



DEPT OF CONSERVATION AND NATURAL RESOURCES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHEAST REGION

-

9824 - ELKO INTERAGENCY DISPATCH CENTER SITE
725 ASPEN WAY
ELKO, NV 89801-7832
ELKO COUNTY

SURVEY DATE: 05/10/2023



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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 **FAIR** derived from the average FCI of its building(s). The facility should be managed as an essential facility with redundant critical systems; at present, cooling for the UPS and Radio Room has no backup. Observed building issues include ceiling water damage, stained carpeting, and structural cracking.

OVERALL SITE CONDITION

- **Infrastructure:** Serviceable, with adequate drainage and accessibility. Paved areas, including parking lots and walkways, are showing signs of wear condition.
- **Findings:** Replace end-of-life fire alarms and add/replace UPS with redundant A/C for the UPS/radio room; address widespread water intrusion at exterior sealants/coping; attend to electrical circuits, interior finishes; landscape cleanup.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate, with no issues.
- **Electrical Systems:** Prior upgrade incomplete, additional circuits needed.
- **Stormwater Drainage:** Stormwater drainage appears adequate, with runoff directed away from the building.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is compliant with current ADA and safety standards. However, the building does not comply with ADA signage per NRS 338.180.
- **Fire Safety:** Alarm system is at end of life.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** Landscaping is generally in good condition; trees require ongoing pruning and the site needs routine cleanup.

PROPERTY MAP, 725 ASPEN WAY, ELKO

SITE IS:

LESSEE

OCCUPIED

1 BUILDING

+

-



Leaflet | Icon Map | Tiles © Mapbox © DigitalGlobe © OpenStreetMap

B#	NAME	STATUS	RIGHTS
2107	ELKO INTERAGENCY DISPATCH CENTER	OCCUPIED	OWNED

PROPERTY SNAPSHOT, ELKO INTERAGENCY DISPATCH CENTER SITE

ELKO COUNTY



AGREEMENT 1999



GENERAL



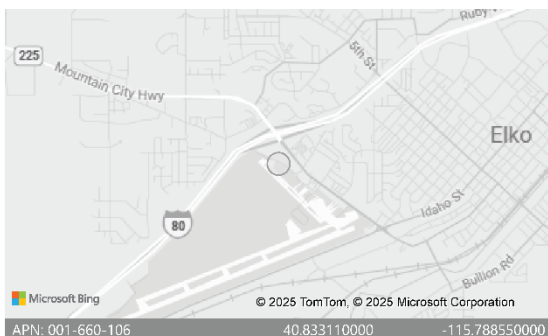
26 YEARS



OCCUPIED

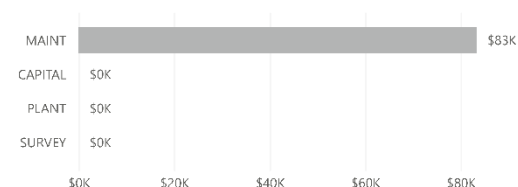


2 ACRES

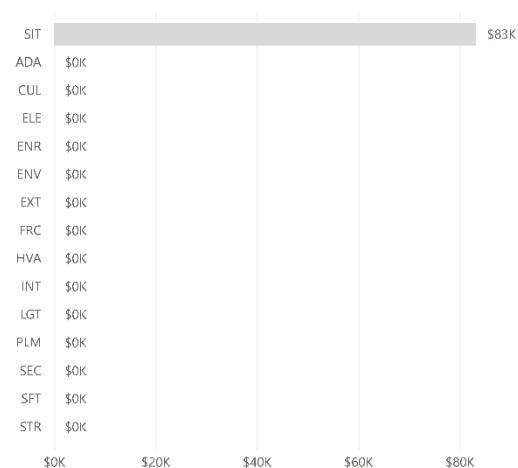


The Elko Interagency Dispatch Center Site is leased from the BLM and is located adjacent to the Elko Airport. There is paved parking including ADA accessible parking spaces for employees as well as the public. The site has city water and sewer service as well as natural gas and electrical service.

PROJECT TYPE BREAKDOWN - SITE ONLY



PROJECT CATEGORY BREAKDOWN - SITE ONLY



1 BUILDING



\$481,983

TOTAL BLDG PROJECT COST

\$6,080,095

TOTAL BUILDING FRC

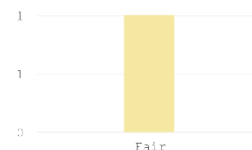


7.90

AVERAGE FCI %



FCI DISTRIBUTION



COST		
PRIORITY 1	1	\$20,000
PRIORITY 2	2	\$63,300
PRIORITY 3	0	\$0
TOTAL	3	\$83,300

FACILITY DETAILS, ELKO INTERAGENCY DISPATCH CENTER

YEAR BUILT 1999
CONSTRUCTED 1999



OFFICE



26 YEARS



OCCUPIED



9,143 SF



FCI %

7.93



The Elko Interagency Dispatch Center is a one-story facility that handles emergency dispatching for NDF, City of Elko, BLM, and local 911 calls. It includes ADA-accessible restrooms, a break room, a conference room, and mechanical spaces. The center is equipped with a HVAC system, fire alarms, and a fire sprinkler system.



CODE COMPLIANCE SUMMARY

CODE YR: 1997

CONS TYPE: TYPE: V-N Wood Construction (Unprotected)

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 100% suppressed

2107 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: REINFORCED

FRAME: RIGID – 100% WOOD
SEISMIC: REINFORCED

ROOF: HIP – 100% STEEL
SEISMIC: REINFORCED

EXTERIOR: VENEER – 80% MASONRY
VENEER – 20% COMPOSITE

FLRS: 1

BSMT: -

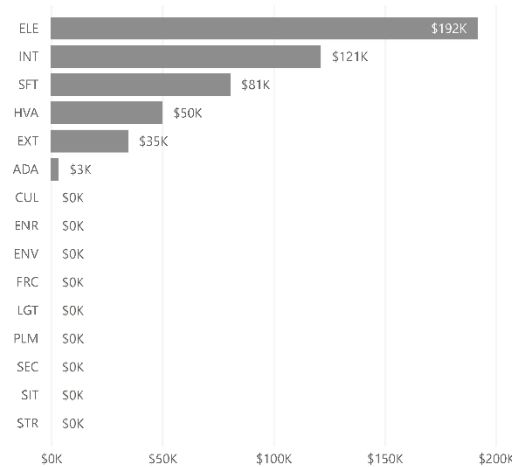
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

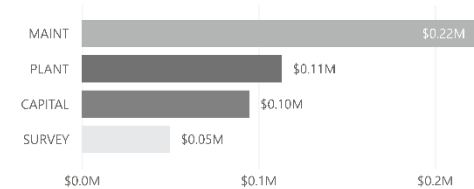
\$6,080,095

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



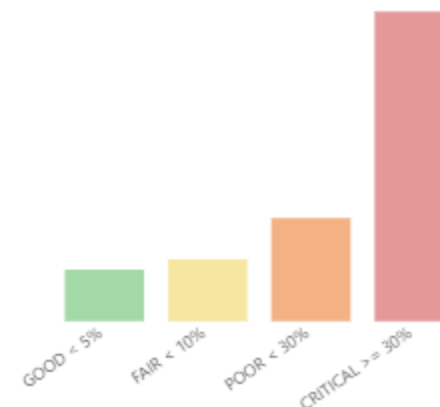
TOTAL COST BY PRIORITY

			COST
PRIORITY 1	13		\$352,383
PRIORITY 2	2		\$69,600
PRIORITY 3	1		\$60,000
TOTAL	16		\$481,983

\$481,983

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)

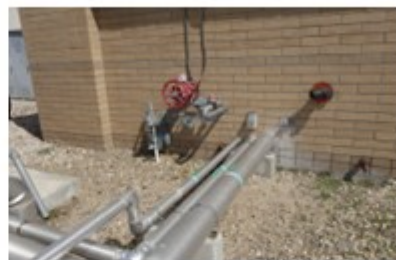


APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD

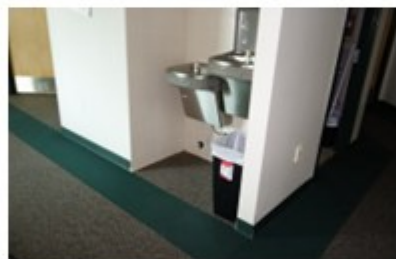
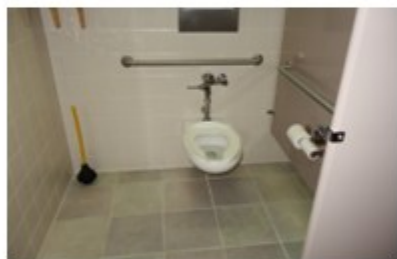
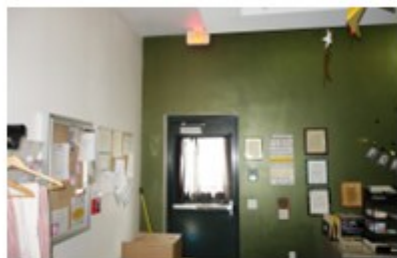
BUILDING SYSTEMS



EXTERIOR



INTERIOR



APPENDIX C – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	TITLE
CNR	DIRECTOR
CNR	DEPUTY DIRECTOR
CNR	DIVISIONAL ADMINISTRATOR, FORESTRY
CNR	FORESTRY PROGRAM MANAGER
CNR	FIRE MANAGEMENT OFFICER 2
CNR	FIRE CONTROL DISPATCHER 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

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APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	10/13/2025	Initial.