



**DETR** DEPT OF EMPLOYMENT, TRAINING AND REHABILITATION

## STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION  
STATE PUBLIC WORKS DIVISION  
FACILITY CONDITION ASSESSMENT

## PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

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 **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. This report outlines projects identified post-assessment, categorizing them within the SPWD's building management system, and assigned a 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 developed using a combination of sources, including the **RS Means Cost Estimating Guide**, comparable **SPWD construction projects**, and **contractor pricing**, with consideration for labor, location, materials, profit, and overhead. These estimates do not include **soft costs**, such as design fees, construction management, special testing, inspections, inflation, and permit fees.



**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

## EMPLOY\_NV - ELKO OFFICE



\$ 5,000.00

PRIORITY 1  
0 - 2 Years



### NEW ADA - 9/11/2024

#### 1476-ADA-5: DUAL LEVEL DRINKING FOUNTAIN

This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of 2 drinking fountains to meet the ADA requirements. Note that a

bottle filler integrated into a drinking fountain does not make the water fountain accessible. If drinking fountains are located in an exit access, it is recommended to review exit access requirements for projections into exit access width.

**EMPLOY\_NV - ELKO OFFICE**

**\$ 1,500.00**

**PRIORITY 1  
0 - 2 Years**



**NEW BUILDING INTERIOR - 9/11/2024**  
**1476-INT-7: JANITORS CLOSET REPAIRS**

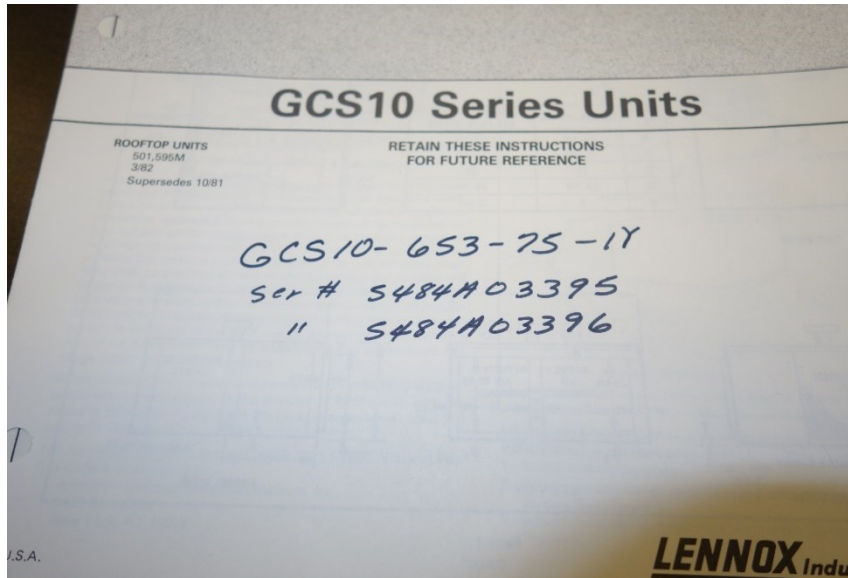
The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. Drywall nails are now exposed above the sink due to water damage. This project would provide Fiberglass Reinforced Panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

## PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

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\$55,000.00

PRIORITY 2  
2 - 4 Years



NEW HVAC - 9/11/2024

1476-HVA-2: HVAC ROOFTOP UNIT REPLACEMENT

There are 2 rooftop packaged HVAC units that are original to the building and are not energy efficient. The packaged HVAC units have reached the end of their expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for the installation of two new packaged HVAC rooftop units. Also included in this estimate is new curb adapters, roofing modifications, 100 feet of new condensate line, crane and

rigging removal and installation and all required connections to utilities. Additional recommended features include outside air economizer and direct digital controls (DDC).

This project should be implemented concurrently with the ROOF REPLACEMENT project in order to provide an integrated, water tight roofing solution.

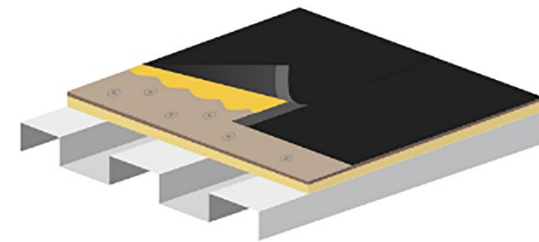


EMPLOY\_NV - ELKO OFFICE



\$48,000.00

PRIORITY 2  
2 - 4 Years



**DEFERRED BUILDING EXTERIOR - 9/11/2024**  
**1476-EXT-5: ROOF REPLACEMENT**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time-frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The roofing was replaced in 2002. It is recommended that this building be re-roofed in the next 3 - 4 years to be consistent with the roofing program and the end of the warranty period. Implement concurrently with the HVAC

ROOFTOP UNIT REPLACEMENT project in order to provide an integrated, water tight roofing solution.

This project or a portion thereof was previously recommended in the FCA report dated 11/30/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/25/2024.

ELKO DETR OFFICE SITE



\$35,000.00

PRIORITY 2  
2 - 4 Years



NEW SITE ISSUES - 9/11/2024

9823-SIT-3: STORM DRAIN IMPROVEMENTS

The site underground storm drain appears to be plugged and downspouts have been cut and capped above grade. It is not good practice to allow storm water to sheet flow over sidewalks, especially in cold climates and icy conditions. This project recommends cleaning out the storm drains, and if required, replaced any underground collapsed pipes that have caused the downspouts to be capped. In addition, it was noted that the municipal storm drain may also be blocked and the probable source of this issue.

Further discussions with the county public works are needed to get the municipal storm drains cleared.

**ELKO DETR OFFICE SITE**



**\$ 9,000.00**

**PRIORITY 2  
2 - 4 Years**



**IN PROGRESS ENERGY SAVINGS - 9/11/2024**

**9823-ENR-1: EXTERIOR LIGHTING REPLACEMENT**

The building has perimeter lighting on the exterior of the building, but the light fixtures are old, failing and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring.

This project or a portion thereof was previously recommended in the FCA report dated 11/30/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/25/2024.

EMPLOY\_NV - ELKO OFFICE



\$32,000.00

PRIORITY 2  
2 - 4 Years



DEFERRED ENERGY SAVINGS - 9/11/2024

1476-ENR-2: LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/30/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/25/2024.

## PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

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\$20,000.00

PRIORITY 3  
4 - 10 Years



NEW BUILDING EXTERIOR - 9/11/2024  
1476-EXT-4: EXTERIOR FINISHES

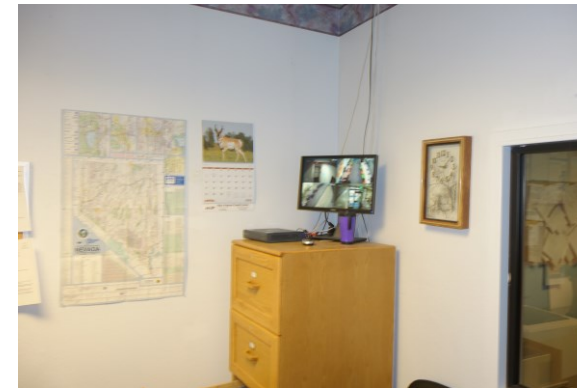
The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry and caulking the windows, flashing, fixtures and all other penetrations. Sealing the exterior brick masonry will help in preventing efflorescence. It is recommended that the building be sealed and caulked in the next 8 - 10 years and

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

EMPLOY\_NV - ELKO OFFICE

\$20,000.00

PRIORITY 3  
4 - 10 Years



**NEW BUILDING INTERIOR - 9/11/2024**  
**1476-INT-8: INTERIOR FINISHES**

The interior finishes were in good condition. It is recommended the interior walls and ceilings be painted in the next 7 - 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 structure

**ELKO DETR OFFICE SITE**



**\$10,800.00**

**PRIORITY 3  
4 – 10 Years**



**NEW SITE ISSUES - 9/11/2024**

**9823-SIT-4: CRACK SEAL AND SLURRY SEAL**

The parking lot was re-sealed and striped in 2023 and in good condition. It is important to maintain the asphalt concrete paving on the site.

This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and the maintenance yard. Striping is included in this estimate.

This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 10,000 square feet of asphalt area was used to generate this estimate.



## APPENDIX A – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	12/13/2024	Initial.