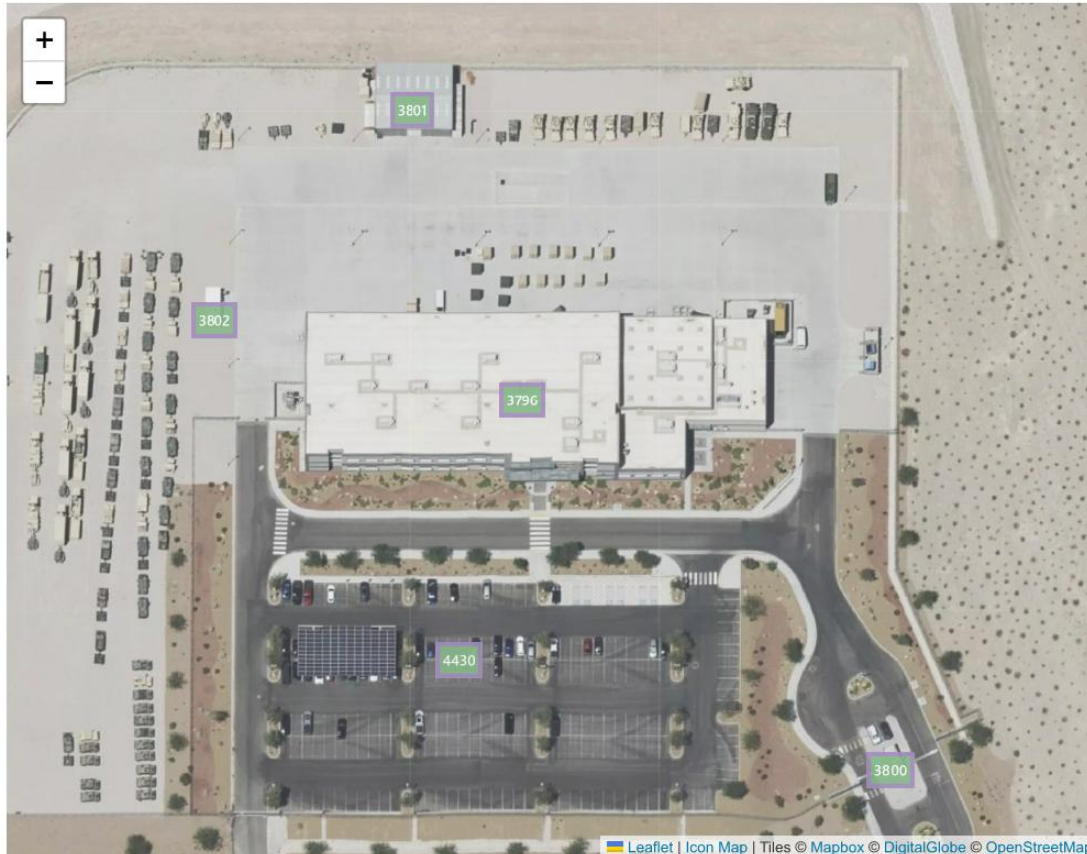
## PROPERTY MAP, 7005 N HOLLYWOOD BLVD, LAS VEGAS

SITE IS:

OWNED

OCCUPIED

5 BUILDINGS



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

CLARK COUNTY



CONVEYANCE 2008



GENERAL



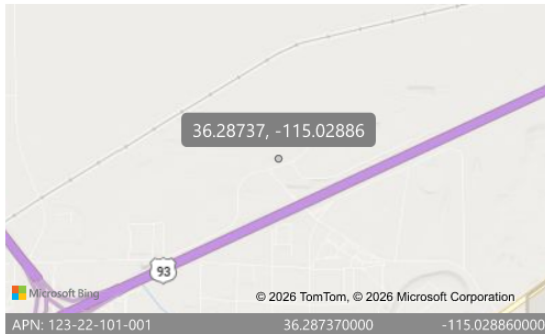
18 YEARS



OWNED  
OCCUPIED

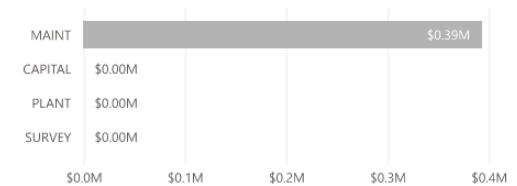


50 ACRES

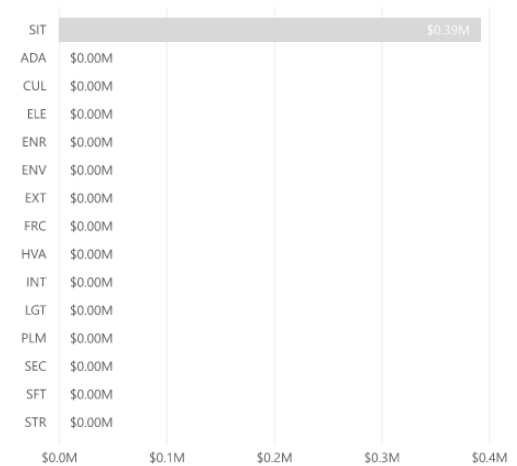


Site development includes parking for military and private vehicles, pedestrian circulation, drainage retention structures, and landscaping. The project is designed to meet anti-terrorism force protection requirements, including building standoff distances, blast-resistant glazing, and security fencing.

## PROJECT TYPE BREAKDOWN - SITE ONLY



## PROJECT CATEGORY BREAKDOWN - SITE ONLY



5 BUILDINGS



\$810,500

BUILDINGS WITH PROJECTS

\$50,593,400

FRC - PROJECT BLDGS ONLY

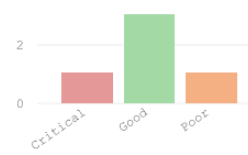


1.60

AVERAGE FCI %



## FCI DISTRIBUTION



## COST

PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$392,364
<b>TOTAL</b>	<b>1</b>	<b>\$392,364</b>

\$392,364

# FACILITY DETAILS, SPEEDWAY READINESS CENTER

YEAR BUILT 2020  
CONSTRUCTED 2020



OFFICE



6 YEARS



OWNED  
OCCUPIED



70,997 SF



FCI %

1.43



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



## 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

## 3796 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

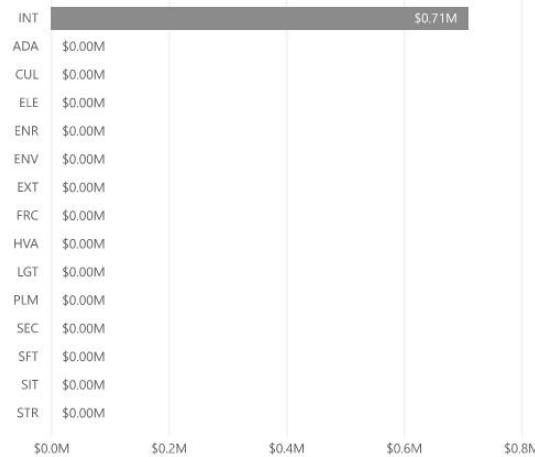
FLRS: 2

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

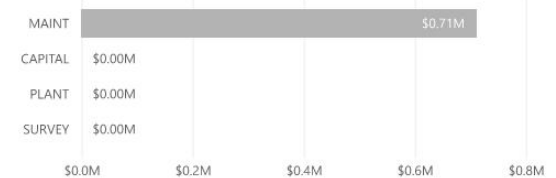
## PROJECT CATEGORY BREAKDOWN - BUILDING



\$49,679,900

REPLACEMENT COST

## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$709,970
<b>TOTAL</b>	<b>1</b>	<b>\$709,970</b>

\$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.



CODE COMPLIANCE SUMMARY

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

3800 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

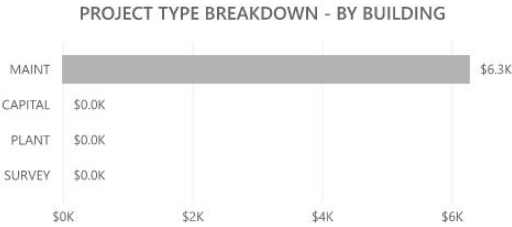
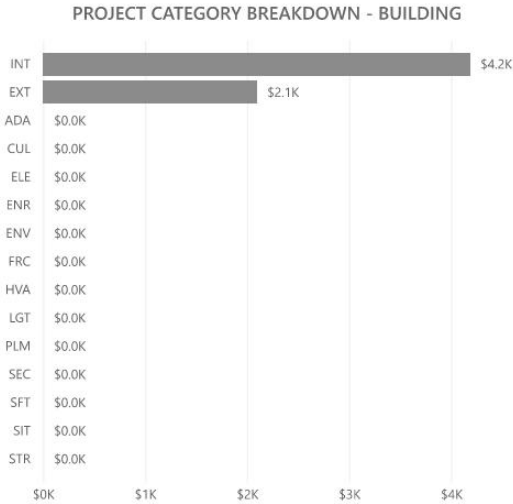
FLRS: 1

BSMT: -

ASSEMBLY: PREFABRICATED

EXPOSURE: ENCLOSED

\$188,100  
REPLACEMENT COST



TOTAL COST BY PRIORITY

		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



3,000 SF



FCI %

1.33



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



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: II-B

OCC: 100% - S-1

Moderate hazard storage

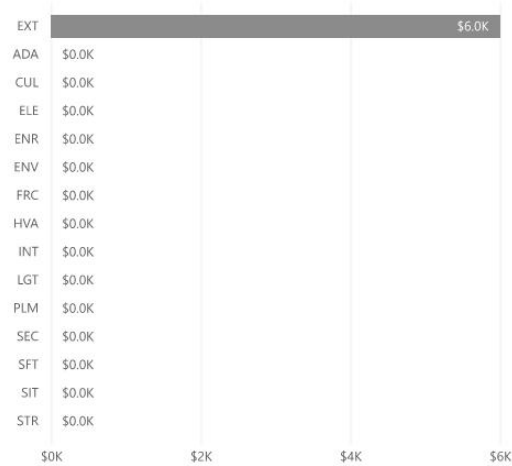
FIRE: 0% suppressed

### 3801 - BUILDING COMPONENTS

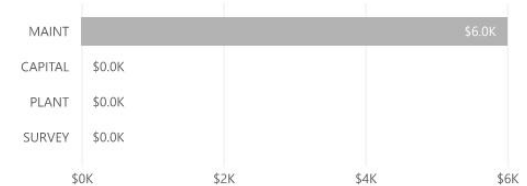
FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$450,000**  
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	1	\$6,000
TOTAL	1	\$6,000

**\$6,000**

## FACILITY DETAILS, CONTROLLED WASTE HANDLING FACILITY

YEAR BUILT 2020  
UNKNOWN -



HAZARDOUS



2026 YEARS



OWNED  
OCCUPIED



322 SF



FCI %

1.43



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



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: II-B

OCC: 100% - H-4

Storage of health hazard materials

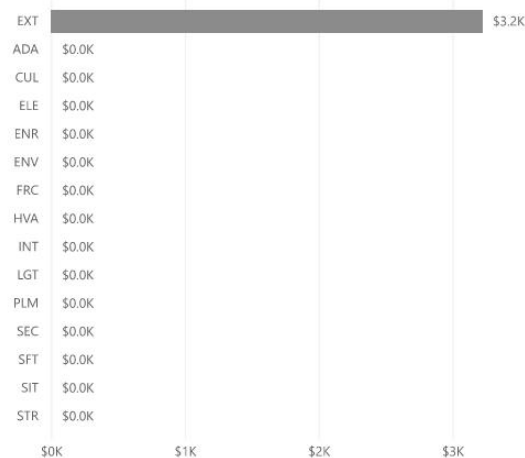
FIRE: 0% suppressed

### 3802 - BUILDING COMPONENTS

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

**\$225,400**  
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	1	\$3,220
<b>TOTAL</b>	<b>1</b>	<b>\$3,220</b>

**\$3,220**

## FACILITY DETAILS, SOLAR CARPORT #1

YEAR BUILT 2020  
CONSTRUCTED 2020



OUTDOOR



6 YEARS



OWNED  
OCCUPIED



3,200 SF



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.



### 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

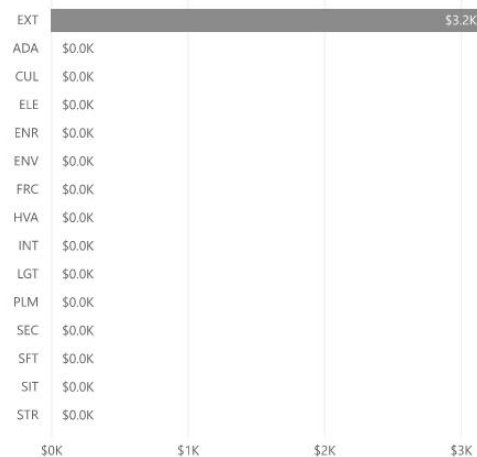
FIRE: 0% suppressed

### 4430 - BUILDING COMPONENTS

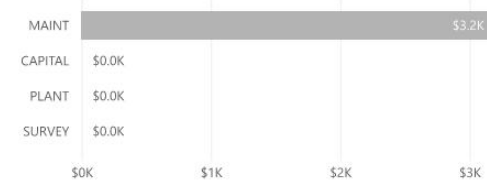
FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: OPEN

**\$50,000**  
REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



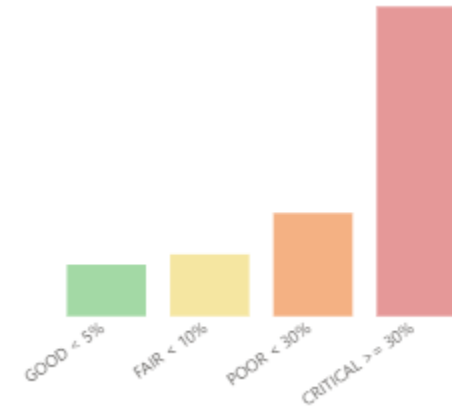
### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$3,200
<b>TOTAL</b>	<b>1</b>	<b>\$3,200</b>

**\$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 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**

*Construction Project Coordinator III*

[kforbes@admin.nv.gov](mailto:kforbes@admin.nv.gov)

775.315-5573

**CAROL MYERS**

*Construction Project Coordinator II*

[mc.myers@admin.nv.gov](mailto:mc.myers@admin.nv.gov)

775.690-5134

**YADHIRA PIMENTEL**

*Administrative Assistant IV*

[mypimentel@admin.nv.gov](mailto:mypimentel@admin.nv.gov)

775.684-4126

## APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	1/12/2026	Initial.