



DEPT OF CONSERVATION AND NATURAL RESOURCES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

NORTHWEST REGION

-

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

SURVEY DATE: 04/03/2025



TABLE OF CONTENTS

INTRODUCTION	3
PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION	4
9840-SIT-1: LANDSCAPE - DROUGHT TOLERANT	5
9840-ADA-1: ADA PARKING SPACE UPGRADE	6
1465-SFT-1: SEISMIC GAS SHUT-OFF VALVE INSTALLATION	7
1465-EXT-4: RAIN GUTTER REPAIR	8
1465-ADA-1: ADA RESTROOM UPGRADE	9
9840-SEC-1: SECURE EXTERIOR POWER & WATER.....	10
PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION	11
9840-ENR-1: EXTERIOR LIGHTING REPLACEMENT - HISTORIC.....	12
9840-SIT-2: BOLLARD PROTECTION	13
PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS.....	14
1465-INT-1: INTERIOR FINISHES	15
1465-EXT-1: EXTERIOR FINISHES	16
1465-HVA-2: HVAC REPLACEMENT	17
APPENDIX A – BUILDING MANAGEMENT CATEGORIES.....	18
BUILDING SYSTEMS	18
APPENDIX B – REVISION HISTORY	18

*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.

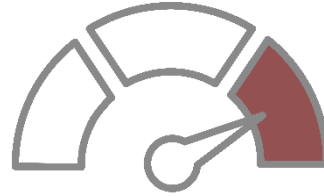
Projects are prioritized by urgency and address the most pressing needs effectively:

- **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 include.



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

COMSTOCK OFFICE BUILDING SITE



\$60,000.00

PRIORITY 1
0 - 2 years



NEW SITE ISSUES - 10/7/2025

9840-SIT-1: LANDSCAPE - DROUGHT TOLERANT

Union St. frontage: Remove weeds/debris; install native drought-tolerant planting on drip with DG/rock mulch; grade to shed water from the building and stabilize the downhill corner. **Uphill side:** Screen exposed utilities with low berms and boulders (vehicle-impact defense); maintain service clearances and sight triangle. **Notes:** Propane-tank bollards by separate project. An RV hit the building in 2023—arrange

boulders/plantings to slow/deflect vehicles while preserving emergency/maintenance access.

Include in bid: Site prep, weed abatement, light grading, drip irrigation, native plants, DG, rock, mulch, boulders, low berms.

COMSTOCK OFFICE BUILDING SITE

\$17,000.00

PRIORITY 1
0 - 2 years



NEW ADA - 10/7/2025

9840-ADA-1: ADA PARKING SPACE UPGRADE

The ADA provides for accessibility to sites and services for people with physical limitations. The existing ADA parking space does not entirely meet the requirements of the code. This project provides funding to bring the existing ADA parking space up to code including removal of the asphalt and replacement with concrete, updated signage, re-striping, re-grading and any other necessary upgrades. The 2018 IBC,

ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

COMSTOCK OFFICE BUILDING



\$ 7,200.00

PRIORITY 1
0 - 2 years



NEW SAFETY ISSUES - 10/7/2025

1465-SFT-1: SEISMIC GAS SHUT-OFF VALVE INSTALLATION

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. For propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital

control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

COMSTOCK OFFICE BUILDING

\$ 5,000.00

PRIORITY 1
0 - 2 years



NEW BUILDING EXTERIOR - 10/7/2025

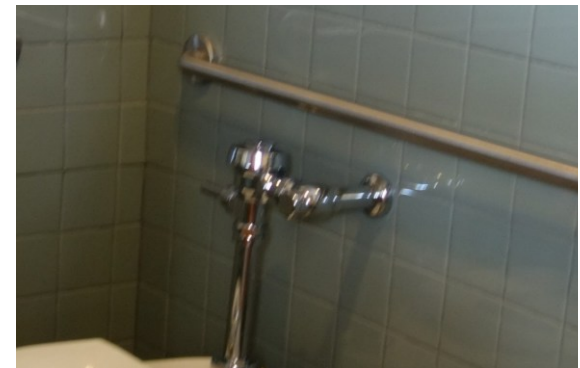
1465-EXT-4: RAIN GUTTER REPAIR

The east-side rain gutter over the front walkway overflows and leaks, dripping into the primary path of travel to the front door. This can cause ice buildup and an unsafe environment. Work includes correct sizing/slope, sealed joints, new drip edge. Estimate linear feet, drip edge, wood patch.

COMSTOCK OFFICE BUILDING

\$ 4,200.00

PRIORITY 1
0 - 2 years



NEW ADA - 10/7/2025

1465-ADA-1: ADA RESTROOM UPGRADE

The ADA accessible restrooms are not fully compliant. The Women's restroom toilet flush handle is on the wrong side. A partial retrofit is necessary. This project would provide funding to bring the restroom into full ADA compliance. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

COMSTOCK OFFICE BUILDING SITE

\$ 2,500.00

PRIORITY 1
0 - 2 years

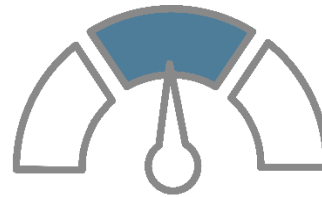


NEW SECURITY - 10/7/2025

9840-SEC-1: SECURE EXTERIOR POWER & WATER

De-energize or lock out exterior receptacle circuits and secure all outdoor outlets with weatherproof in-use covers and GFCI/tamper-resistant devices; add lockable outlet cages where public access is a concern. For the hose bib, install a hose-bib lock (or remove handle), provide an interior shutoff with lock, and replace the bib with an anti-siphon/frost-proof type if the existing fixture is noncompliant or leaking. Label shutoffs,

verify GFCI function, and repair any damaged boxes/plates/sealant.



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

COMSTOCK OFFICE BUILDING SITE



\$ 4,800.00

PRIORITY 2
2 - 4 years

NEW ENERGY SAVINGS - 10/7/2025

9840-ENR-1: EXTERIOR LIGHTING REPLACEMENT - HISTORIC

Replace building-mounted exterior luminaires with LED, non-fluorescent fixtures that are wind-rated and visually compatible with Virginia City's 19th-century character (e.g., shielded lantern or gooseneck styles, cast aluminum with marine-grade powder coat, clear or frosted tempered glass). Provide warm CCT (2700–3000K), full cut-off or house-side shielding for dark-sky sensitivity, and photocell/time-clock controls (optionally tied to BAS).

This estimate is for lighting fixtures only.

COMSTOCK OFFICE BUILDING SITE



\$ 3,000.00

PRIORITY 2
2 - 4 years



NEW SITE ISSUES - 10/7/2025

9840-SIT-2: BOLLARD PROTECTION

Furnish and install vehicle-impact bollards to protect the propane tank, associated gas piping/regulators, and adjacent HVAC condensers from traffic on Union Street and the corner approach. Provide 6"Ø Schedule 40 steel pipe bollards, 42" above finished grade with 36"-42" embedment into concrete footings (≈18"Ø min.), concrete-filled and capped, set 36"-48" on center (coordinate with equipment clearances and service

access). Finish with high-visibility coating (paint or sleeve), apply corrosion protection at soil line, and align layout to maintain code clearances (NFPA 58), ADA paths, and the street sight triangle. Where maintenance access is required, use removable, lockable bollards at select locations. 4 fixed, 2 removable



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

COMSTOCK OFFICE BUILDING

\$91,800.00

PRIORITY 3
4 - 10 years



NEW BUILDING INTERIOR - 10/7/2025

1465-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

COMSTOCK OFFICE BUILDING

\$76,500.00

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 10/7/2025

1465-EXT-1: EXTERIOR FINISHES

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

COMSTOCK OFFICE BUILDING

\$50,000.00

PRIORITY 3
4 - 10 years



NEW HVAC - 10/7/2025

1465-HVA-2: HVAC REPLACEMENT

Per 2025 survey, two of the four HVAC systems were replaced and ducting added down the center of the museum area. The office HVAC was replaced 1/29/2025. HVAC #1 and #3 need replacement.

APPENDIX A – BUILDING MANAGEMENT CATEGORIES

APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	10/8/2025	Initial.