



DEPT OF EMPLOYMENT, TRAINING AND REHABILITATION

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

NORTHWEST REGION

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

SURVEY DATE: 05/29/2024



TABLE OF CONTENTS

| | |
|---|----|
| INTRODUCTION | 3 |
| PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS | 4 |
| 1935-HVA-0: REPLACE HVAC SYSTEM AND CONTROLS | 5 |
| 1935-EXT-2: ROOF REPLACEMENT | 6 |
| 1935-EXT-3: EXTERIOR FINISHES | 7 |
| 1935-INT-2: INTERIOR FINISHES | 8 |
| 1935-HVA-2: INSTALL ROOF ACCESS HATCH AND LADDER | 9 |
| 9827-SIT-1: SEAL AND STRIPE PARKING LOT | 10 |
| APPENDIX A – BUILDING MANAGEMENT CATEGORIES | 11 |
| BUILDING SYSTEMS | 11 |
| APPENDIX B – REVISION HISTORY | 12 |

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:

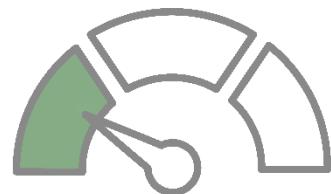
- Priority 1, 0 - 2 years, **Currently Critical**: Requires immediate action.
- Priority 2, 2 - 4 years, **Necessary – Not Yet Critical**: Preemptive attention to avoiding deterioration.
- Priority 3, 4 - 10 years, **Long Term Needs**: Investment planning and functional improvements.

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 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

Survey Date: 05/29/2024 Print Date: December 2025
Page 4 of 12

FALLON ETR OFFICE



\$100,000

PRIORITY 3
4 - 10 years



REINSTATED HVAC - 11/3/2025

1935-HVA-0: REPLACE HVAC SYSTEM AND CONTROLS

The existing HVAC system is not able to effectively heat and cool the restrooms and the phone/server room. New electric supplemental heating should be added to the two bathrooms, which are on exterior walls. An exhaust fan should be installed in the store room (phone and server room) to remove heat from the server. One of the rooftop a/c units was replaced in 2024 while the other unit is original to the building and should be replaced.

FALLON ETR OFFICE



\$96,000

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 10/30/2025

1935-EXT-2: ROOF REPLACEMENT

The existing roof was replaced approximately 18 years ago and is in fair condition. Budget planning for replacement should be done for replacement in the next 8 - 10 years. It is recommended that any current leaks or necessary repairs are done immediately to ensure the structural integrity of the roof and the ceiling below.

FALLON ETR OFFICE



\$40,000

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 11/12/2025

1935-EXT-3: EXTERIOR FINISHES

The exterior finishes of the building are in good condition. Maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 7 to 10 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

FALLON ETR OFFICE



\$40,000

PRIORITY 3
4 - 10 years



NEW BUILDING INTERIOR - 11/12/2025

1935-INT-2: INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be repainted within the next 7 - 10 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

Survey Date: 05/29/2024 Print Date: December 2025
Page 8 of 12

FALLON ETR OFFICE



\$25,000

PRIORITY 3
4 - 10 years



REINSTATED HVAC - 11/3/2025

1935-HVA-2: INSTALL ROOF ACCESS HATCH AND LADDER

The existing building has no permanent access to the rooftop equipment. The shape of the Mansard roof makes using a ladder to access the roof unsafe. This project would install a lockable roof access hatch and permanent fixed ladder in the Janitor's Closet or Store Room.

FALLON ETR SITE



\$17,500

PRIORITY 3
4 - 10 years



NEW SITE ISSUES - 11/12/2025

9827-SIT-1: SEAL AND STRIPE PARKING LOT

The existing parking lot has numerous cracks, in which weeds are growing. This project would seal the cracks, seal the entire lot, restripe, and relocate the handicapped parking sign.

Survey Date: 05/29/2024 Print Date: December 2025
Page 10 of 12

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

| | | | |
|---|--------------------------|---|-------------------------|
|  | ADA |  | INT – BUILDING INTERIOR |
|  | CUL - CULINARY / KITCHEN |  | PLM – PLUMBING |
|  | ELE - ELECTRICAL |  | SEC - SECURITY |
|  | ENR – ENERGY SAVINGS |  | SFT – SAFETY ISSUES |
|  | ENV - ENVIRONMENTAL |  | SIT – SITE ISSUES |
|  | EXT – BUILDING EXTERIOR |  | STR - STRUCTURAL |
|  | HVA - HVAC | | |

APPENDIX B – REVISION HISTORY

| VERSION | DATE | AMENDMENT |
|---------|------------|-----------|
| 0 | 12/10/2025 | Initial. |