



NEVADA NATIONAL GUARD

## STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION  
STATE PUBLIC WORKS DIVISION  
FACILITY CONDITION ASSESSMENT

## PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHWEST REGION

-

9885 - FALLON ARMORY SITE  
895 E RICHARDS ST  
FALLON, NV 89406-3436  
CHURCHILL COUNTY

**SURVEY DATE: 01/11/2023**



# TABLE OF CONTENTS

INTRODUCTION .....	3
KEY FINDINGS .....	4
OVERALL RECOMMENDATIONS .....	4
OVERALL SITE CONDITION .....	4
SITE UTILITIES AND INFRASTRUCTURE .....	4
SAFETY, COMPLIANCE AND ACCESSIBILITY .....	4
ENVIRONMENTAL LANDSCAPING CONCERNS .....	4
PROPERTY MAP, 895 E RICHARDS ST, FALLON .....	5
PROPERTY SNAPSHOT, FALLON ARMORY SITE .....	6
FACILITY DETAILS, FALLON ARMORY .....	7
FACILITY DETAILS, STORAGE BUILDING .....	8
APPENDIX A - FACILITY CONDITION INDEX (FCI) .....	9
APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD .....	10
INTERIOR .....	10
EXTERIOR .....	11
BUILDING SYSTEMS .....	12
APPENDIX C – REPORT DISTRIBUTION .....	13
DIVISIONAL CONTACTS .....	13
STATEWIDE CONTACTS CC'D .....	13
APPENDIX D - FCA RESOURCES .....	14
APPENDIX E – REVISION HISTORY .....	15

*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 **FAIR**, derived from the average FCI of its buildings. Investment is needed in the heavy equipment parking area for parking pad installation, grading, enhanced site lighting, and fence replacement.

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### OVERALL SITE CONDITION

- **Infrastructure:** Requires improvement, with good accessibility and path of travel to the buildings. Paved areas, including walkways, are showing signs of wear with the asphalt pavement requiring resealing. The heavy equipment parking lot needs regrading, improved drainage, and a structural base upgrade.
- **Findings:** Issues identified;
  - **Site lighting and perimeter fencing:** Inadequate for the expanded heavy equipment parking area to the west.

### SITE UTILITIES AND INFRASTRUCTURE

- **CIP 01-C12:** In 2004, site infrastructure was replaced: electrical, sewer, plumbing, and fire suppression.
- **Water Supply and Plumbing:** Adequate, with no issues.
- **Sewer:** Adequate, with no issues.
- **Electrical Systems:** Modern, minor upgrades needed. Service panels in the mechanical room were not replaced and an Arc Flash Breaker Coordination Study needs to be completed.
- **Stormwater Drainage:** Adequate, with no issues. No underground infrastructure, internal roof drains sheet flow from building discharge locations and parking areas.

### SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is substantially compliant with current ADA and safety standards.
- **Fire Safety:** Outdated, upgrade needed. Seismic gas valve missing on gas service.

### 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. No vegetation debris build-up at the perimeter fencing or next to buildings.

# PROPERTY MAP, 895 E RICHARDS ST, FALLON



TOTAL # OF BLDGS 2  
NORTHWEST REGION  
895 E RICHARDS ST  
FALLON, NV 89406-3436 CHURCHILL  
COUNTY

SITE	BLDG	NAME	STATUS
9885	0678	FALLON ARMORY	OCCUPIED
9885	3087	STORAGE BUILDING	OCCUPIED
9885	9885	FALLON ARMORY SITE	OCCUPIED

# PROPERTY SNAPSHOT, FALLON ARMORY SITE

65  
YR(s)



9885 FALLON ARMORY SITE

STATUS:	OCCUPIED
PARCEL SIZE:	3.330 ACRE(S)
HARDSCAPE:	35,455.000 SF   PAVING 300.000 SF   CURBING
LOCATION:	APN: 001-711-03 LAT/LONG: 39.47276, -118.76596
USAGE:	SITE-GENERAL
# OF BLDGS:	2
ADDR:	NORTHWEST REGION 895 E RICHARDS ST FALLON, NV 89406-3436 CHURCHILL COUNTY
OCC / MAINT:	DEPARTMENT - NVNG NEVADA NATIONAL GUARD

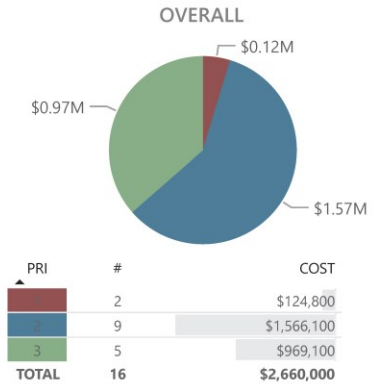
SITE INDEPENDENT OF A COMPLEX

ACQUIRED: 1959 | PURCHASED

SURVEY | 6/26/2024

REPORT | 11/18/2024

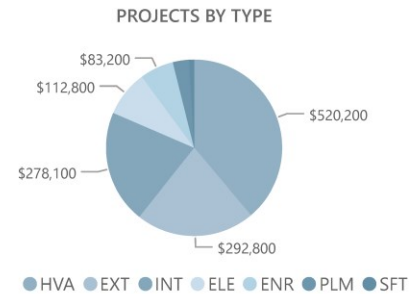
The FALLON ARMORY SITE sits on 3.33 fully fenced acres. The site has electrical and natural gas service, with city-provided water and sewer. The paved parking includes ADA spaces and parking for personally owned vehicles. In 2017, the equipment parking area was expanded by an additional acre, increasing staging capacity; this area remains native soil.



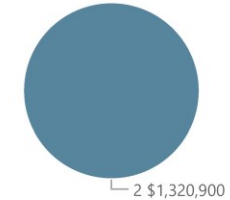
## PROJECT DATA

STATUS	#	COST
NEW	3	\$1,264,700
DEFERRED	1	\$56,200
<b>TOTAL</b>	<b>4</b>	<b>\$1,320,900</b>

PRI	#	COST
2	4	\$1,320,900
<b>TOTAL</b>	<b>4</b>	<b>\$1,320,900</b>



## PROJECTS BY PRIORITY



PRIORITY 1 - Immediate action REQUIRED.

# FACILITY DETAILS, FALLON ARMORY

62  
YR(s)

10,948  
SF

1  
FLRS

No  
BSMT



22.0%  
FCI

0678 FALLON ARMORY

STATUS:	OCCUPIED
LOCATION:	APN: 001-711-03 LAT/LONG: 39.472426, -118.765834
CONSTRUCTION:	III-A - Protected Combustible (ordinary construction)
OCCUPANCY:	60% - TYPE A-3, Having an assembly room with an occupant load of less than 300 without a legitimate stage 40% - TYPE B, Offices or Higher Education Offices
USAGE:	ARMORY
FIRE SUPPRESSION:	100%
ADDR:	NORTHWEST REGION 895 E RICHARDS ST FALLON, NV 89406-3436 CHURCHILL COUNTY
OCC / MAINT:	DEPARTMENT - NVNG NEVADA NATIONAL GUARD

ACQUIRED: 1962 | CONSTRUCTED | \$175,168

SURVEY | 1/11/2023

REPORT | 11/18/2024

FRC | 11/18/2024 | \$6,242,400

SF COST | \$570

The FALLON ARMORY, originally constructed in 1962 on a concrete slab with CMU frame and walls, and a flat single-ply membrane roof, underwent a major renovation in 2003. This renovation included updates to the kitchen and restroom facilities, along with new flooring, interior doors, windows, plumbing, HVAC, lighting, paint, and ceiling grid. Additionally, a 6" PVC sewer line, underground electrical service, and 4" fire sprinkler tap were installed to connect the building to municipal utilities.

### BUILDING COMPONENTS

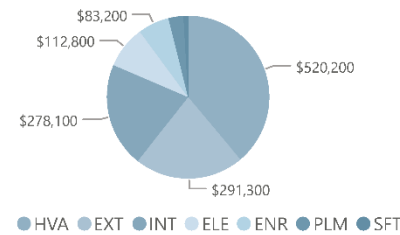
CHIMNEY:	NO
ROOF:	100% MEMBRANE - SINGLE-PLY - EPDM
FRAME:	75% CONCRETE - PRECAST CONCRETE - BLOCK (CMU)
CLADDING:	25% GLASS - WALL SYSTEM - STOREFRONT
FOUNDATION:	100% - SLAB-ON-GRADE CONCRETE - IN-SITU - SEISMIC: UNKNOWN
ENGINEERING:	ENCLOSED ASCE 7-16, if it doesn't meet the requirements for being open or partially enclosed.
FABRICATION:	SITE-BUILT

### PROJECT DATA

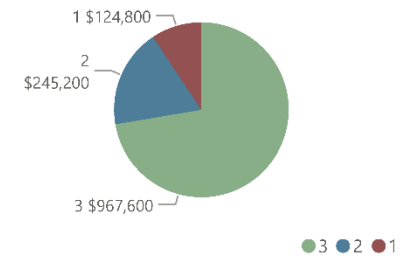
STATUS	#	COST
DEFERRED	5	\$242,200
NEW	6	\$1,095,400
<b>TOTAL</b>	<b>11</b>	<b>\$1,337,600</b>

PRI	#	COST
1	2	\$124,800
2	5	\$245,200
3	4	\$967,600
<b>TOTAL</b>	<b>11</b>	<b>\$1,337,600</b>

### PROJECTS BY TYPE



### PROJECT BY PRIORITY



PRIORITY 1 - Immediate action REQUIRED.

# FACILITY DETAILS, STORAGE BUILDING

17  
YR(s)

960  
SF

1  
FLRS

No  
BSMT



2.0%  
FCI

3087 STORAGE BUILDING

STATUS:	OCCUPIED
LOCATION:	APN: 001-711-03 LAT/LONG: 39.472516, -118.766174
CONSTRUCTION:	III-B - Unprotected Combustible (ordinary construction)
OCCUPANCY:	100% - TYPE S-2, Low hazard storage
USAGE:	STORAGE-NONHAZARDOUS
FIRE SUPPRESSION:	0%
ADDR:	NORTHWEST REGION 895 E RICHARDS ST FALLON, NV 89406-3436 CHURCHILL COUNTY
OCC / MAINT:	DEPARTMENT - NVNG NEVADA NATIONAL GUARD

ACQUIRED: 2007 | CONSTRUCTED | \$0

SURVEY | 1/11/2023

REPORT | 11/18/2024

FRC | 11/18/2024 | \$96,000

SF COST | \$100

The STORAGE BUILDING is a pre-engineered steel structure set on a concrete foundation, wrapped in corrugated metal siding and a corrugated metal roof. Access is provided through an overhead rolling door and a man door. The building is designed for the storage of a wide range of materials and equipment.

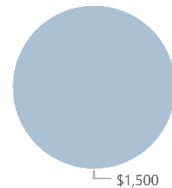
BUILDING COMPONENTS	
CHIMNEY:	NO
ROOF:	100% METAL - ALUMINUM - SIDING
FRAME:	100% STEEL - STRUCTURAL STEEL - POST & BEAM
CLADDING:	100% METAL - ALUMINUM - SIDING
FOUNDATION:	100% - SLAB-ON-GRADE CONCRETE - IN-SITU - SEISMIC: UNKNOWN
ENGINEERING:	ENCLOSED ASCE 7-16, if it doesn't meet the requirements for being open or partially enclosed.
FABRICATION:	PRE-ENGINEERED

## PROJECT DATA

STATUS	#	COST
DEFERRED	1	\$1,500
<b>TOTAL</b>	<b>1</b>	<b>\$1,500</b>

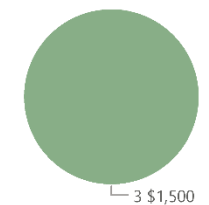
PRI	#	COST
3	1	\$1,500
<b>TOTAL</b>	<b>1</b>	<b>\$1,500</b>

PROJECTS BY TYPE



● EXT

PROJECT BY PRIORITY



● 3

PRIORITY 1 - Immediate action REQUIRED.

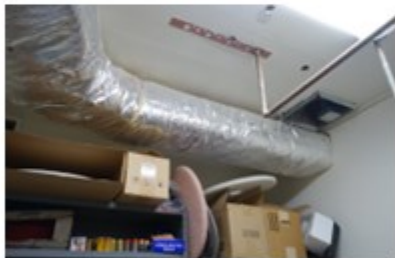
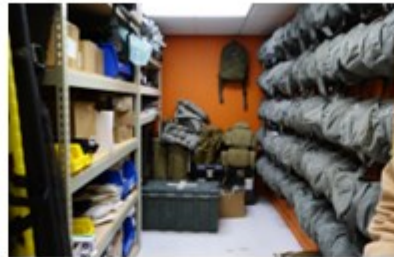


## APPENDIX A - FACILITY CONDITION INDEX (FCI)

- **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
    - **0.6 – 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

### INTERIOR



## EXTERIOR



## BUILDING SYSTEMS



## APPENDIX C – REPORT DISTRIBUTION

### DIVISIONAL CONTACTS

DEPT	FIRST	LAST	TITLE	email
MILITARY	COLONEL CLAYTON	CHAPPELL	COLONEL CHAPPELL	
MILITARY	MAJOR BRIAN	HUNSAKER	MAJOR HUNSAKER	
MILITARY	CAPTAIN DAVID M	PAXTON	CAPTAIN PAXTON	
MILITARY	CAPTAIN JOHANNES	LAMPRECHT	CAPTAIN LAMPRECHT	
MILITARY	CHERYL	TYLER	ADMINISTRATIVE SERVICES OFFICER 4	ctyler@govmail.state.nv.us
MILITARY	ANTHONY	LASKOWSKI	FACILITY MANAGER	alaskowski@govmail.state.nv.us

### 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
- **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*  
775.315-5573

### **CAROL MYERS**

*Construction Project Coordinator II*  
775.690-5134

### **YADHIRA PIMENTEL**

*Administrative Assistant IV*  
775.684-4126

## APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	12/13/2024	Initial.