



DETR DEPT OF EMPLOYMENT, TRAINING AND REHABILITATION

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHEAST REGION

-

9823 - ELKO DETR OFFICE SITE
172 6TH ST
ELKO, NV 89801-3708
ELKO COUNTY

SURVEY DATE: 04/25/2024



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*The Facility Condition Assessment (FCA) program is established under the authority of NRS 341.128 to ensure regular inspections of state-owned institutions. 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 **GOOD**, derived from the average FCI of its buildings. The key issue is coordination with the municipality for both the storm drain and trees along Silver Street. **Building** downspouts can be reconnected after the storm drains have been cleared.

OVERALL SITE CONDITION

- **Infrastructure:** Well-maintained, with good drainage and accessibility. Paved areas, including parking lots and walkways, are in good condition.
- **Findings:** Issues were identified that will require collaboration with the municipality;
 - Clogged municipal storm drain: Stormwater from the parking area backs up at the drop-in grate due to apparent underground blockages.
 - Trees along Silver Street: The trees appear to be in the public way, with branches extending over the building roof, some of which are dead.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate, with no issues.
- **Electrical Systems:** Adequate, with no issues noted.
- **Stormwater Drainage:** Clogged underground storm piping connecting the downspouts to the municipal storm drain. The underground piping needs to be cleared to prevent water from the downspouts flowing over the sidewalks. This is a significant hazard during icy conditions.

SAFETY, COMPLIANCE AND ACCESSIBILITY

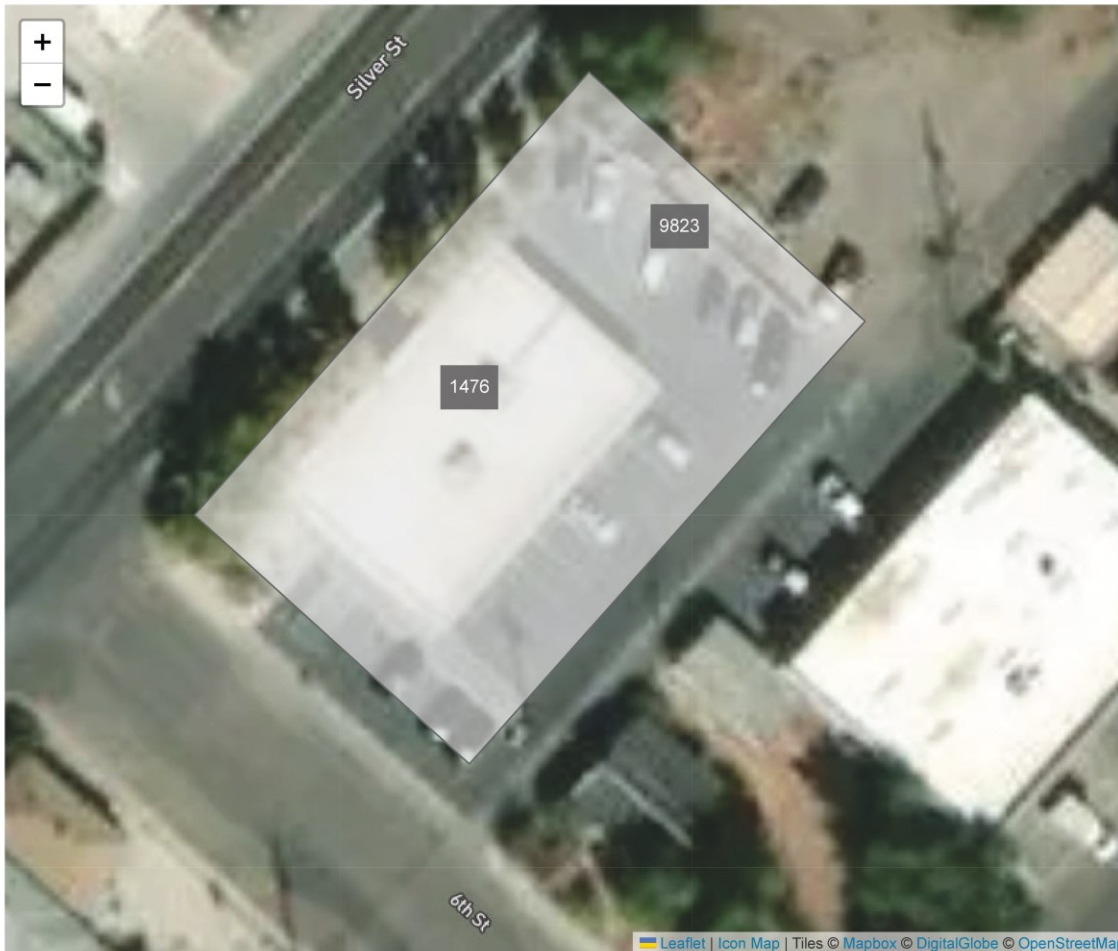
- **Accessibility:** The site is substantially compliant with current ADA and safety standards. A dual level drinking fountain is needed and included in the recommended projects.

- **Fire Safety:** Adequate systems across the site.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces indicates that they are in good condition and well-maintained. No major environmental hazards noted.

PROPERTY MAP, 172 6TH ST, ELKO



TOTAL # OF BLDGS 1
NORTHEAST REGION
172 6TH ST
ELKO, NV 89801-3708 ELKO COUNTY

SITE	BLDG	NAME	STATUS
9823	1476	EMPLOY_NV - ELKO OFFICE	OCCUPIED
9823	9823	ELKO DETR OFFICE SITE	OCCUPIED

PROPERTY SNAPSHOT, ELKO DETR OFFICE SITE

39
YR(s)



9823 ELKO DETR OFFICE SITE

STATUS:	OCCUPIED
PARCEL SIZE:	0.370 ACRE(S)
HARDSCAPE:	8,418.000 SF PAVING 1,136.000 SF CFW
LOCATION:	APN: 001-354-001 LAT/LONG: 40.832219, -115.759518
USAGE:	SITE-GENERAL
# OF BLDGS:	1
ADDR:	NORTHEAST REGION 172 6TH ST ELKO, NV 89801-3708 ELKO COUNTY
OCC / MAINT:	DEPARTMENT - DETR DEPT OF EMPLOYMENT, TRAINING AND REHABILITATION

SITE INDEPENDENT OF A COMPLEX

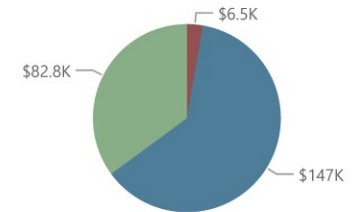
ACQUIRED: 1985 | PURCHASED

SURVEY | 6/26/2024

REPORT | 11/18/2024

The ELKO DETR OFFICE SITE is located in Elko County under APN 001-354-001. This 0.37-acre parcel includes 8,418 sf of paved parking and 1,136 sf of a concrete walkway surrounding the structure on three sides. Additionally, the north side features a small, landscaped area with a retaining wall adjacent to the public sidewalk.

OVERALL



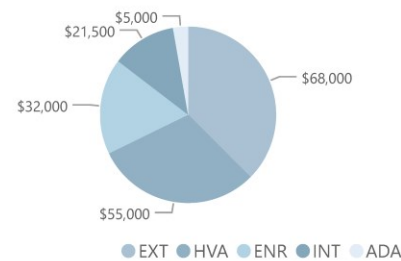
PRI	#	COST
2	2	\$6,500
1	4	\$147,000
3	4	\$82,800
TOTAL	10	\$236,300

PROJECT DATA

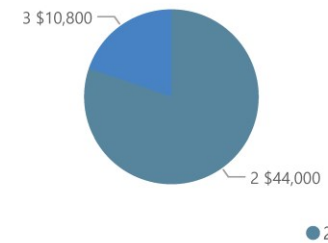
STATUS	#	COST
NEW	2	\$45,800
IN PROGRESS	1	\$9,000
TOTAL	3	\$54,800

PRI	#	COST
2	2	\$44,000
3	1	\$10,800
TOTAL	3	\$54,800

PROJECTS BY TYPE



PROJECTS BY PRIORITY



PRIORITY 1 - Immediate action REQUIRED.

FACILITY DETAILS, EMPLOY_NV – ELKO OFFICE

40
YR(s)

4,000
SF

1
FLRS

No
BSMT



8.0%
FCI

1476 EMPLOY_NV - ELKO OFFICE

STATUS:	OCCUPIED
LOCATION:	APN: 001-354-001 LAT/LONG: 40.8321, -115.759724
CONSTRUCTION:	III-B - Unprotected Combustible (ordinary construction)
OCCUPANCY:	100% - TYPE B, Offices or Higher Education Offices
USAGE:	OFFICE
FIRE SUPPRESSION:	0%
ADDR:	NORTHEAST REGION 172 6TH ST ELKO, NV 89801-3708 ELKO COUNTY
OCC / MAINT:	DEPARTMENT - DETR DEPT OF EMPLOYMENT, TRAINING AND REHABILITATION

ACQUIRED: 1984 | CONSTRUCTED | \$300,000

SURVEY | 4/25/2024

REPORT | 11/30/2017

FRC | 4/25/2024 | \$2,400,000

SF COST | \$600

Built in 1984, this 4,000 sq. ft., one-story rectangular building reflects the Commercial architectural style.

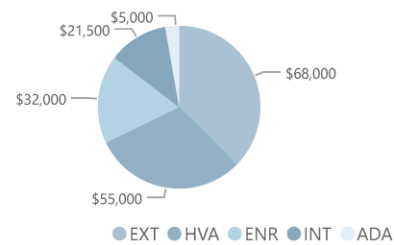
BUILDING COMPONENTS	
CHIMNEY:	NO
ROOF:	100% MEMBRANE - SINGLE-PLY - EPDM
FRAME:	UNKNOWN
CLADDING:	80% MASONRY - CLAY - BRICK 20% GLASS - WALL SYSTEM - STOREFRONT
FOUNDATION:	100% - SLAB-ON-GRADE CONCRETE - IN-SITU - SEISMIC: UNKNOWN
ENGINEERING:	ENCLOSED ASCE 7-16, if it doesn't meet the requirements for being open or partially enclosed.
FABRICATION:	SITE-BUILT

PROJECT DATA

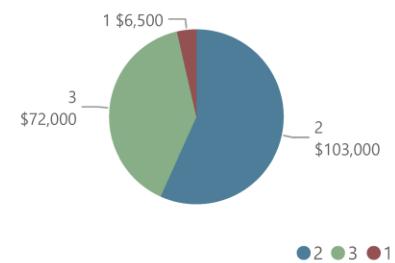
STATUS	#	COST
DEFERRED	2	\$80,000
NEW	5	\$101,500
TOTAL	7	\$181,500

PRI	#	COST
1	2	\$6,500
2	2	\$103,000
3	3	\$72,000
TOTAL	7	\$181,500

PROJECTS BY TYPE



PROJECT BY PRIORITY



PRIORITY 1 - Immediate action REQUIRED.

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
 - **0.6 – 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

INTERIOR



EXTERIOR



APPENDIX C – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	FIRST	LAST	TITLE	email
ETR	CHRISTOPHER	SEWELL	DIRECTOR	ccsewell@detr.nv.gov
ETR	JOSH	MARHEVKA	DEPUTY DIRECTOR	jbmarhevka@detr.nv.gov
ETR	JOHN	SCHIFER	ESD MANAGER II	j-schifer@detr.nv.gov
ETR	MILES	BRUINEKOOL	FACILITY MANAGER	mgbruinekool@detr.nv.gov

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
- **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
775.315-5573

CAROL MYERS

Construction Project Coordinator II
775.690-5134

YADHIRA PIMENTEL

Administrative Assistant IV
775.684-4126

APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	12/13/2024	Initial.