



NEVADA NATIONAL GUARD

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

NORTHWEST REGION

-

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

SURVEY DATE: 01/11/2023



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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 a comprehensive 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.

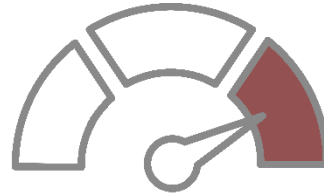
Projects are prioritized by urgency and address the most pressing needs effectively:

- **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

FALLON ARMORY



\$112,800.00

**PRIORITY 1
0 - 2 Years**



NEW ELECTRICAL - 10/14/2024

0678-ELE-3: ARC FLASH and ELECTRICAL COORDINATION STUDY

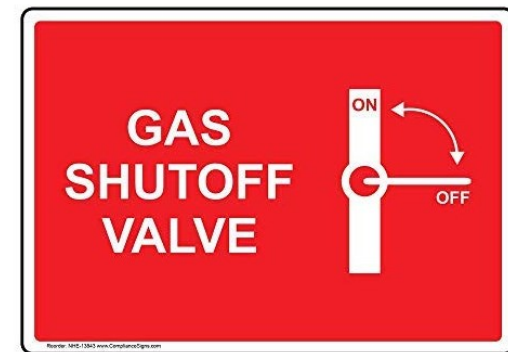
Arc flash and electrical breaker coordination studies have not been performed or it has been more than 5 years since the last coordination study. Safety requirements for maintenance personnel and the latest electrical code require coordination studies to be verified and performed every 5 years, along with arc flash labeling on all electrical panels. This project will perform the required coordination study, evaluation, adjustments and labeling for the building's electrical distribution system. During the FCA survey,

there were electrical panels that appeared to be original construction and will likely fail the Arc Flash Study. Replacement of these panels are included in this project.

FALLON ARMORY

\$12,000.00

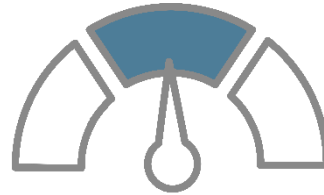
PRIORITY 1
0 - 2 Years



DEFERRED SAFETY ISSUES - 10/14/2024

0678-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.



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

FALLON ARMORY SITE



\$842,200.00

**PRIORITY 2
2 - 4 Years**



NEW SITE ISSUES - 10/11/2024

9885-SIT-2: EQUIPMENT YARD PARKING UPGRADE

The equipment yard parking is currently unimproved and lacks adequate drainage. The approximately 1.4 acres of native soil is not sufficient to support the heavy military equipment traffic. This project recommends removal of native soils, importing structural lime treated base, improve drainage grading and overlay with a layer of compacted gravel.

This project should be done concurrently with SITE LIGHTING EXPANSION.

FALLON ARMORY SITE

\$330,000.00

PRIORITY 2
2 - 4 Years



NEW SECURITY - 10/11/2024

9885-SEC-2: UPGRADE PERIMETER FENCING

The existing perimeter fencing surrounding the equipment yard does not meet the height requirements for the Nevada National Guard. The project recommends the complete replacement of approximately 1,100 lineal feet of 8 foot security fencing with a 3 strand barbed wire top arm.

FALLON ARMORY

\$140,300.00

PRIORITY 2
2 - 4 Years



NEW BUILDING INTERIOR - 10/15/2024

0678-INT-5: FLOORING REPLACEMENT

The vinyl composite tile (VCT) and solid vinyl flooring in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT and solid vinyl flooring with 4" base in the next 2 - 3 years. An additional \$5,000 was

included to survey the existing flooring and mastic for Asbestos Containing Materials (ACM).

FALLON ARMORY SITE

\$92,500.00

**PRIORITY 2
2 - 4 Years**



NEW SITE ISSUES - 10/11/2024

9885-SIT-3: SITE LIGHTING EXPANSION

The west side of the equipment parking is not adequately lit. Five additional light poles are recommended to be installed along the west property boundary. This project includes trenching, extension of electrical circuits, and light poles and bases.

This project should be done concurrently with EQUIPMENT YARD PARKING UPGRADE.

FALLON ARMORY



\$62,400.00

PRIORITY 2
2 - 4 Years



DEFERRED BUILDING EXTERIOR - 10/14/2024

0678-EXT-1: EXTERIOR FINISHES

The exterior finishes were in poor condition, however some specific areas need immediate attention. 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 windows, flashing, fixtures and all other penetrations. It is

recommended that the building be painted and caulked in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

FALLON ARMORY SITE



\$56,200.00

PRIORITY 2
2 - 4 Years



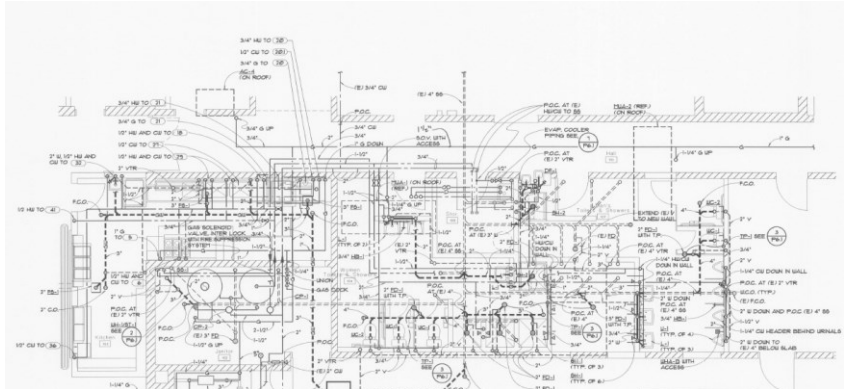
DEFERRED SITE ISSUES - 10/11/2024

9885-SIT-1: SLURRY SEAL ASPHALT PAVING

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads, parking areas and the maintenance yard. 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. 35,400 square feet of asphalt area was used to generate this estimate.

FALLON ARMORY



\$30,000.00

**PRIORITY 2
2 - 4 Years**



DEFERRED PLUMBING - 10/14/2024

0678-PLM-1: WATER TREATMENT SYSTEM REPLACEMENT

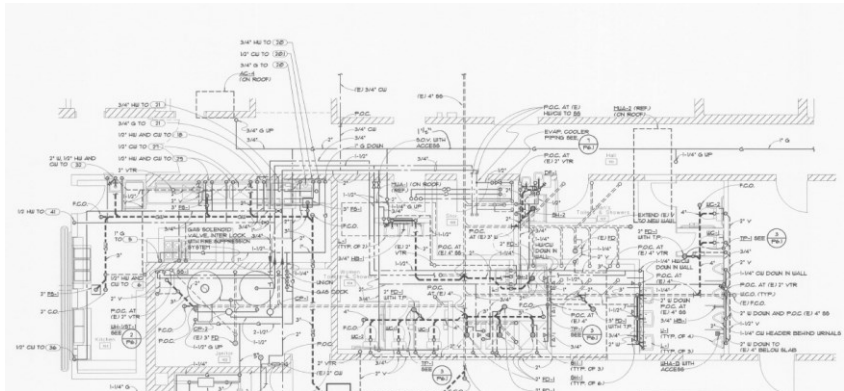
The existing water softening/ treatment systems in the building are currently not operational. They have not been maintained and have reached the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated

chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a \$12,000 fee is suggested.

FALLON ARMORY

\$10,000.00

**PRIORITY 2
 2 - 4 Years**



NOTE:
 CAP (E) WASTE AND VENT BELOW
 FINISHED SLAB FROM FIXTURES
 REMOVED/ABANDONED. RELOCATE
 ACTIVE BELOW SLAB VENTS TO
 NEW WALL LOCATIONS AS REQUIRED.

NEW PLUMBING - 10/15/2024
0678-PLM-3: SEWER INSPECTION

Some of the under slab sewer was replaced during the major building renovation in 2003 under CIP 01-C12-C. Portions of the under slab sewer are original and in an unknown condition. This project recommends a complete inspection of the portions of the under slab sewer that are original. The cost of any repairs or replacements are not included in this project.

FALLON ARMORY

\$ 2,500.00

PRIORITY 2
2 - 4 Years



DEFERRED BUILDING INTERIOR - 10/14/2024

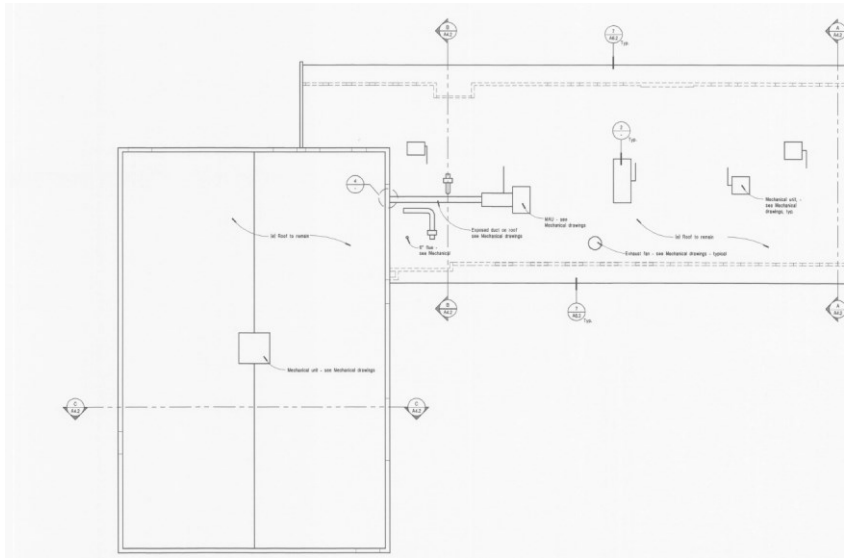
0678-INT-3: JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.



PRIORITY 3: LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

FALLON ARMORY



\$520,200.00

PRIORITY 3
4 - 10 Years



NEW HVAC - 10/16/2024

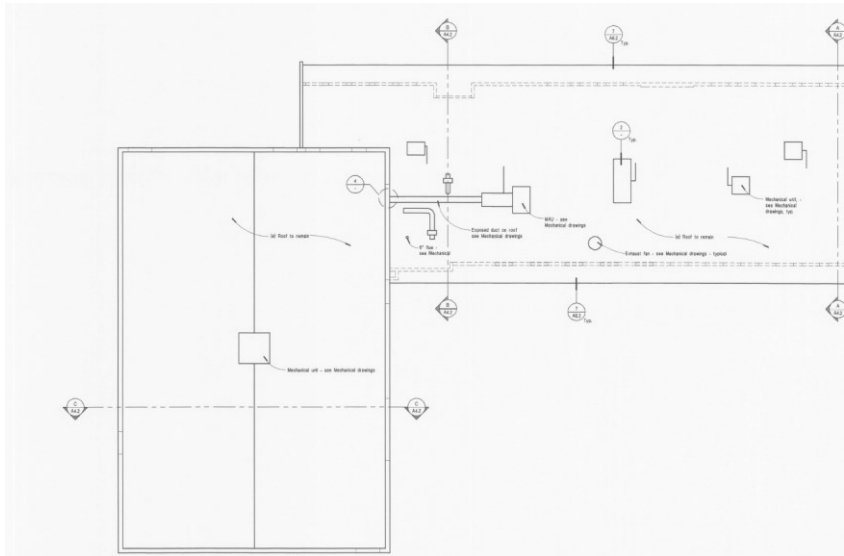
0678-HVA-1: HVAC SYSTEMS REPLACEMENT

There are 4 rooftop packaged HVAC units, 2 Make-Up-Air units and various exhaust fans installed in 2003. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. The HVAC systems were installed in 2003 and are reaching the end of their expected and useful life. This project would provide for the installation of new rooftop equipment including exhaust fans. Also included in this estimate are new curb adapters,

crane and rigging removal and installation, and all required connections to utilities.

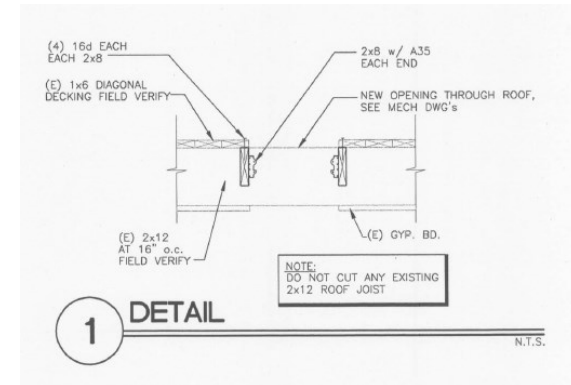
This project should be implemented concurrently with the ROOF REPLACEMENT project.

FALLON ARMORY



\$228,900.00

PRIORITY 3
4 - 10 Years



NEW BUILDING EXTERIOR - 10/17/2024

0678-EXT-2: ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 - 25 years. The roof warranty expires during that time frame. Temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2009 with a 20 year warranty.

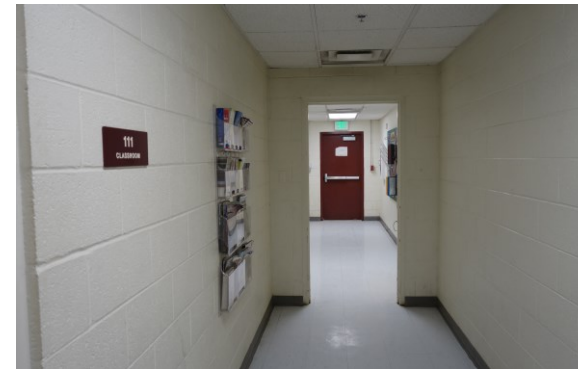
Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 6 - 8 years to be consistent with the roofing program.

This project should be implemented concurrently with the HVAC SYSTEMS REPLACEMENT project.

FALLON ARMORY

\$135,300.00

PRIORITY 3
4 - 10 Years



DEFERRED BUILDING INTERIOR - 10/14/2024

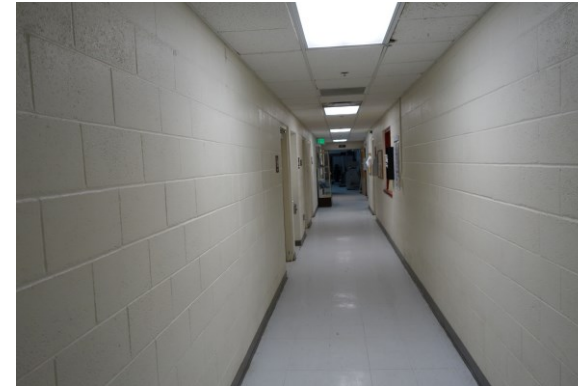
0678-INT-4: INTERIOR FINISHES

The interior finishes were in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be 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.

FALLON ARMORY

\$83,200.00

**PRIORITY 3
4 - 10 Years**



NEW ENERGY SAVINGS - 10/15/2024
0678-ENR-1: LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type and are not energy efficient. This project will replace the existing fixtures with higher efficiency LED fixtures. Electrical wiring upgrades are not included in this estimate.

STORAGE BUILDING



\$ 1,500.00

PRIORITY 3
4 - 10 Years



DEFERRED BUILDING EXTERIOR - 10/14/2024

3087-EXT-1: EXTERIOR FINISHES

The exterior finishes were in good 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 the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed 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 – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	12/12/2024	Initial.