



DEPT OF CONSERVATION AND NATURAL RESOURCES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

SOUTH REGION

-

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

SURVEY DATE: 04/20/2022



TABLE OF CONTENTS

INTRODUCTION	4
PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION	5
0704-ADA-1: ADA RESTROOM UPGRADE	6
0260-SFT-3: FIRE ALARM SYSTEM INSTALLATION	7
9878-SIT-4: SITE DRAINAGE IMPROVEMENTS	8
0260-ADA-3: BREAKROOM UPGRADE	9
2033-SFT-2: SEISMIC GAS SHUT-OFF VALVE INSTALLATION	10
1989-SFT-1: SEISMIC GAS SHUT-OFF VALVE INSTALLATION	11
0260-SFT-5: SEISMIC GAS SHUT-OFF VALVE INSTALLATION	12
0704-SFT-3: FIRE ALARM SYSTEM INSTALLATION	13
0260-SFT-1: EXIT SIGN & EGRESS LIGHTING UPGRADE.....	14
2033-PLM-1: FLOOR DRAIN REPAIRS.....	15
0260-SFT-4: EXTERIOR LANDING INSTALLATION	16
PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION	17
0260-ENR-5: EXTERIOR INSULATION & FINISH SYSTEM	18
0704-ENR-1: EXTERIOR INSULATION & FINISH SYSTEM	19
9878-SIT-7: CRACK FILL & SEAL ASPHALT PAVING.....	20
0260-ENR-2: WINDOW REPLACEMENT	21
0704-ENR-2: WINDOW REPLACEMENT	22
0260-EXT-4: EXTERIOR FINISHES	23
2033-INT-1: INTERIOR FINISHES	24
1989-INT-1: INTERIOR FINISHES	25
9878-SIT-8: MONUMENT SIGN REPLACEMENT	26
PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS.....	27
0260-INT-4: INTERIOR FINISHES.....	28
0704-INT-3: INTERIOR FINISHES.....	29

2033-EXT-1: EXTERIOR FINISHES..... 30

1989-EXT-1: EXTERIOR FINISHES 31

0704-EXT-6: EXTERIOR FINISHES 32

APPENDIX A – BUILDING MANAGEMENT CATEGORIES..... 33

BUILDING SYSTEMS 33

APPENDIX B – REVISION HISTORY 34

*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.

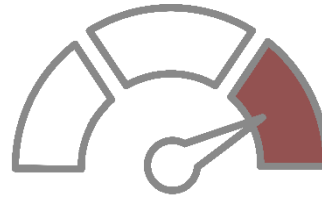
Projects are prioritized by urgency and address the most pressing needs effectively:

- **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

NDF OFFICE ANNEX



\$75,000

PRIORITY 1
0 - 2 years



DEFERRED ADA - 9/27/2024

0704-ADA-1: ADA RESTROOM UPGRADE

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include new flooring, sink, toilet, hardware, mirrors, fixtures, signage, and paint. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) were referenced for this project.

NDF SOUTHERN REGIONAL HQS



\$26,700

PRIORITY 1
0 - 2 years



NEW SAFETY ISSUES - 10/7/2024

0260-SFT-3: FIRE ALARM SYSTEM INSTALLATION

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7, the 2018 International Fire Code and NAC 477.917.

CNR OFFICES LAS VEGAS SITE

\$25,000

PRIORITY 1
0 - 2 years



DEFERRED SITE ISSUES - 9/25/2024

9878-SIT-4: SITE DRAINAGE IMPROVEMENTS

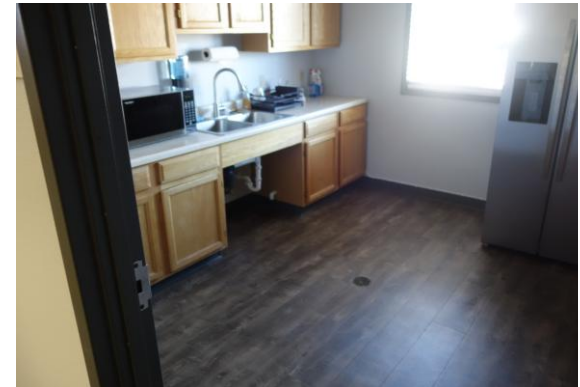
There are areas around the site where the grade does not properly slope away from the two NDF Office buildings. Rain accumulates adjacent to the buildings, creating a water problem which may infiltrate the interior during inclement weather. The 2024 International Building Code (IBC) Section 2304.12.1.5. states: "Clearance between wood siding and earth on the exterior of a building shall be not less than 6 inches..." This project would provide funding to re-grade these problem areas to create a positive slope away from the building and create the required clearance.

NDF SOUTHERN REGIONAL HQS



\$25,000

PRIORITY 1
0 - 2 years



NEW ADA - 10/7/2024

0260-ADA-3: BREAKROOM UPGRADE

The breakroom sink countertop is not compliant with accessibility standards. The current countertop is 35-1/2" from the floor to the rim of the sink. The sink rim can be no higher than 34". In addition, the condition for the breakroom is poor and in need of refurbishment. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure.

Survey Date: 04/20/2022 Print Date: July 2026
Page 9 of 34

STATE PARKS SOUTHERN REGIONAL HQS



\$10,000

PRIORITY 1
0 - 2 years



DEFERRED SAFETY ISSUES - 9/25/2024

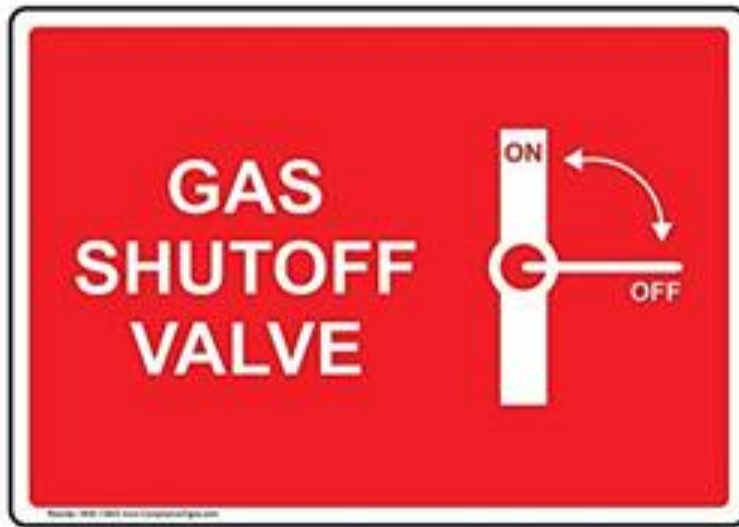
2033-SFT-2: SEISMIC GAS SHUT-OFF VALVE INSTALLATION

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.

WAREHOUSE/SHOP

\$10,000

PRIORITY 1
0 - 2 years



DEFERRED SAFETY ISSUES - 4/23/2024

1989-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 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.

NDF SOUTHERN REGIONAL HQS



\$10,000

PRIORITY 1
0 - 2 years



DEFERRED SAFETY ISSUES - 10/2/2024

0260-SFT-5: SEISMIC GAS SHUT-OFF VALVE INSTALLATION

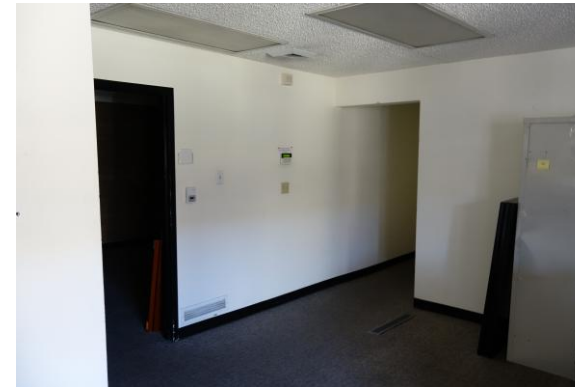
This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be 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.

NDF OFFICE ANNEX



\$ 8,700

PRIORITY 1
0 - 2 years



DEFERRED SAFETY ISSUES - 9/30/2024

0704-SFT-3: FIRE ALARM SYSTEM INSTALLATION

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7, the 2018 International Fire Code and NAC 477.917.

NDF SOUTHERN REGIONAL HQS



\$ 7,500

PRIORITY 1
0 - 2 years



NEW SAFETY ISSUES - 2/21/2025

0260-SFT-1: EXIT SIGN & EGRESS LIGHTING UPGRADE

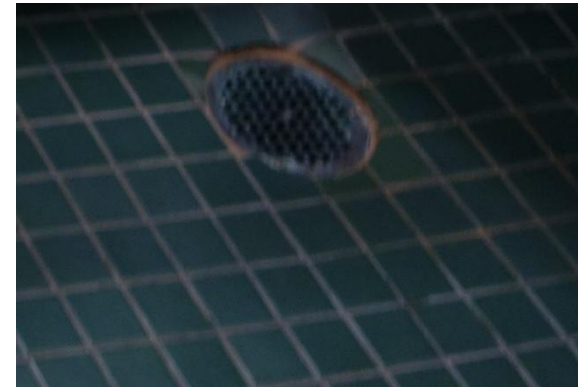
The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of LED exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

STATE PARKS SOUTHERN REGIONAL HQS



\$ 1,500

PRIORITY 1
0 - 2 years



DEFERRED PLUMBING - 9/25/2024

2033-PLM-1: FLOOR DRAIN REPAIRS

The floor drain in the Women's restroom constantly emits a foul smell. It is not known whether there is a proper p-trap for the drain. The staff pours buckets of water into the drain to dissipate the smell. This project would provide for a licensed contractor to inspect the drain. The cost of any needed repairs is not included in this project.

NDF SOUTHERN REGIONAL HQS

\$ 1,500

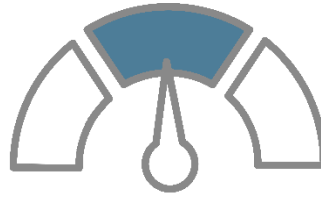
PRIORITY 1
0 - 2 years



DEFERRED SAFETY ISSUES - 10/2/2024

0260-SFT-4: EXTERIOR LANDING INSTALLATION

There is an out-swinging exterior door from the building which swings out over a step and does not have a landing. This does not comply with 2018 IBC Chapter 10 which requires a proper landing and for the landing to be not more than 1/2" below the threshold. This project would provide for the installation of a compliant landing for the door.



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

NDF SOUTHERN REGIONAL HQS

\$161,300

PRIORITY 2
2 - 4 years



DEFERRED ENERGY SAVINGS - 10/2/2024

0260-ENR-5: EXTERIOR INSULATION & FINISH SYSTEM

The building is constructed of brick masonry with no insulation. Buildings of this type are not energy efficient. This project recommends adding an exterior insulation and finish system (EIFS) over the brick masonry. The estimate is based on \$75.00 per square foot for the EIFS covering the east and west exterior walls. A possible cost saving alternative is interior furring and insulation of the exterior masonry walls.

This project is recommended to be coordinated with the SITE DRAINAGE IMPROVEMENTS projects.

NDF OFFICE ANNEX



\$75,000

PRIORITY 2
2 - 4 years



DEFERRED ENERGY SAVINGS - 9/27/2024

0704-ENR-1: EXTERIOR INSULATION & FINISH SYSTEM

The building is constructed of brick masonry with no insulation. Buildings of this type are not energy efficient. This project recommends adding an exterior insulation and finish system (EIFS) over the brick masonry. The estimate is based on \$75.00 per square foot for the EIFS covering the east and west exterior walls. A possible cost saving alternative is interior furring and insulation of the masonry exterior walls.

This project is recommended to be coordinated with the EXTERIOR DOOR, WINDOW REPLACEMENT and SITE DRAINAGE IMPROVEMENTS projects.

CNR OFFICES LAS VEGAS SITE



\$48,800

PRIORITY 2
2 - 4 years



DEFERRED SITE ISSUES - 9/25/2024

9878-SIT-7: CRACK FILL & SEAL ASPHALT PAVING

The site paving was in fair condition, however, extensive cracking needs to be addressed. It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads and parking areas. Striping is 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. 39,000 square feet of asphalt area was used to generate this estimate.

NDF SOUTHERN REGIONAL HQS

\$45,000

PRIORITY 2
2 - 4 years



DEFERRED ENERGY SAVINGS - 10/7/2024 0260-ENR-2: WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 30 units. Removal and disposal of the existing windows is included in this estimate. It is recommended that this project be coordinated with the EIFS project.

NDF OFFICE ANNEX



\$44,000

PRIORITY 2
2 - 4 years



DEFERRED ENERGY SAVINGS - 10/8/2024 0704-ENR-2: WINDOW REPLACEMENT

The windows are original, single pane construction. These older windows are not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 11 units. Removal and disposal of the existing windows is included in this estimate.

NDF SOUTHERN REGIONAL HQS

\$37,400

PRIORITY 2
2 - 4 years



DEFERRED BUILDING EXTERIOR - 4/23/2024

0260-EXT-4: EXTERIOR FINISHES

The painted exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the masonry, sanding, priming and painting the wood siding, and caulking of the windows, flashing, fixtures, and all other penetrations. It is recommended that the building be sealed, painted, and caulked in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Survey Date: 04/20/2022 Print Date: July 2026
Page 23 of 34

STATE PARKS SOUTHERN REGIONAL HQS



\$28,000

PRIORITY 2
2 - 4 years



DEFERRED BUILDING INTERIOR - 9/25/2024 2033-INT-1: INTERIOR FINISHES

The interior finishes are in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 years and that this project is 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.

WAREHOUSE/SHOP

\$27,000

PRIORITY 2
2 - 4 years



DEFERRED BUILDING INTERIOR - 4/23/2024 1989-INT-1: INTERIOR FINISHES

The interior finishes are in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project is 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.

CNR OFFICES LAS VEGAS SITE

\$25,000

PRIORITY 2
2 - 4 years



NEW SITE ISSUES - 9/26/2024

9878-SIT-8: MONUMENT SIGN REPLACEMENT

The monument sign at the property entrance has deteriorated and still indicates the presence of NDOW. There also appears to be sign up-lighting that may or may not be operable. This project recommends the redesign and replacement of the sign utilizing the existing masonry pillars. Refurbishment of the sign lighting circuit is also included in this project.



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

NDF SOUTHERN REGIONAL HQS



\$53,400

PRIORITY 3
4 - 10 years



NEW BUILDING INTERIOR - 2/21/2025 0260-INT-4: INTERIOR FINISHES

The interior finishes were in good condition. It is recommended the interior walls and ceilings be painted in the next 8 - 10 years. All surfaces should be repaired and prepped prior to painting. For durability in wet areas, an epoxy-based paint should be used. Building maintenance should be scheduled on a cyclical basis to maintain the integrity of the structure

NDF OFFICE ANNEX



\$32,000

PRIORITY 3
4 - 10 years



DEFERRED BUILDING INTERIOR - 9/30/2024

0704-INT-3: INTERIOR FINISHES

The interior finishes were in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

STATE PARKS SOUTHERN REGIONAL HQS

\$28,000

PRIORITY 3
4 - 10 years



DEFERRED BUILDING EXTERIOR - 9/25/2024

2033-EXT-1: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Survey Date: 04/20/2022 Print Date: July 2026
Page 30 of 34

WAREHOUSE/SHOP

\$21,600

PRIORITY 3
4 - 10 years



DEFERRED BUILDING EXTERIOR - 2/21/2025

1989-EXT-1: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

NDF OFFICE ANNEX

\$17,400

PRIORITY 3
4 - 10 years



DEFERRED BUILDING EXTERIOR - 9/30/2024

0704-EXT-6: EXTERIOR FINISHES

The painted wood exterior was in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the masonry, sanding, priming and painting the wood siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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 #>
Example: **9999ADA1** and **9999HVA2**

FIGURE 3.



APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	7/23/2026	Initial.