



NEVADA NATIONAL GUARD

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

SOUTH REGION

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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 **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 include.



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.

SPEEDWAY READINESS CENTER



\$709,970

PRIORITY 3
4 - 10 years



NEW BUILDING INTERIOR - 1/6/2026

3796-INT-0: INTERIOR FINISHES

The interior finishes are in great condition. It is recommended that the interior walls and ceilings be repainted within the next 8 - 10 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the

longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

SPEEDWAY READINESS CENTER SITE



\$392,364

PRIORITY 3
4 - 10 years



NEW SITE ISSUES - 1/6/2026

9787-SIT-0: PATCH, CRACK & SLURRY SEAL

The parking lot paving is in great shape. This project will included the replacement of the most deteriorated pavement, crack filling, and application of a microsurface seal in 6-10 years. The microsurfacing process is recommended to address surface deformations, subsidence, and other minor irregularities. Pavement striping is included in the scope of work and cost estimate.

SOLAR CARPORT #1



\$3,200

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 1/7/2026

4430-EXT-0: EXTERIOR FINISHES

The exterior finishes of the carport are in great condition. This project will fund improvements to protect the exterior envelope of the carport, excluding the roof. The scope includes painting, sealing the exterior structure. It is recommended that this work resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing

be completed within the next 8 to 10 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

building maintenance should be scheduled on a regular, cyclical basis.

CONTROLLED WASTE HANDLING FACILITY

\$ 3,220

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 1/7/2026

3802-EXT-0: EXTERIOR FINISHES

The exterior finishes of the building is in great condition, 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 painting, staining, or 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 8 to 10 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

GUARD SHACK



\$ 2,090

PRIORITY 3
4 - 10 years



NEW BUILDING INTERIOR - 1/6/2026

3800-INT-0: INTERIOR FINISHES

The interior finishes are in great condition. It is recommended that the interior walls and ceilings be repainted within the next 6 - 10 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the

longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

METAL STORAGE BUILDING



\$ 6,000

PRIORITY 3
4 - 10 years

NEW BUILDING EXTERIOR - 1/7/2026

3801-EXT-0: EXTERIOR FINISHES











The exterior finishes of the building are in great condition. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or 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 6 to 10 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 #>
FIGURE 3. Example: **9999ADA1** and **9999HVA2**

	ADA		INT – BUILDING INTERIOR
	CUL - CULINARY / KITCHEN		PLM - PLUMBING
	ELE - ELECTRICAL		SEC - SECURITY
	ENR – ENERGY SAVINGS		SFT – SAFETY ISSUES
	ENV - ENVIRONMENTAL		SIT – SITE ISSUES
	EXT – BUILDING EXTERIOR		STR - STRUCTURAL
	HVA - HVAC		

APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	1/9/2026	Initial.