



DEPT OF ADMINISTRATION

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

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 **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.

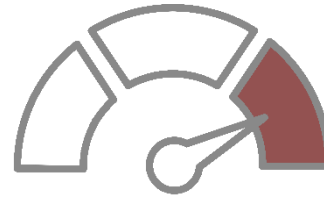
Projects are prioritized by urgency and address the most pressing needs effectively:

- **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.



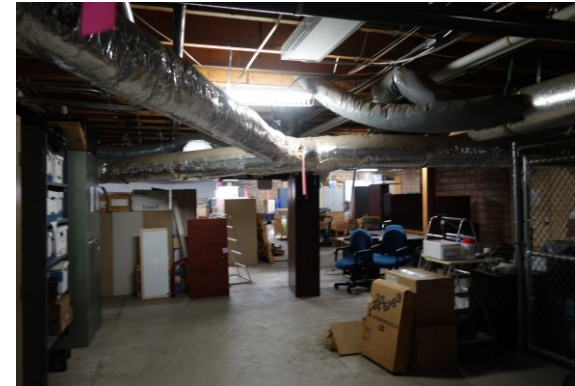
PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION

NEVADA EARLY INTERVENTION SERVICES



\$1,300,000

**PRIORITY 1
0 - 2 years**



NEW HVAC - 1/7/2026

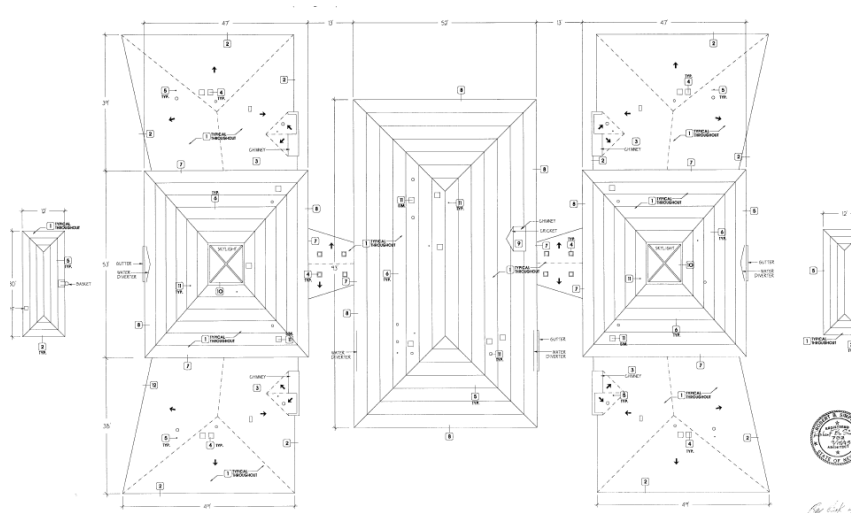
0515-HVA-2: REPLACE HVAC SYSTEMS AND DUCTWORK

Replacement of multiple rooftop HVAC systems serving the building, including new rooftop condensing units and attic-mounted air handling units. Scope includes replacement of associated fiberglass ductwork, refrigerant piping, controls, and electrical connections, along with roof curb replacement and flashing repairs at HVAC penetrations. Work includes testing, balancing, and commissioning to restore reliable and efficient HVAC operation.

NEVADA EARLY INTERVENTION SERVICES

\$433,135

PRIORITY 1
0 - 2 years



NEW BUILDING EXTERIOR - 1/7/2026

0515-EXT-6: REPLACE ROOF

The existing roof consists of a combination of sloped and low-slope roof systems that are nearing the end of their useful life. This project includes replacement of the low-slope membrane roof and the sloped roof areas, including associated flashings, penetrations, and transitions, to restore weather protection and prevent water intrusion.

NEVADA EARLY INTERVENTION SERVICES

\$325,000

PRIORITY 1
0 - 2 years



NEW BUILDING EXTERIOR - 1/7/2026

0515-EXT-8: REPLACE CONCRETE DECK AND RAILING

The building is constructed into a hillside and includes an elevated exterior concrete walkway/deck along a walkout basement. The existing deck and railing system show deterioration at railing post embedment locations, including corrosion staining and localized concrete cracking, and drainage scuppers are contributing to moisture impacts at discharge areas.

This project includes demolition and replacement of the exterior concrete walkway/deck, replacement of associated railings with a code-compliant system, and replacement or repair of scuppers and related drainage components to properly convey runoff away from the building and reduce ongoing moisture-related deterioration.

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NEVADA EARLY INTERVENTION SERVICES



\$75,000

PRIORITY 1
0 - 2 years

REINSTATED BUILDING EXTERIOR - 1/7/2026

0515-EXT-1: PAINT EXTERIOR FINISHES

Exterior painted trim and metal components are in poor condition due to age and weather exposure. Maintaining exterior coatings is necessary to protect exposed building elements from moisture intrusion and deterioration and to preserve the overall appearance of the facility.

This project includes surface preparation and repainting of exterior trim and painted components, including fascia, window wells, doors, downspouts, and other painted metal elements. Work also includes

power washing of affected areas, priming as required, and caulking of joints and penetrations at windows, doors, flashing, fixtures, and similar interfaces. Exterior wall surfaces and non-painted boxed soffit systems are excluded from this scope. This work is recommended on a cyclical basis to maintain the integrity and durability of exterior building components.

NEVADA EARLY INTERVENTION SERVICES



\$50,000

PRIORITY 1
0 - 2 years



NEW BUILDING EXTERIOR - 1/7/2026

0515-EXT-7: SEAL CMU BASEMENT WALL

Efflorescence and moisture staining are present on the CMU basement wall, indicating water infiltration through the masonry. The condition appears localized near a wall opening associated with deck scuppers above, where runoff is discharging onto the wall surface.

This project includes sealing and waterproofing of the affected CMU wall area and associated opening to reduce moisture intrusion and improve drainage away from the building.

NEVADA EARLY INTERVENTION SERVICES SITE



\$50,000

PRIORITY 1
0 - 2 years



REINSTATED SITE ISSUES - 1/7/2026

9859-SIT-4: INSTALL SOLAR SITE LIGHTING

Existing site lighting along the access road and parking area is limited, creating safety and security concerns during evening and low-light conditions. Adequate exterior lighting is necessary to support safe circulation and site operations.

This project includes installation of two solar-powered LED exterior light fixtures mounted on poles with concrete

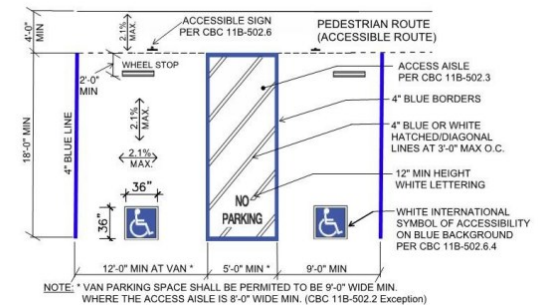
foundations. Solar-powered lighting is proposed to improve site illumination while minimizing site disturbance by eliminating the need for trenching and new electrical connections. The proposed lighting will enhance visibility, improve safety, and address security concerns for the site.

NEVADA EARLY INTERVENTION SERVICES SITE



\$44,000

PRIORITY 1
0 - 2 years



REINSTATED SITE ISSUES - 1/7/2026 9859-SIT-3: UPGRADE ADA PARKING

Accessible parking is required to provide equitable access to site facilities and services for individuals with disabilities. Existing accessible parking at this site does not fully meet current accessibility requirements and was not upgraded during prior pavement maintenance due to the cost and complexity associated with the site's sloping conditions.

This project includes construction of four ADA-compliant concrete parking spaces and access aisles, along with accessible routes connecting to the existing sidewalk. Work may include regrading to achieve compliant

slopes, installation of concrete paving, striping, signage, and other necessary improvements.

All work would be completed in accordance with the current ADA Standards for Accessible Design, ICC/ANSI A117.1, and the 2024 International Building Code.

NEVADA EARLY INTERVENTION SERVICES



\$24,000

**PRIORITY 1
0 - 2 years**



REINSTATED BUILDING EXTERIOR - 1/7/2026

0515-EXT-3: REPLACE CONCRETE PATIO COATING

The concrete patio play area coating is delaminating and has reached the end of its useful life, resulting in areas of exposed concrete and localized surface deterioration. The patio surface is currently covered with artificial turf as an interim measure; however, the underlying coating and concrete surface remain deteriorated.

This project includes removal of the existing patio coating and artificial turf, surface preparation of the underlying concrete, and

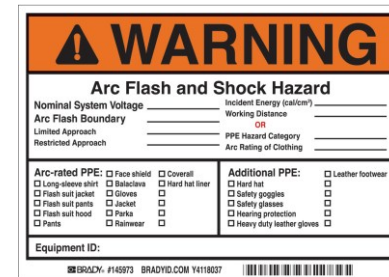
installation of a new slip-resistant protective coating suitable for exterior use. Replacement of the coating will restore a durable, cleanable, and safe surface appropriate for a play area and extend the service life of the concrete slab.

NEVADA EARLY INTERVENTION SERVICES



\$20,000

PRIORITY 1
 0 - 2 years



NEW ELECTRICAL - 1/8/2026

0515-ELE-3: PERFORM ARC FLASH AND ELECTRICAL COORDINATION STUDY

An electrical coordination study and arc flash analysis are outdated or have not been performed within the last five years. Current electrical codes require periodic verification of coordination studies and arc flash labeling to ensure safe maintenance conditions. This project will provide the required

study, evaluation, adjustments, and labeling for the building's electrical distribution system

NEVADA EARLY INTERVENTION SERVICES



\$12,000

PRIORITY 1
0 - 2 years

REINSTATED BUILDING EXTERIOR - 1/7/2026

0515-EXT-5: REPAIR STUCCO

The exterior stucco finish is damaged in multiple locations, resulting in cracking, surface deterioration, and localized loss of finish. If left unaddressed, these conditions may allow moisture intrusion and contribute to further deterioration of the building envelope.

This project includes repair of damaged exterior stucco areas, including surface preparation, patching, and restoration of the finish to match adjacent surfaces. Repairs will be completed in accordance with industry standards for cement plaster systems

to restore weather resistance and protect the exterior wall assembly.

NEVADA EARLY INTERVENTION SERVICES



\$10,800

PRIORITY 1
0 - 2 years



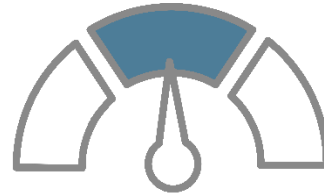
REINSTATED ADA - 1/7/2026

0515-ADA-4: UPGRADE ADA SIGNAGE

Accessible signage is required to ensure that building spaces and services are identifiable and usable by individuals with disabilities. Current signage within the facility does not fully comply with applicable accessibility requirements related to mounting location, character size and proportion, tactile and Braille elements, and visual contrast.

This project includes replacement and installation of permanent room and space identification signage as required to meet current accessibility standards. Work includes removal of noncompliant signage and

installation of new ADA-compliant signage with appropriate tactile characters, Braille, mounting heights, and finishes. All work would be completed in accordance with the current ADA Standards for Accessible Design, ICC/ANSI A117.1, and the 2024 International Building Code.



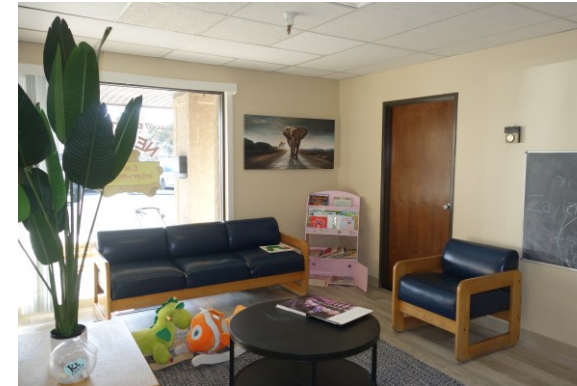
PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

NEVADA EARLY INTERVENTION SERVICES



\$198,000

PRIORITY 2
2 - 4 years



REINSTATED BUILDING INTERIOR - 1/7/2026

0515-INT-1: PAINT INTERIOR FINISHES

Interior painted wall and ceiling finishes are worn and showing signs of age due to normal use and routine wear. Maintaining interior finishes is necessary to preserve appearance, support ongoing operations, and protect underlying surfaces from deterioration.

This project includes surface preparation and repainting of interior walls, ceilings, and associated painted finishes throughout the building. Work may include patching of minor surface defects,

priming as required, and application of new interior paint systems. The project is intended to refresh interior spaces and should be performed on a cyclical basis to maintain the condition and appearance of the facility.

NEVADA EARLY INTERVENTION SERVICES



\$69,300

PRIORITY 2
2 - 4 years



REINSTATED ELECTRICAL - 1/7/2026

0515-ELE-2: UPGRADE LIGHTING

The existing interior lighting fixtures are primarily older fluorescent types that are inefficient and nearing the end of their useful life. Upgrading interior lighting will improve energy efficiency, reduce maintenance requirements, and enhance lighting quality throughout the facility.

This project includes replacement of existing fluorescent lighting fixtures with energy-efficient LED fixtures and installation of

lighting controls such as occupancy sensors in low-use areas to further reduce energy consumption. Work includes removal of obsolete ballasts and lamps and installation of new LED fixtures as required. Limited electrical modifications associated with fixture replacement and controls are included; major electrical system upgrades are excluded from this scope.

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NEVADA EARLY INTERVENTION SERVICES

\$ 6,105

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 1/8/2026

0515-INT-5: REPLACE KITCHEN FLOORING

The existing kitchen flooring is in poor condition, exhibiting visible staining, embedded dirt, surface wear, and deterioration that cannot be effectively corrected through cleaning or routine maintenance. The current flooring material is no longer providing a sanitary, durable, or slip-resistant surface appropriate for a food preparation environment.

This project will remove the existing kitchen flooring and install new commercial-grade flooring suitable for kitchen use. The replacement

flooring will be moisture-resistant, non-porous, slip-resistant, and compliant with applicable health and safety requirements for commercial kitchens. The scope includes removal and disposal of the existing flooring, preparation of the substrate, installation of new flooring, transitions, and base as required to provide a complete and durable installation.



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

NEVADA EARLY INTERVENTION SERVICES



\$10,000

PRIORITY 3
 4 - 10 years

REINSTATED PLUMBING - 1/7/2026
0515-PLM-1: REPLACE WATER HEATER

The existing domestic hot water system includes an approximately 85-gallon gas-fired water heater located in the basement. The current unit was installed in 2017 and is operating within its expected service life. Domestic water heaters typically have an average useful life of approximately 10–12 years under normal operating conditions.

This project represents a planned future replacement of the existing water heater at the end of its service life. Scope includes removal

and disposal of the existing unit and installation of a new gas-fired water heater of comparable capacity, including associated connections and start-up. This project is intended to maintain reliable domestic hot water service and avoid unplanned equipment failure.

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**



APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	1/8/2026	Initial.