



DEPT OF CONSERVATION AND NATURAL RESOURCES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHWEST REGION

-

9840 - COMSTOCK OFFICE BUILDING SITE
20 N E ST
VIRGINIA CITY, NV 89440-9898
STOREY COUNTY

SURVEY DATE: 04/03/2025



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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 **POOR** derived from the average FCI of its buildings. The building underwent a modest renovation under CIP 21-M34 that partially replaced some building systems.

OVERALL SITE CONDITION

- **Infrastructure:** Limited, with needed drainage and accessibility improvements. Paved areas, including parking lots and walkways show signs of wear.
- **Findings:** Issues were identified that will require improvement:
 - ADA parking needs replacement.
 - Roof drainage gutters, snow guards and downspouts need replacing
 - HVAC - 2 original split units (R-22 refrigerant) need replacing
 - Lighting – Incandescent & CFL display lighting needs replacing
 - Install bollard protection to safeguard the propane tank, exposed piping, and HVAC condensers
 - Building exterior needs repainting.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate, with no issues.
- **Electrical Systems:** Modern.
- **Stormwater Drainage:** Prone to flooding, particularly at the southeast corner near the front entry.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is substantially compliant with current ADA standards. However, the ADA parking spot is recommended to be replaced with concrete and minor improvements are needed in the restroom.

- **Fire Safety:** Fire suppression and alarm systems are fully operational with no deficiencies noted.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The landscaping and green spaces are in adequate condition.

PROPERTY MAP, 20 N E ST, VIRGINIA CITY

SITE IS:

OWNED

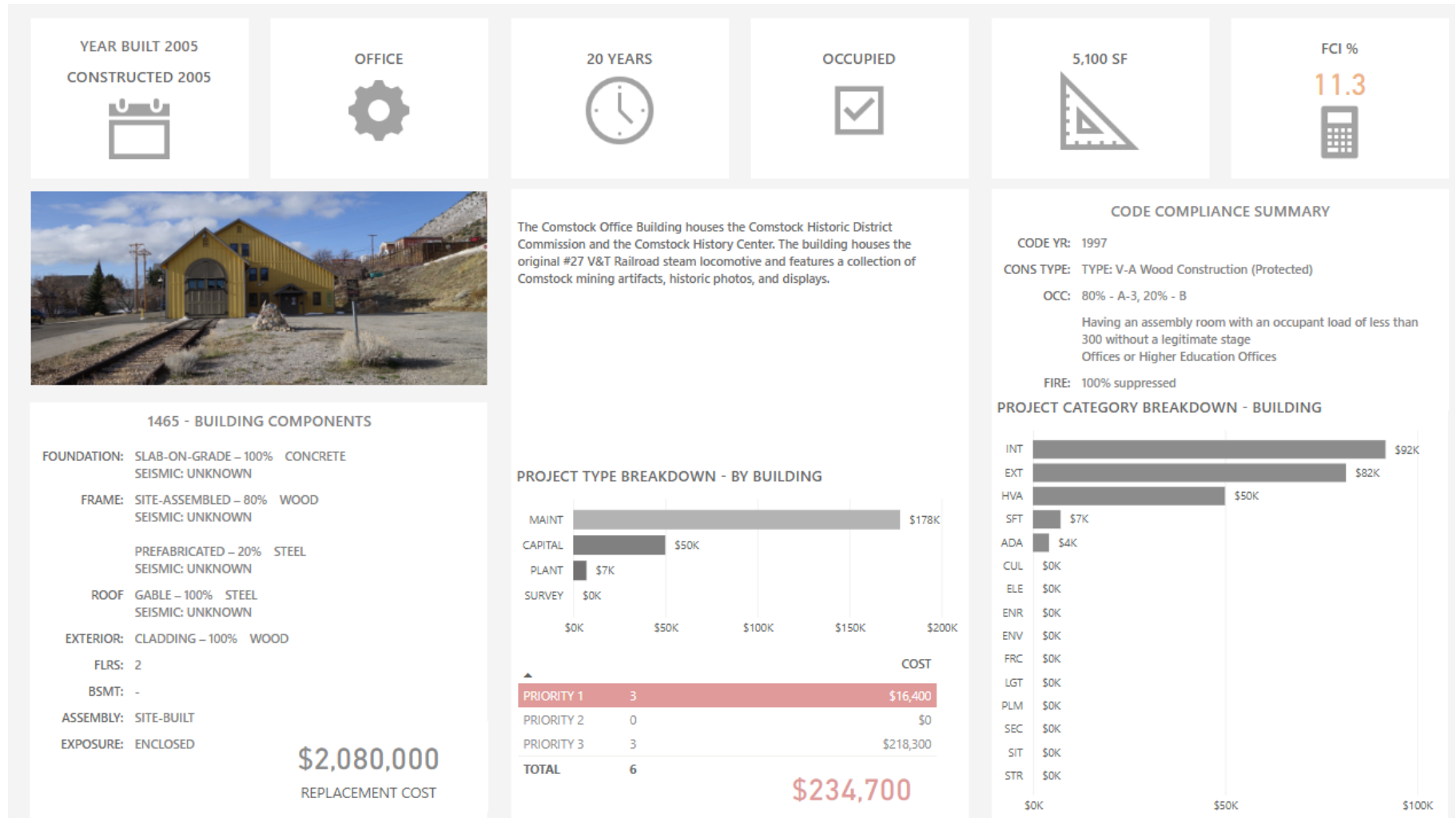
OCCUPIED

1 BUILDING

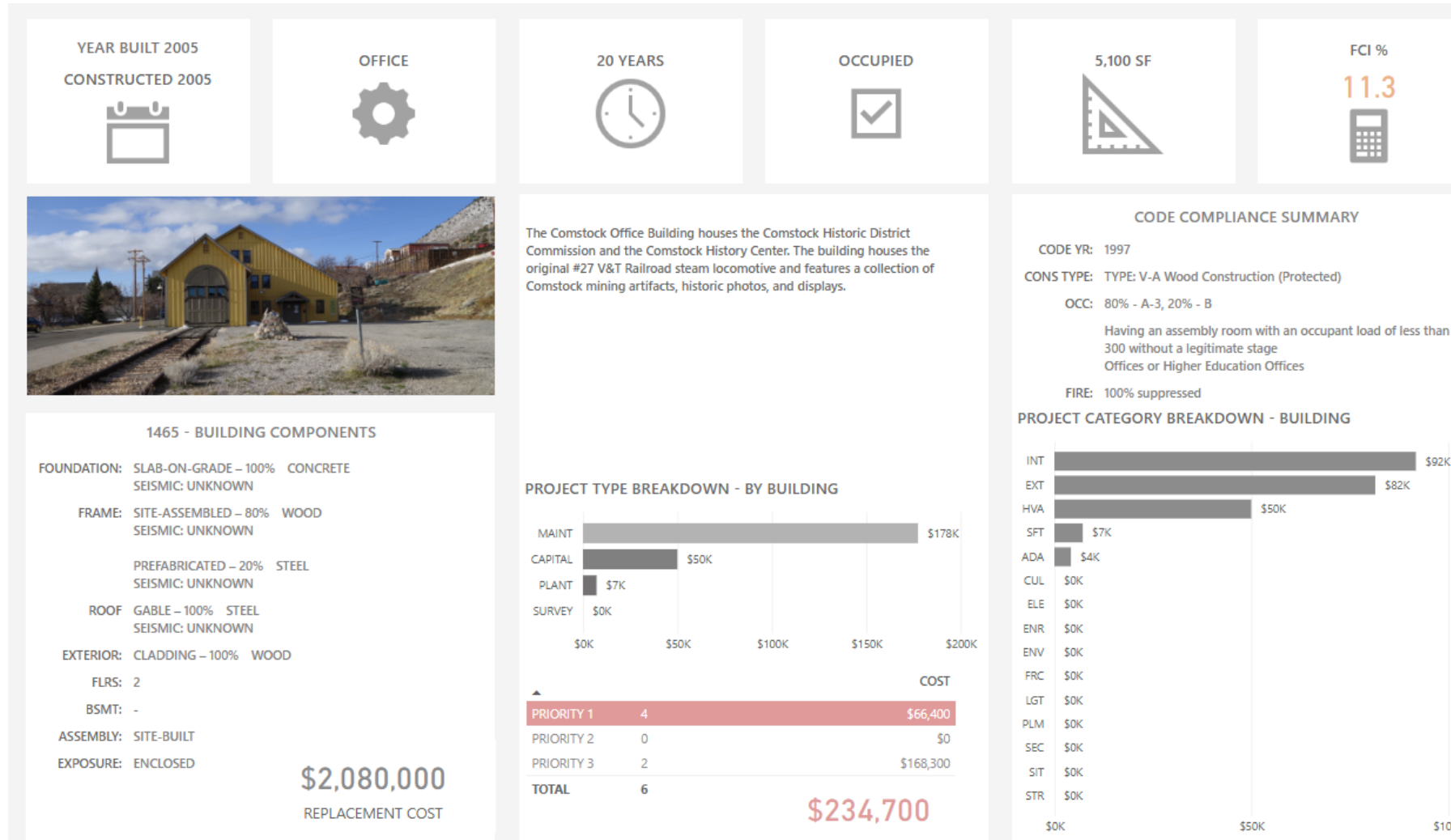


B#	NAME	STATUS	RIGHTS
1465	COMSTOCK OFFICE BUILDING	OCCUPIED	OWNED

PROPERTY SNAPSHOT, COMSTOCK OFFICE BUILDING SITE

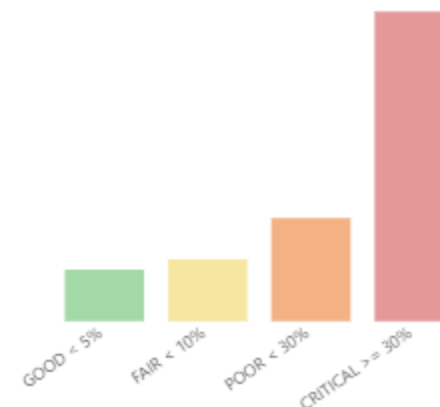


FACILITY DETAILS, COMSTOCK OFFICE BUILDING



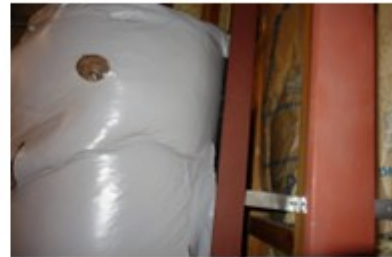
APPENDIX A - FACILITY CONDITION INDEX (FCI)

- **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

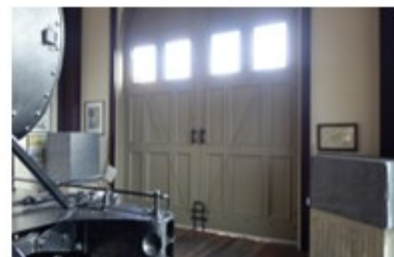
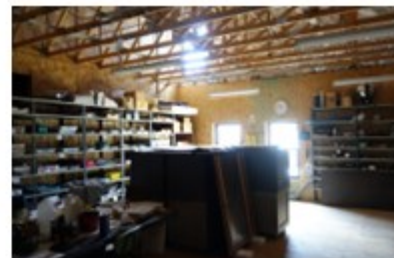
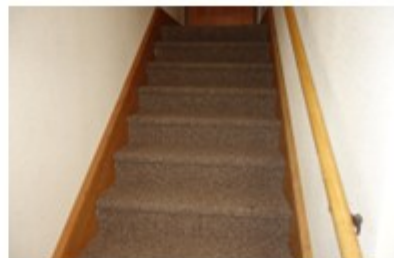
BUILDING SYSTEMS



EXTERIOR



INTERIOR



APPENDIX C – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	TITLE
CNR	DIRECTOR
CNR	DEPUTY DIRECTOR
CNR	COMSTOCK PRESERVATION AND HISTORY OFFICER

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



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APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	10/8/2025	Initial.