



DEPT OF CONSERVATION AND NATURAL RESOURCES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

NORTHEAST REGION

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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 **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.

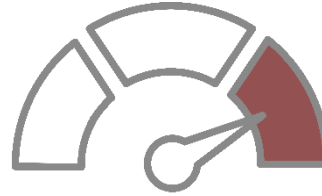
Projects are prioritized by urgency and address the most pressing needs effectively:

- **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 included.



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

ELKO INTERAGENCY DISPATCH CENTER

\$65,000.00

PRIORITY 1
0 - 2 years



NEW SAFETY ISSUES - 10/9/2025

2107-SFT-4: FIRE ALARM SYSTEM UPGRADE (NFPA 72)

The existing fire alarm system (circa 1999)—control panel and field devices—is end-of-life/obsolete. Parts and vendor support are limited, and requirements have changed since installation. The replacement will provide audible and visual notification per ADA and current codes.

ELKO INTERAGENCY DISPATCH CENTER

\$54,858.00

PRIORITY 1
0 - 2 years



NEW BUILDING INTERIOR - 10/9/2025 2107-INT-1: INTERIOR FINISHES

Interior finishes are in good condition; repair visible cracks (especially at door/window corners) and seal frame joints, then repaint as needed using low-VOC acrylic on walls/ceilings and epoxy in wet areas. Because some staining/cracking may be moisture-related, verify roof/flashings for leaks and coordinate any repairs with 2107EXT2 before painting.

ELKO INTERAGENCY DISPATCH CENTER



\$50,000.00

PRIORITY 1
0 - 2 years



NEW HVAC - 10/9/2025

2107-HVA-2:A/C FOR UPS & RADIO ROOM

Critical spaces require continuous cooling to protect UPS/batteries and radio/IT gear. This project will address that need by sizing a dedicated cooling unit (e.g., ductless mini-split or CRAC), connecting it to emergency power with proper disconnects, setting lead/lag rotation so the existing unit serves as automatic backup, integrating temperature/humidity monitoring to BMS/dispatch, sealing penetrations and confirming return air paths, and commissioning to verify stable room temperature.

ELKO INTERAGENCY DISPATCH CENTER

\$50,000.00

PRIORITY 1
0 - 2 years



NEW ELECTRICAL - 10/9/2025

2107-ELE-3: UPS BATTERY REPLACEMENT

The existing UPS batteries are at/near end of life; diminished runtime and alarm events indicate capacity loss. Replace end-of-life VRLA UPS batteries (OEM kit), perform runtime test, label date/next replacement (3-5 yrs), and recycle per universal-waste rules.

ELKO INTERAGENCY DISPATCH CENTER



\$50,000.00

PRIORITY 1
0 - 2 years



NEW ELECTRICAL - 10/9/2025

2107-ELE-5:ARC FLASH & ELECTRICAL COORDINATION STUDY

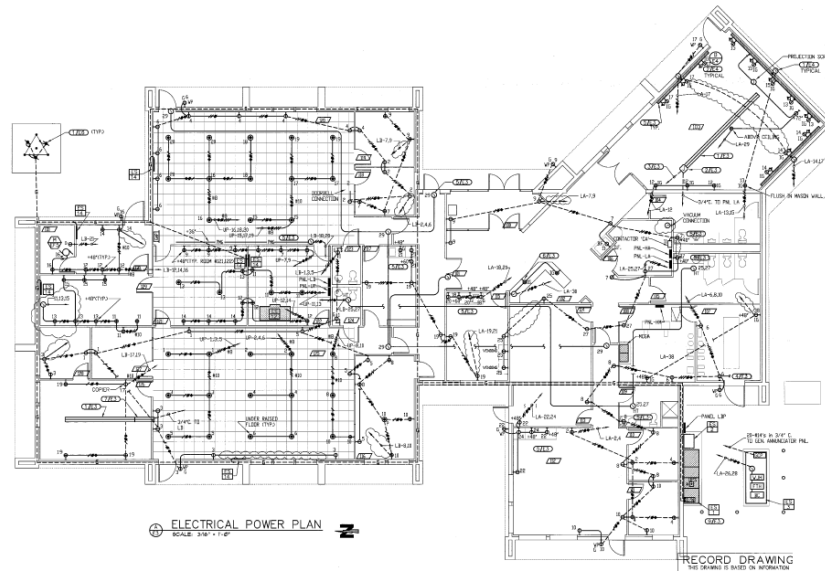
An arc-flash and electrical coordination study has not been completed within the past five years. Current electrical standards require verification every five years and arc-flash labeling on all electrical panels to protect maintenance personnel. This project will perform a full short-circuit, coordination, and arc-flash study; make any required protective-device setting adjustments; and furnish and

install compliant labels for the building's electrical distribution system.

ELKO INTERAGENCY DISPATCH CENTER

\$32,000.00

PRIORITY 1
0 - 2 years



NEW ELECTRICAL - 10/9/2025

2107-ELE-4: SURGE PROTECTIVE DEVICE INSTALL

This building is an essential facility with redundant critical systems; to reduce equipment failures and downtime, install listed surge protective devices (SPDs) at the service and key downstream panels. Momentary utility disturbances and switching events can create damaging transients that affect HVAC controls, IT gear, fire/security systems, and LED drivers. Provide a UL 1449 4th-Ed. Type 1 SPD at the service and Type 2 SPDs at critical panelboards (IT, FA, Security,

HVAC, Lighting/AV), then label, test, and tie alarm contacts into the BMS; cost is per panel.

ELKO INTERAGENCY DISPATCH CENTER SITE

\$20,000.00

PRIORITY 1
0 - 2 years



NEW SITE ISSUES - 10/9/2025

9824-SIT-3: LANDSCAPE CLEANUP

Perform a site-wide landscape clean-up and targeted tree work to improve safety, visibility, drainage, and appearance. Work includes removal of debris and volunteer growth; pruning trees and shrubs to proper clearances; weed abatement; and mulch refresh. Special attention will be given to trees in contact with or within ~5 ft of the building.

ELKO INTERAGENCY DISPATCH CENTER



\$15,000.00

PRIORITY 1
0 - 2 years

NEW BUILDING EXTERIOR - 10/9/2025

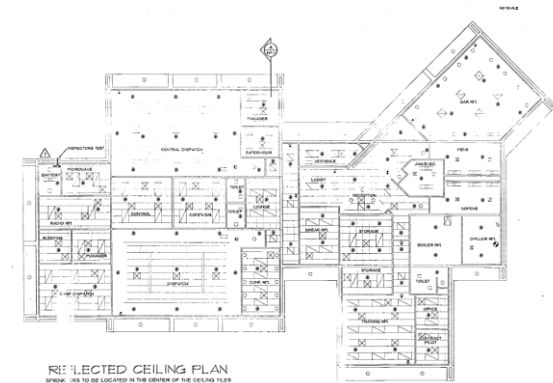
2107-EXT-3:ROOF REPAIR

Based on the visual survey, it appears upper roofs are draining into lower gutters at tight intersections, with staining below a valley suggesting splash-over or inadequate kick-out flashing; debris buildup is also increasing overflow risk. Inspect leak-prone valleys and roof-to-wall transitions, clear valleys/gutters and confirm downspout flow, repair or extend flashings and underlayment as needed, reseal fasteners, and confirm performance with a simple hose test.

ELKO INTERAGENCY DISPATCH CENTER

\$15,000.00

PRIORITY 1
0 - 2 years



NEW SAFETY ISSUES - 10/9/2025

2107-SFT-5: SPRINKLER HEAD INSPECTION (NFPA 25)

Sprinkler heads installed circa 1999; likely fast-response and due for 25-year testing. Replace any units failing tests or showing paint/corrosion/loading/damage. Engage licensed sprinkler contractor to:

- (1) perform required sample testing
- (2) replace deficient heads

- (3) update signage/escutcheons
- (4) restore ceiling finishes at replacements
- (5) provide test reports for fire marshal

ELKO INTERAGENCY DISPATCH CENTER

\$10,000.00

PRIORITY 1
0 - 2 years



NEW BUILDING EXTERIOR - 10/9/2025

2107-EXT-2: REPLACE FAILED SEALANTS, REPAIR STUCCO

Based on the visual survey, it appears there are moisture-intrusion risks at stucco control joints, the fascia band, and roof-to-wall transitions. This project will replace failed sealants, repair localized stucco/lath, improve roof-to-wall flashing as needed, clean and tune gutters/downspouts, and apply an elastomeric coating to restored areas, followed by a basic water test and site clean-up.

ELKO INTERAGENCY DISPATCH CENTER

\$ 3,500.00

PRIORITY 1
0 - 2 years



NEW BUILDING INTERIOR - 10/9/2025 2107-INT-3: CASEWORK REPAIR

Casework in the kitchenette and reception desk is damaged/delaminating. Where substrates are sound, re-laminate faces (new HPL) with 3 mm PVC/HPL edges and add corner/kick protection. Where substrates are swollen or loose, replace affected panels or fronts in kind. Include removal/disposal of unsalvageable materials; patch/paint adjacent finishes as needed.

ELKO INTERAGENCY DISPATCH CENTER

\$ 3,425.00

PRIORITY 1
0 - 2 years



NEW ADA - 10/9/2025

2107-ADA-3:ADA SIGNAGE

ADA rules set clear criteria for permanent room signs—mounting height/location, character size/proportions, raised uppercase sans-serif with Grade 2 Braille, pictogram rules, and non-glare/high-contrast finishes. The facility's signs do not meet these requirements, notably because restroom and other room IDs are mounted on doors instead of the latch-side wall (48–60 in. baseline), and some faces/letterforms appear noncompliant. Install compliant tactile signs where required and relocate restroom signs to the

proper wall locations. References: 2012 IBC, ICC/ANSI A117.1-2009, NRS 338.180, and the current ADA Standards for Accessible Design.

ELKO INTERAGENCY DISPATCH CENTER

\$ 3,000.00

PRIORITY 1
0 - 2 years



NEW BUILDING INTERIOR - 10/9/2025

2107-INT-4:CEILING TILE REPAIR

There are water-stained acoustical ceiling tiles which may be beneath known or suspected roof-leak areas. Replace stained tiles and any wet insulation, clean the grid, and make minor touch-ups after roof leaks (2107EXT3) are corrected and the area is dry.

ELKO INTERAGENCY DISPATCH CENTER



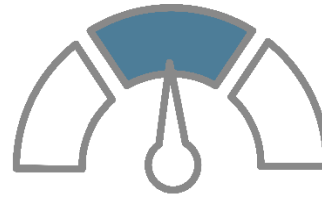
\$ 600.00

PRIORITY 1
0 - 2 years

NEW SAFETY ISSUES - 10/9/2025

2107-SFT-3: FIRE EXTINGUISHERS REPLACEMENT

Existing portable fire extinguishers are original to the 1999 construction and are beyond service life; replace to meet current code and maintenance standards. Provide new ABC multi-purpose extinguishers (typ. 5 lb in offices/corridors; 10 lb in mechanical/utility areas) with wall brackets or semi-recessed cabinets as required. Provide inspection tags, initial annual inspection, and staff use/training placard.

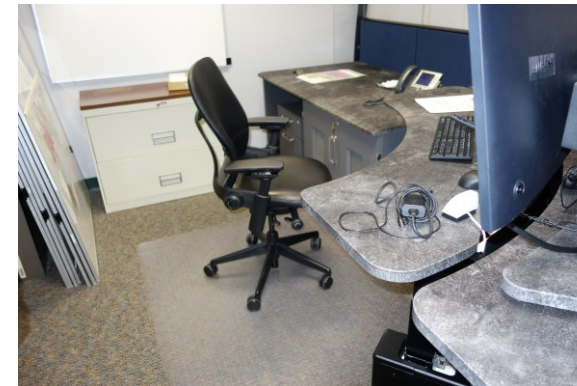


PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

ELKO INTERAGENCY DISPATCH CENTER

\$60,000.00

PRIORITY 2
2 - 4 years



NEW ELECTRICAL - 10/9/2025

2107-ELE-1:ELECTRICAL UPGRADE, DISPATCH

The dispatch areas exceed the building's original electrical capacity. Panels and branch circuits are at/near limit, and permanent loads are being served by extension cords. Upgrade service, panels, and circuits to meet current dispatch needs. This work was first recommended in the FCA dated 08/19/2002 and amended on 09/19/2013; as of the 05/10/2023 survey, it remains incomplete.

ELKO INTERAGENCY DISPATCH CENTER SITE

\$60,000.00

PRIORITY 2
2 - 4 years



DEFERRED SITE ISSUES - 4/23/2024

9824-SIT-1: CRACK FILL & SEAL ASPHALT PAVING

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 heli-tack pad. 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. 100,000 square feet of asphalt area was used to generate this estimate.

ELKO INTERAGENCY DISPATCH CENTER

\$ 9,600.00

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 10/9/2025 2107-EXT-1: EXTERIOR FINISHES

The survey noted weathering and soiling on the upper stucco band with isolated sealant failures; the brick façade is sound and does not require paint. This project will power-wash and recoat the upper stucco band and replace failed sealants, coordinated with leak/flashing repairs (2107EXT2) and roof/gutter work (2107EXT3). Establish a recurring cycle: stucco every 7–10 years and sealants every 5–7 years.

ELKO INTERAGENCY DISPATCH CENTER SITE

\$ 3,300.00

PRIORITY 2
2 - 4 years



NEW SITE ISSUES - 10/8/2025

9824-SIT-2: TREE TRIMMING

The site has trees which are growing up against the structure. The trees move in windy conditions, rubbing the roofs and wall finishes, which can cause damage to the building. The root systems are causing shifting and heaving of foundations and sidewalks, creating unsafe conditions. This lack of maintenance could become a safety issue. This project recommends that these issues be addressed by either trimming or removing trees before additional damage is done.

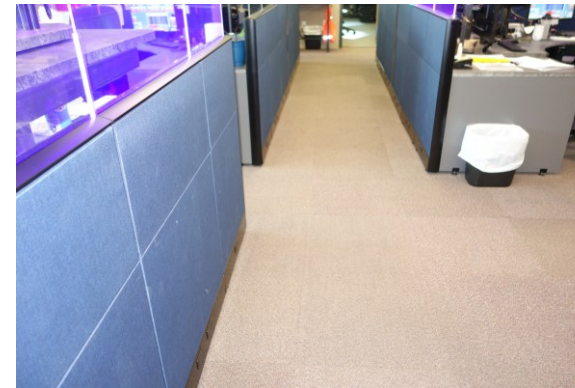


PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

ELKO INTERAGENCY DISPATCH CENTER

\$60,000.00

PRIORITY 3
4 - 10 years



NEW BUILDING INTERIOR - 10/9/2025 2107-INT-2:FLOORING REPLACEMENT

Existing flooring appears serviceable. Plan for replacement in 4-10 years based on wear in high-traffic areas. Consider replacing broadloom with LVT in workout/kitchenette room and carpet tile elsewhere for selective future repairs.

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**



APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	10/13/2025	Initial.