



DEPT OF EMPLOYMENT, TRAINING AND REHABILITATION

## STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION  
STATE PUBLIC WORKS DIVISION  
FACILITY CONDITION ASSESSMENT

## PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHWEST REGION

-  
9827 - FALON ETR SITE  
121 INDUSTRIAL WAY  
FALLON, NV 89406-3116  
CHURCHILL COUNTY

SURVEY DATE: 05/29/2024



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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 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.

**i** **Disclaimer:** Observations are limited to **accessible areas** and conditions present during the survey.

**i** **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 **good** derived from the average FCI of its buildings. the building is in poor condition.

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### OVERALL SITE CONDITION

- **Infrastructure:** Paved areas, including parking lots and walkways, are in good condition.
- **Findings:** No issues were identified.

### SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** No issues.
- **Electrical Systems:** No issues.
- **Stormwater Drainage:** No issues.

### SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is with current ADA and safety standards.
- **Fire Safety:** Not applicable.

### ENVIRONMENTAL LANDSCAPING CONCERNS

**Landscaping and Green Space Management:** The condition of the landscaping and green spaces are in great condition.

## PROPERTY MAP, 121 INDUSTRIAL WAY, FALON

SITE IS: OWNED OCCUPIED 1 BUILDING

B#	NAME	STATUS	RIGHTS
1935	FALON ETR OFFICE	OCCUPIED	OWNED



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

## PROPERTY SNAPSHOT, FALON ETR SITE

CHURCHILL COUNTY



PURCHASED 1991



GENERAL



34 YEARS



OCCUPIED



UNKNOWN



1 BUILDING



**\$301,000**  
TOTAL BLDG PROJECT COST

**\$2,000,000**  
TOTAL BUILDING FRC



The Fallon DETR OFFICE SITE is located in Churchill County under APN 001-251-42. This 0.52-acre parcel includes 18,000 sf of paved parking a surrounding the structure on four sides.

**15.05**

AVERAGE FCI %



FCI DISTRIBUTION



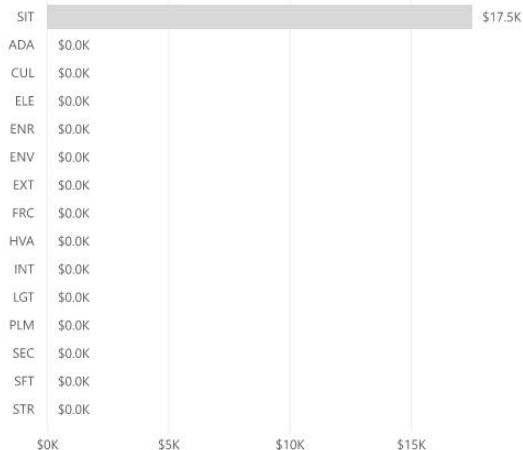
COST

PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$17,500
<b>TOTAL</b>	<b>1</b>	<b>\$17,500</b>

### PROJECT TYPE BREAKDOWN - SITE ONLY



### PROJECT CATEGORY BREAKDOWN - SITE ONLY



## FACILITY DETAILS, FALON ETR OFFICE

YEAR BUILT 1978  
PURCHASED 1991



OFFICE



34 YEARS



OCCUPIED



4,000 SF



FCI %

15.05



The facility is generally in good condition, though some signs of wear are beginning to appear. It is constructed of Concrete Masonry Units (CMU) with a flat roof. The site is entirely surrounded by asphalt paving, with no landscaping present. Heating and cooling are provided by two roof-mounted, gas-fired units. The facility includes two accessible restrooms and an accessible main entrance.

### 1935 - BUILDING COMPONENTS

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

FRAME: -

ROOF: PYRAMID – 70% MEMBRANE  
SEISMIC: N/A

PYRAMID – 30% ASPHALT  
SEISMIC: N/A

EXTERIOR: -

FLRS: 1

BSMT: VENEER – 100% CONCRETE  
SEISMIC: UNKNOWN

ASSEMBLY: SITE-BUILT

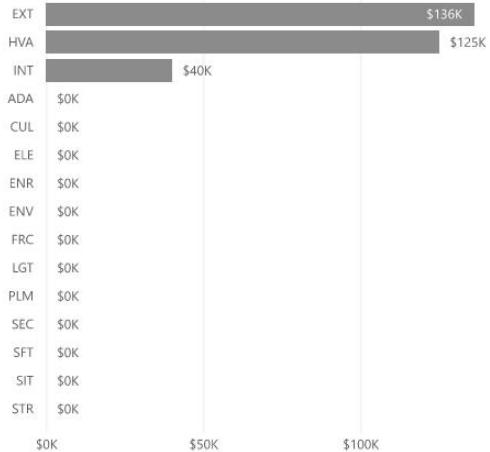
EXPOSURE: ENCLOSED

**\$2,000,000**

REPLACEMENT COST



### PROJECT CATEGORY BREAKDOWN - BUILDING



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: I-B

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 100% suppressed

### PROJECT TYPE BREAKDOWN - BY BUILDING



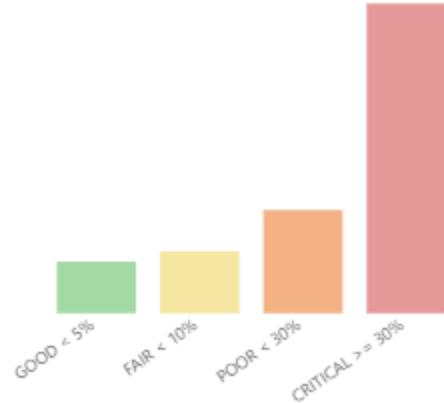
### TOTAL COST BY PRIORITY

	COST
PRIORITY 1	\$0
PRIORITY 2	\$0
PRIORITY 3	\$301,000
<b>TOTAL</b>	<b>\$301,000</b>

**\$301,000**

## 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 in 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



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## EXTERIOR



## INTERIOR



## APPENDIX C – REPORT DISTRIBUTION

### DIVISIONAL CONTACTS

DEPT	TITLE
ETR	DIRECTOR
ETR	DEPUTY DIRECTOR
ETR	FACILITY MANAGER
ETR	FACILITY SUPERVISOR I

### 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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775.315-5573

### **CAROL MYERS**

*Construction Project Coordinator II*

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### **YADHIRA PIMENTEL**

*Administrative Assistant IV*

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## APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	12/10/2025	Initial.