



DEPT OF TOURISM AND CULTURAL AFFAIRS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

NORTHWEST REGION

-

9850 - MUSEUM ADMINISTRATIVE SITE
708 N CURRY ST
CARSON CITY, NV 89703-3915
CARSON CITY COUNTY

SURVEY DATE: 05/09/2024



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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 **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.

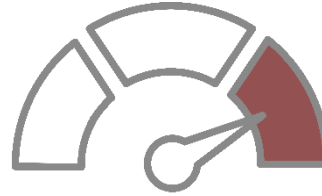
Projects are prioritized by urgency and address the most pressing needs effectively:

- **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

MUSEUM ADMINISTRATIVE OFFICE

\$18,000.00

PRIORITY 1
0 - 2 years



NEW SAFETY ISSUES - 10/6/2025

2028-SFT-8: EXTERIOR STAIR & LANDING REPLACEMENT

Replace the exterior concrete landing and stair at the residence entry due to extensive cracking and settlement, which presents a trip/fall hazard and has compromised the guard/handrail anchorage. Estimates are: Landing - 6'x8' (48sf), 6-step stair, 20 LF handrail.

MUSEUM ADMINISTRATIVE OFFICE

\$7,500.00

PRIORITY 1
0 - 2 years



NEW SAFETY ISSUES - 10/6/2025

2028-SFT-1: SEISMIC SURVEY

This building is a historic wood framed structure on an old concrete foundation consisting of a perimeter This historic, wood-framed building appears to rest on an older concrete foundation with a perimeter stem wall and interior posts and piers. The stem wall and piers appear cracked and deteriorated, and the wood framing appears not to be properly anchored to the concrete.

Because the structure predates modern seismic codes (1970s), a comprehensive structural evaluation of seismic performance is

recommended in accordance with ASCE 41. This is a visual survey only; conditions and anchorage require confirmation by a licensed structural engineer. Any costs for potential seismic retrofit are excluded from this estimate.

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MUSEUM ADMINISTRATIVE OFFICE



\$ 4,000.00

PRIORITY 1
0 - 2 years



NEW SAFETY ISSUES - 10/6/2025

2028-SFT-7: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 just prior to entering the building. 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.

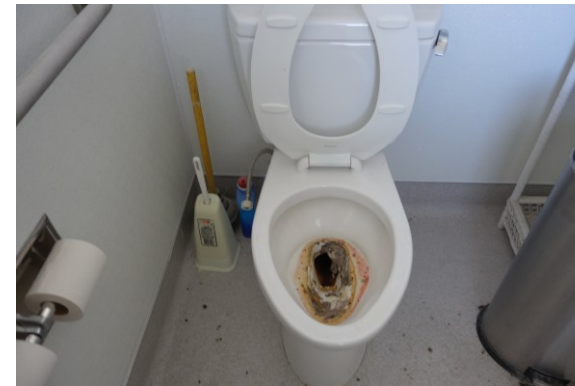
The gas is currently shut-off.

MUSEUM ADMINISTRATIVE OFFICE



\$ 3,500.00

PRIORITY 1
0 - 2 years



NEW BUILDING INTERIOR - 10/6/2025

2028-INT-2:INTERIOR CLEANUP & TOILET DECOMMISSIONING

Perform a one-time interior cleanup of the storage areas: remove trash/debris, sweep/vacuum, wipe surfaces, and treat for odors/pests as needed. In the restroom, remove the existing toilet (bowl and tank), cap the closet flange with a mechanical test plug and install a blank cover plate; isolate and cap the water supply, and patch flooring/finish at the former fixture location. Maintain

utilities in "off" position and post "Non-potable/Out of Service" signage.

The water is currently shut off.

MUSEUM ADMINISTRATIVE OFFICE

\$ 2,000.00

PRIORITY 1
0 - 2 years



NEW BUILDING EXTERIOR - 10/6/2025 2028-EXT-10: WINDOW REPLACEMENT

Replace the cracked front-elevation fixed window (approx. 4'x5', single pane). Carefully remove and dispose of the damaged lite, inspect/prepare the existing frame, and install new tempered safety glass with new glazing stops and exterior-grade sealant.

MUSEUM ADMINISTRATIVE OFFICE

\$900.00

PRIORITY 1
0 - 2 years



NEW STRUCTURAL - 10/6/2025

2028-STR-2: ATTIC FIRE DAMAGE ASSESSMENT

During a visual survey, evidence of prior fire appears on attic trusses, interior roof sheathing, and the interior face of a gable end. Charring/delamination and heat exposure appear to be present on select members. The extent of damage and residual structural capacity cannot be confirmed without professional evaluation and limited destructive testing.

Estimate: 4 hours at \$225/hr for a Structural Engineer.

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MUSEUM ADMINISTRATIVE SITE

\$ 0.00

PRIORITY 1
0 - 2 years

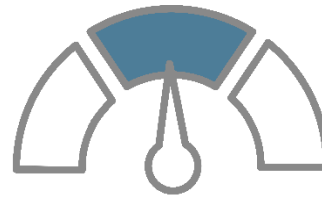


NEW SITE ISSUES - 10/6/2025

9850-SIT-2: SLURRY SEAL ASPHALT PAVING

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving in the parking lot. Striping and signage including updated ADA parking requirements are 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. 15,000 square feet of asphalt area was used to generate this estimate.

The pavement maintenance is currently Carson City's responsibility even though the State owns the property. This project is for information only. The cost is \$0.



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

MUSEUM ADMINISTRATIVE OFFICE

\$ 6,000.00

PRIORITY 2
2 - 4 years



NEW ENERGY SAVINGS - 10/6/2025

2028-ENR-3: ATTIC INSULATION REPLACEMENT

The insulation in the attic is a cellulose blown-in type that is old and most likely does not provide an adequate insulation value. This project would provide for installing a new layer of insulation on top of the existing insulation to ensure at least an R-38 insulation value.



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

MUSEUM ADMINISTRATIVE SITE



\$28,000.00

PRIORITY 3
4 - 10 years



NEW SITE ISSUES - 10/6/2025

9850-SIT-3:ADA ACCESSIBLE ROUTE

The building is currently used solely for storage and is not open to the public; therefore, ADA upgrades are not recommended at this

time under the program-access approach. The ADA accessible route from the parking to the building is not compliant and part of the route is the sidewalk in front of the building to the ramp and stairs.

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	10/7/2025	Initial.