



DEPT OF CONSERVATION AND NATURAL RESOURCES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

SOUTH REGION

-

9878 - CNR OFFICES LAS VEGAS SITE
4747 VEGAS DR
LAS VEGAS, NV 89108-2135
CLARK COUNTY

SURVEY DATE: 04/20/2022



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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 fair derived from the average FCI of its buildings. The FCA Report, based on the 04/20/2022 survey, was delayed to a planned renovation of multiple buildings at the site. This Report acknowledges the renovations completed during the fall of 2024.

OVERALL SITE CONDITION

- **Infrastructure:** Well maintained, with good drainage and accessibility. Paved areas, including parking lots and walkways, show signs of wear condition.
- **Findings:** Issues were identified that will require attention.
 - Seismic Gas Valves needed – seismic valves are needed after each of the gas meters on the site.
 - Soil proximity to wood siding – 6" clearance needed.
 - Fire Alarm system installation recommended. Fire suppression and fire alarm systems not required due to size of the Forestry office buildings, however, fire alarms are recommended.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate, with no issues.
- **Electrical Systems:** Modern, no issues were identified.
- **Stormwater Drainage:** Efficient and appears adequate.

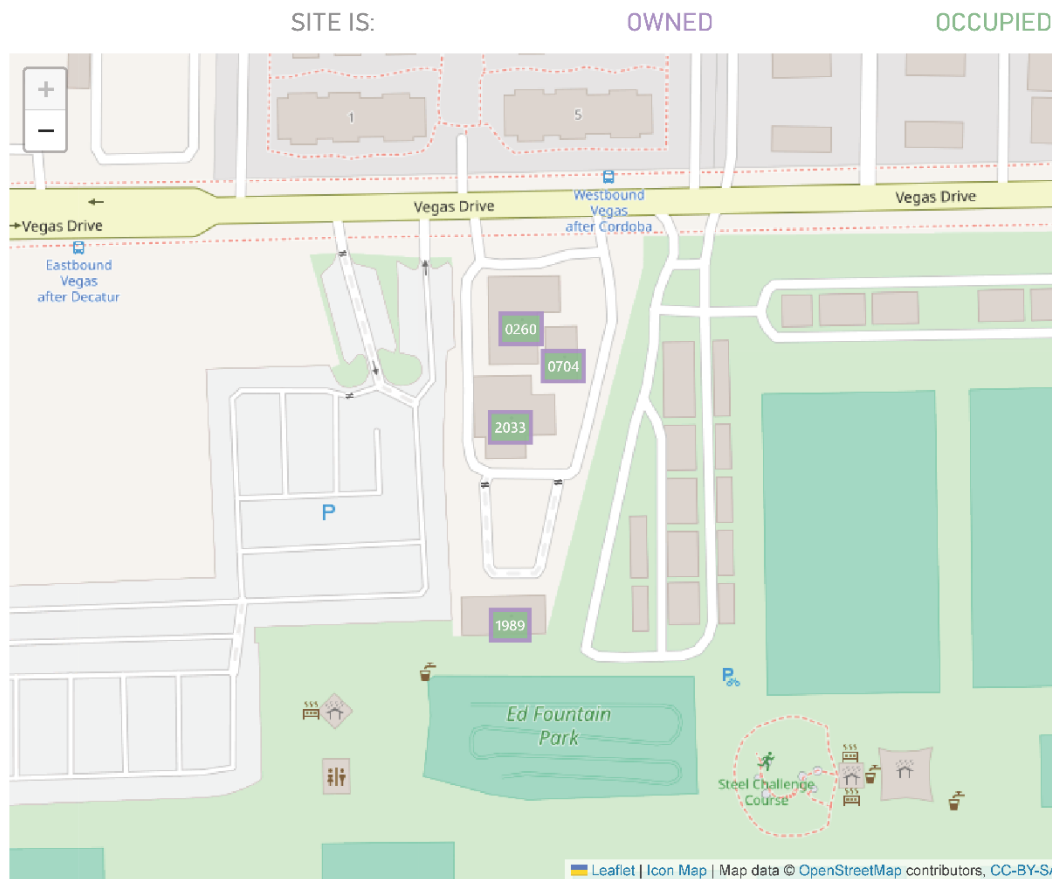
SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is generally compliant with current ADA and safety standards.
- **Fire Safety:** Adequate systems across the site, however fire alarm systems in each building is recommended.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces indicates that they are in good condition and well-maintained.

PROPERTY MAP, 4747 VEGAS DR, LAS VEGAS



4 BUILDINGS

B#	NAME	STATUS	RIGHTS
0260	NDF SOUTHERN REGIONAL HQS	OCCUPIED	OWNED
0704	NDF OFFICE ANNEX	OCCUPIED	OWNED
1989	WAREHOUSE/SHOP	OCCUPIED	OWNED
2033	STATE PARKS SOUTHERN REGIONAL HQS	OCCUPIED	OWNED

PROPERTY SNAPSHOT, CNR OFFICES LAS VEGAS SITE

CLARK COUNTY



PURCHASED 1991



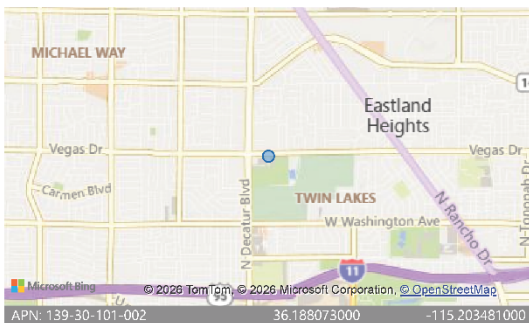
GENERAL



35 YEARS

OWNED
OCCUPIED

1.7 ACRES

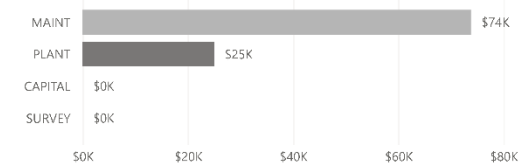


The site serves as the Southern Region Headquarters for the Department of Conservation & Natural Resources, housing the Divisions of Forestry and State Parks. It includes four buildings: two NDF offices, one State Parks office, and a shared warehouse.

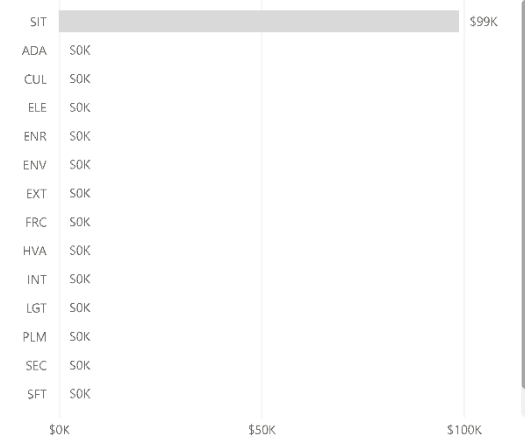
A 6-foot chain-link fence with barbed wire encloses the warehouse parking area. Office buildings feature xeriscaping and are connected by concrete walkways, paved parking, and access roads. ADA parking and signage are provided.

The site is well maintained.

PROJECT TYPE BREAKDOWN - SITE ONLY



PROJECT CATEGORY BREAKDOWN - SITE ONLY



4 BUILDINGS



OCCUP... 4

\$746,000

BUILDINGS WITH PROJECTS

\$8,923,600

FRC - PROJECT BLDGS ONLY



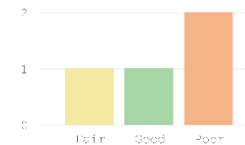
OWNED 4

8.36

AVERAGE FCI %



FCI DISTRIBUTION



COST

PRIORITY 1	1	\$25,000
PRIORITY 2	2	\$73,800
PRIORITY 3	0	\$0
TOTAL	3	\$98,800

\$98,800

FACILITY DETAILS, NDF SOUTHERN REGIONAL HQS

YEAR BUILT 1967
CONSTRUCTED 1967



OFFICE



59 YEARS



OWNED
OCCUPIED



5,344 SF



FCI %

11.47



The NDF Southern Regional HQS was constructed in 1967 and expanded in 1978 to accommodate increased operational needs. It includes a variety of functional spaces such as work areas, meeting and break spaces, and staff support areas. While much of the structure retains its original features, select systems have been updated over time. The facility would benefit from energy efficiency and interior upgrades.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - B
Offices or Higher Education Offices
FIRE: 0% suppressed

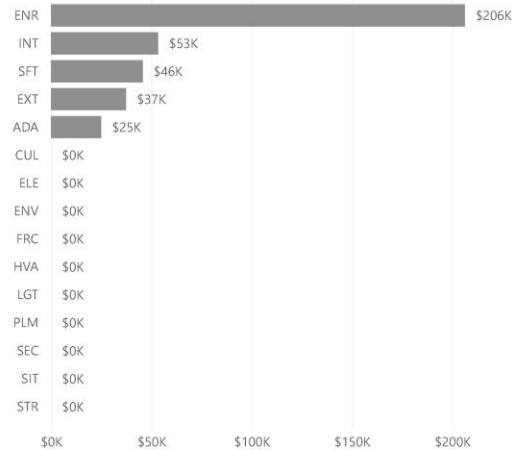
0260 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: UNKNOWN
FRAME: SITE-ASSEMBLED – 50% WOOD
SEISMIC: UNKNOWN
SITE-ASSEMBLED – 50% MASONRY
SEISMIC: UNKNOWN
ROOF GABLE – 100% STEEL
SEISMIC: UNKNOWN
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

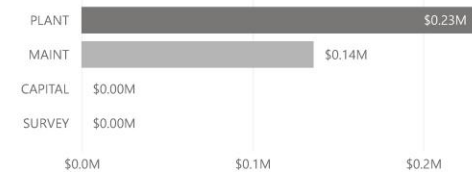
\$3,206,400

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

			COST
PRIORITY 1	5		\$70,700
PRIORITY 2	3		\$243,700
PRIORITY 3	1		\$53,400
TOTAL	9		\$367,800

\$367,800

FACILITY DETAILS, NDF OFFICE ANNEX

YEAR BUILT 1971
CONSTRUCTED 1971

OFFICE

55 YEARS

OWNED
OCCUPIED

1,740 SF

FCI %
24.15

The NDF Office Annex was originally constructed in 1971 and expanded in 1988. It includes various functional spaces such as work areas, meeting rooms, and support facilities. While the building retains many of its original features, some updates have been made over the years, including improvements to interior finishes in 2024. It is currently in need of upgrades to improve energy performance and overall interior condition. Known environmental concerns exist and further assessment is advised due to planned refurbishment activities.



0704 - BUILDING COMPONENTS

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

FRAME: -

ROOF GABLE – 100% STEEL
SEISMIC: UNKNOWN

EXTERIOR: SITE-ASSEMBLED – 50% WOOD
VENEER – 50% MASONRY

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$1,044,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING

ENR	\$119K
ADA	\$75K
INT	\$32K
EXT	\$17K
SFT	\$9K
CUL	\$0K
ELE	\$0K
ENV	\$0K
FRC	\$0K
HVA	\$0K
LGT	\$0K
PLM	\$0K
SEC	\$0K
SIT	\$0K
STR	\$0K

PROJECT TYPE BREAKDOWN - BY BUILDING

PLANT	\$159K
MAINT	\$93K
CAPITAL	\$0K
SURVEY	\$0K

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$83,700
PRIORITY 2	2	\$119,000
PRIORITY 3	2	\$49,400
TOTAL	6	\$252,100

\$252,100

FACILITY DETAILS, WAREHOUSE/SHOP

YEAR BUILT 2000
CONSTRUCTED 2000



MAINTENANCE



26 YEARS



OWNED
OCCUPIED



4,500 SF



FCI %

6.51



The Warehouse/Shop Building serves two agencies: the Nevada Division of Forestry and the Division of State Parks. The facility is divided internally to provide separate areas for each agency, with dedicated access points for each space. The area used by the Division of State Parks includes a unisex, ADA-compliant restroom. In 2022, the roof system was replaced under a 20-year warranty.



CODE COMPLIANCE SUMMARY

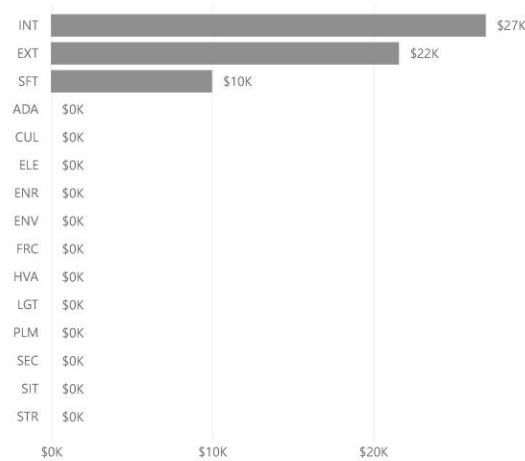
CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - S-2
Low hazard storage
FIRE: 100% suppressed

1989 - BUILDING COMPONENTS

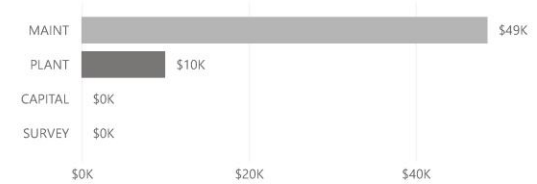
FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE
SEISMIC: REINFORCED
FRAME: -
ROOF: GABLE - 100% MEMBRANE
SEISMIC: N/A
EXTERIOR: SITE-ASSEMBLED - 100% CONCRETE
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$900,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$10,000
PRIORITY 2	1	\$27,000
PRIORITY 3	1	\$21,600
TOTAL	3	\$58,600

\$58,600

FACILITY DETAILS, STATE PARKS SOUTHERN REGIONAL HQS

YEAR BUILT 2000
CONSTRUCTED 2000



OFFICE



26 YEARS



OWNED
OCCUPIED



5,974 SF



FCI %

1.79



The State Parks Southern Regional Headquarters Office Building houses office spaces, conference rooms, and restrooms. The facility underwent a roof replacement in 2022, which included a limited lifetime warranty. It is equipped with fire protection systems, including alarms and sprinklers, and features a climate control system with multiple interior and exterior units.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 100% suppressed

2033 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED - 100% CONCRETE
SEISMIC: REINFORCED

ROOF GABLE - 100% ASPHALT
SEISMIC: N/A

EXTERIOR: CLADDING - 100% MASONRY

FLRS: 1

BSMT: -

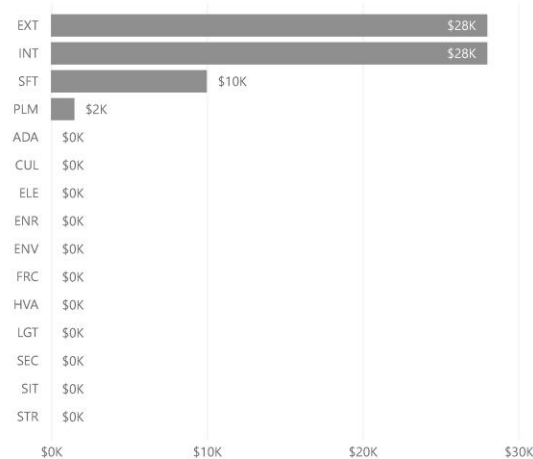
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

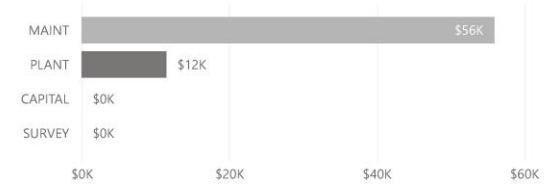
\$3,773,200

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



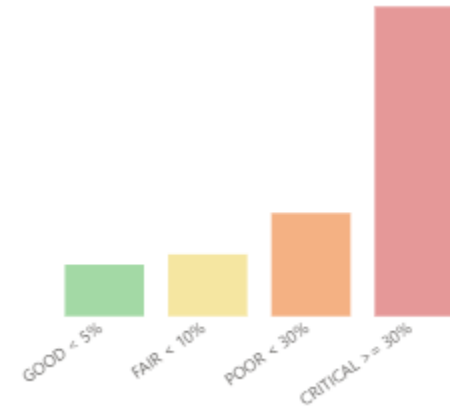
TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$11,500
PRIORITY 2	1	\$28,000
PRIORITY 3	1	\$28,000
TOTAL	4	\$67,500

\$67,500

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	DIVISION ADMINISTRATOR, FORESTRY
CNR	FACILITY MANAGER

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	7/23/2026	Initial.