



DEPT OF ADMINISTRATION

## STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION  
STATE PUBLIC WORKS DIVISION  
FACILITY CONDITION ASSESSMENT

## PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHWEST REGION

-

9859 - NEVADA EARLY INTERVENTION SERVICES SITE  
2667 ENTERPRISE RD  
RENO, NV 89512-1666  
WASHOE COUNTY

SURVEY DATE: 03/18/2025



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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 building(s).

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### OVERALL SITE CONDITION

- **Infrastructure:** Well-maintained, with limited drainage and accessibility. Paved areas, including parking lots and walkways, are in good condition.
- **Findings:** Issues were identified that will require corrective action related to building systems and exterior conditions:
  - HVAC is original and has exceeded its expected service life.
  - Lighting is limited in certain areas, peeling and deteriorated paint was observed around exterior window assemblies.

### SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate.
- **Electrical Systems:** Modern, no significant site-wide issues identified.
- **Stormwater Drainage:** Existing stormwater drainage is generally functional; however, discharge from roof scuppers contributes to localized erosion and drainage issues near the building.

### SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** Accessible parking spaces are present; however, compliance with current ADA requirements could not be fully verified without field measurements, site slope conditions may affect allowable parking and access aisle slopes, and interior ADA signage is non-compliant.
- **Fire Safety:** Adequate systems across the site, with no immediate site-wide deficiencies identified.

## ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces is generally good; however, localized erosion requiring attention was identified, particularly in areas influenced by drainage patterns near the building.

# PROPERTY MAP, 2667 ENTERPRISE RD, RENO

SITE IS:

OWNED

OCCUPIED

1 BUILDING



B#	NAME	STATUS	RIGHTS
0515	NEVADA EARLY INTERVENTION SERVICES	OCCUPIED	OWNED

# PROPERTY SNAPSHOT, NEVADA EARLY INTERVENTION SERVICES SITE

WASHOE COUNTY



PURCHASED 1979



GENERAL



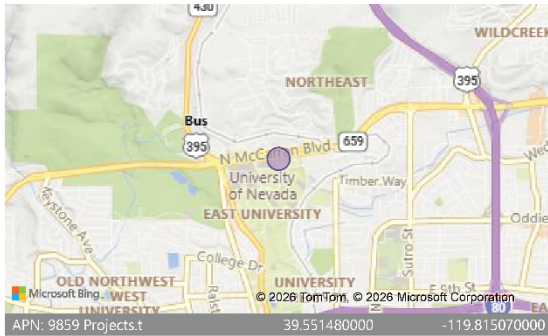
47 YEARS



OWNED  
OCCUPIED

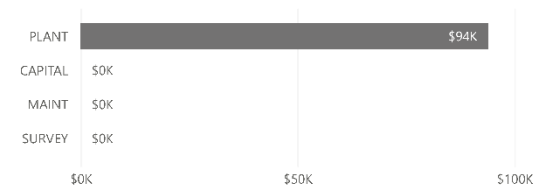


10.2 ACRES

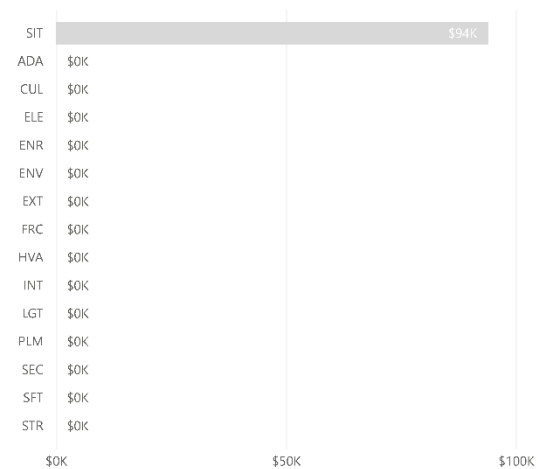


The Nevada Early Intervention Services is located north of the University of Nevada Reno Campus. The site has one structure and paved parking including ADA accessible parking. The facility is served by city water and sewer services, natural gas and electrical power is provided by NV Energy.

## PROJECT TYPE BREAKDOWN - SITE ONLY



## PROJECT CATEGORY BREAKDOWN - SITE ONLY



1 BUILDING



\$2,533,340

BUILDINGS WITH PROJECTS

\$11,880,000

FRC - PROJECT BLDGS ONLY

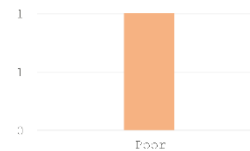


21.32

AVERAGE FCI %



## FCI DISTRIBUTION



PRIORITY	Count	COST
PRIORITY 1	2	\$94,000
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>2</b>	<b>\$94,000</b>

\$94,000

# FACILITY DETAILS, NEVADA EARLY INTERVENTION SERVICES

YEAR BUILT 1980  
CONSTRUCTED 1980



OFFICE



46 YEARS



OWNED  
OCCUPIED



19,800 SF



FCI %

21.32



The facility serves infants and toddlers with developmental disabilities. The HVAC system includes two hot water boilers in the basement, AC condensers on the roof, and fan coil units distributed throughout the building for efficient climate control.



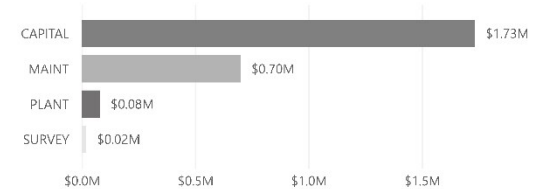
## CODE COMPLIANCE SUMMARY

CODE YR: 1976  
CONS TYPE: TYPE: V-B Wood Construction (Unprotected)  
OCC: 100% - B  
Offices or Higher Education Offices  
FIRE: 100% suppressed

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING



## 0515 - BUILDING COMPONENTS

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

FRAME: SPECIALIZED – 100% WOOD  
SEISMIC: UNKNOWN

ROOF: GABLE – 75% ASPHALT  
SEISMIC: UNKNOWN

FLAT – 25% MEMBRANE  
SEISMIC: UNKNOWN

EXTERIOR: CLADDING – 100% CONCRETE

FLRS: 1

BSMT: GENERAL – 100% N/A  
SEISMIC: UNKNOWN

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

**\$11,880,000**  
REPLACEMENT COST

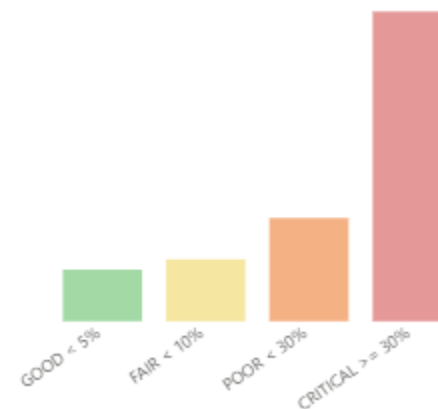
## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	9	\$2,249,935
PRIORITY 2	3	\$273,405
PRIORITY 3	1	\$10,000
<b>TOTAL</b>	<b>13</b>	<b>\$2,533,340</b>

**\$2,533,340**

## 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

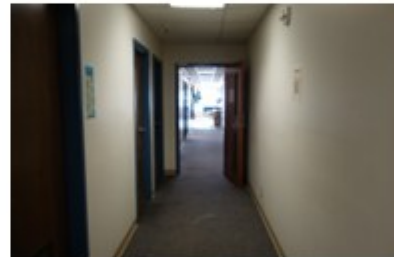
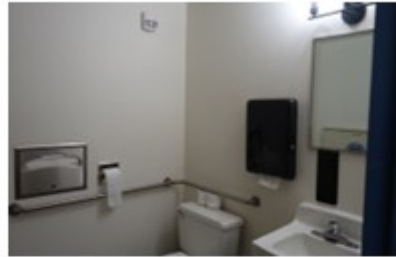
## BUILDING SYSTEMS



## EXTERIOR



# INTERIOR



## APPENDIX C – REPORT DISTRIBUTION

### DIVISIONAL CONTACTS

DEPT	TITLE
ADMIN	DEPUTY ADMINISTRATOR, BUILDINGS & GROUNDS
ADMIN	FACILITY MANAGER
DHS	HEALTH PROGRAM MANAGER 3
DHS	HEALTH PROGRAM MANAGER 2
DHS	MANAGEMENT ANALYST 4

### 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*

[kforbes@admin.nv.gov](mailto:kforbes@admin.nv.gov)

775.315-5573

### **CAROL MYERS**

*Construction Project Coordinator II*

[mc.myers@admin.nv.gov](mailto:mc.myers@admin.nv.gov)

775.690-5134

### **YADHIRA PIMENTEL**

*Administrative Assistant IV*

[mypimentel@admin.nv.gov](mailto:mypimentel@admin.nv.gov)

775.684-4126

## APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	1/8/2026	Initial.