



DEPT OF WILDLIFE

## STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION  
STATE PUBLIC WORKS DIVISION  
FACILITY CONDITION ASSESSMENT

## PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHWEST REGION

-

9902 - NDOW WESTERN REGION FALLON OFFICE SITE  
380 W B ST  
FALLON, NV 89406-2916  
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 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. Investment is needed to repair & improve security in the rear parking area including paving, fencing and site lighting improvements.

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### OVERALL SITE CONDITION

- **Infrastructure:** Well maintained, with adequate drainage and accessibility. Paved areas, including parking lots and walkways show signs of wear in the rear parking.
- **Findings:** Key issues were identified that will require upgrade.
  - Seismic gas valve needed.
  - Domestic hot water recirculating plumbing is needed.
  - Partial wall framing needs completion.
  - Window replacement for increased energy efficiency.

### SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Insufficient, domestic hot water improvements needed.
- **Electrical Systems:** Modern, no issues noted.
- **Stormwater Drainage:** Adequate, no concerns noted.

### SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is compliant with current ADA and safety standards.
- **Fire Safety:** Adequate systems across the site. Fire extinguishers mounted throughout.

## ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping is well maintained. Some buildup of combustible debris were noted on the north side of the Boat Storage Facility.

# PROPERTY MAP, 380 W B ST, FALLON



TOTAL # OF BLDGS    NORTHWEST REGION  
 2                            380 W B ST  
                                   FALLON, NV 89406-2916  
                                   CHURCHILL COUNTY

SITE	BLDG	NAME	STATUS
9902	0633	WESTERN REGION FALLON FIELD OFFICE	OCCUPIED
9902	1438	DEPT. OF WILDLIFE BOAT STORAGE FACILITY	OCCUPIED
9902	9902	NDOW WESTERN REGION FALLON OFFICE SITE	OCCUPIED

# PROPERTY SNAPSHOT, NDOW WESTERN REGION FALLON OFFICE SITE

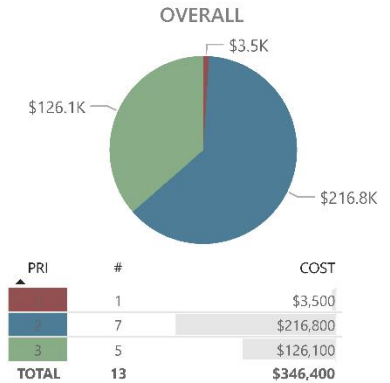


9902 NDOW WESTERN REGION FALLON OFFICE SITE	
STATUS:	OCCUPIED
PARCEL SIZE:	0.320 ACRE(S)
HARDSCAPE:	212,000 SF   CFW
LOCATION:	APN: 001-141-02 LAT/LONG: 39.47788, -118.78119
USAGE:	SITE-GENERAL
# OF BLDGS:	2
ADDR:	NORTHWEST REGION 380 W B ST FALLON, NV 89406-2916 CHURCHILL COUNTY
OCC / MAINT:	DEPARTMENT - NDOW DEPT OF WILDLIFE

SITE INDEPENDENT OF A COMPLEX

- ACQUIRED: |
- SURVEY | 6/26/2024
- REPORT | 11/18/2024

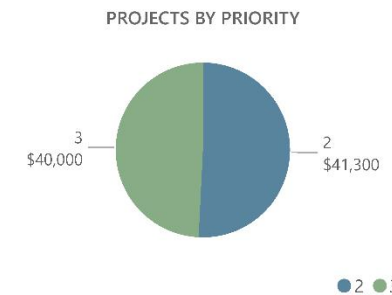
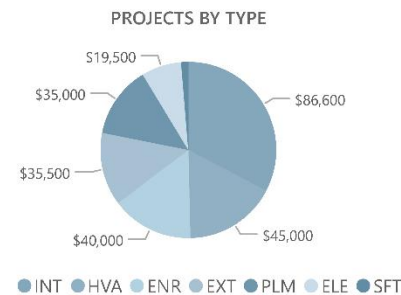
The Nevada Department of Wildlife's Western Region Fallon Office Site in downtown Fallon includes a main office, a storage garage, public ADA parking, and fenced equipment storage. Upgrades in 2002 added sidewalks and ADA ramps.



## PROJECT DATA

STATUS	#	COST
NEW	2	\$81,300
<b>TOTAL</b>	<b>2</b>	<b>\$81,300</b>

PRI	#	COST
2	1	\$41,300
3	1	\$40,000
<b>TOTAL</b>	<b>2</b>	<b>\$81,300</b>



PRIORITY 1 - Immediate action REQUIRED.

# FACILITY DETAILS, WESTERN REGION FALLON FIELD OFFICE

**51**  
YR(s)

**3,348**  
SF

**1**  
FLRS

**No**  
BSMT



**17.0%**  
FCI

0633 WESTERN REGION FALLON FIELD OFFICE

STATUS:	OCCUPIED
LOCATION:	APN: 001-141-02 LAT/LONG: 39.47766, -118.781168
CONSTRUCTION:	V-B - Unprotected Wood Frame (single family homes, garages)
OCCUPANCY:	100% - TYPE B, Offices or Higher Education Offices
USAGE:	OFFICE
FIRE SUPPRESSION:	0%
ADDR:	NORTHWEST REGION 380 W B ST FALLON, NV 89406-2916 CHURCHILL COUNTY
OCC / MAINT:	DEPARTMENT - NDOW DEPT OF WILDLIFE

- ACQUIRED: 1974 | PURCHASED | \$0
- SURVEY | 1/11/2023
- REPORT | UNAVAILABLE
- FRC | 1/11/2023 | \$1,560,000
- SF COST | \$466

The Western Region Fallon Field Office underwent extensive renovations in 2002 to improve functionality and accessibility, including updates to the entry and restrooms. The facility serves as a multipurpose space, housing a small visitor's area with region-specific information, accessible restrooms for men and women, a conference room, and office space.

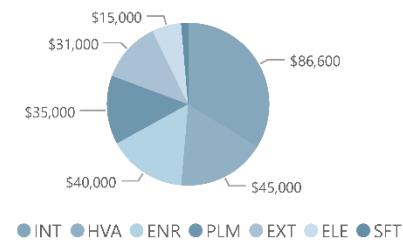
BUILDING COMPONENTS	
CHIMNEY:	NO
ROOF:	100% ASPHALT - COMPOSITE - SHINGLES
FRAME:	100% WOOD - TIMBER - POST & BEAM
CLADDING:	100% MASONRY - CEMENT PLASTER - STUCCO
FOUNDATION:	100% - SLAB-ON-GRADE CONCRETE - IN-SITU - SEISMIC: Unknown
ENGINEERING:	ENCLOSED ASCE 7-16, if it doesn't meet the requirements for being open or partially enclosed.
FABRICATION:	SITE-BUILT

## PROJECT DATA

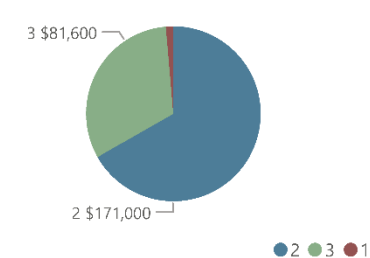
STATUS	#	COST
DEFERRED	3	\$59,100
NEW	6	\$197,000
<b>TOTAL</b>	<b>9</b>	<b>\$256,100</b>

PRI	#	COST
1	1	\$3,500
2	5	\$171,000
3	3	\$81,600
<b>TOTAL</b>	<b>9</b>	<b>\$256,100</b>

PROJECTS BY TYPE



PROJECT BY PRIORITY



PRIORITY 1 - Immediate action REQUIRED.



# FACILITY DETAILS, DEPT. OF WILDLIFE BOAT STORAGE FACILITY

52  
YR(s)

2,250  
SF

1  
FLRS

No  
BSMT



2.0%  
FCI

## 1438 DEPT. OF WILDLIFE BOAT STORAGE FACILITY

STATUS:	OCCUPIED
LOCATION:	APN: 001-141-03 LAT/LONG: 39.478049, -118.78108
CONSTRUCTION:	III-B - Unprotected Combustible (ordinary construction)
OCCUPANCY:	100% - TYPE S-1, Moderate hazard storage
USAGE:	MAINTENANCE-INSPECTION, SHOP, WAREHOUSE
FIRE SUPPRESSION:	0%
ADDR:	NORTHWEST REGION 380 W B ST FALLON, NV 89406-2916 CHURCHILL COUNTY
OCC / MAINT:	DEPARTMENT - NDOW DEPT OF WILDLIFE

ACQUIRED: 1973 | CONSTRUCTED | \$0

SURVEY | 1/11/2023

REPORT | UNAVAILABLE

FRC | 1/11/2023 | \$675,000

SF COST | \$300

The facility is used to store equipment and boats, with the west bay insulated and equipped with a gas unit heater.

### BUILDING COMPONENTS

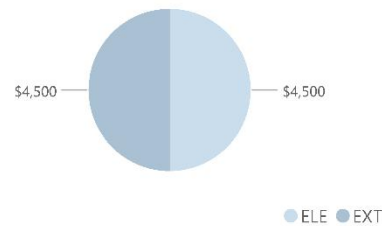
CHIMNEY:	NO
ROOF:	100% STEEL - CORRUGATED METAL - PANEL
FRAME:	100% STEEL - STRUCTURAL STEEL - POST & BEAM
CLADDING:	100% STEEL - SHEET METAL - PANEL
FOUNDATION:	100% - SLAB-ON-GRADE CONCRETE - IN-SITU - SEISMIC: Unknown
ENGINEERING:	ENCLOSED ASCE 7-16, if it doesn't meet the requirements for being open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

### PROJECT DATA

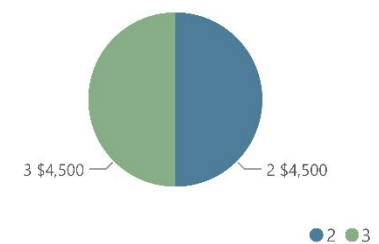
STATUS	#	COST
DEFERRED	1	\$4,500
NEW	1	\$4,500
<b>TOTAL</b>	<b>2</b>	<b>\$9,000</b>

PRI	#	COST
2	1	\$4,500
3	1	\$4,500
<b>TOTAL</b>	<b>2</b>	<b>\$9,000</b>

### PROJECTS BY TYPE



### PROJECT BY PRIORITY



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

### BUILDING SYSTEMS



## EXTERIOR



# INTERIOR



## APPENDIX C – REPORT DISTRIBUTION

### DIVISIONAL CONTACTS

DEPT	TITLE
WILDLIFE	DIRECTOR
WILDLIFE	DEPUTY DIRECTOR
WILDLIFE	DEPUTY DIRECTOR
WILDLIFE	SUPERVISOR, PROFESSIONAL ENGINEER
WILDLIFE	ADMINISTRATIVE ASSISTANT 2

### 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*

[kforbes@admin.nv.gov](mailto:kforbes@admin.nv.gov)

775.315-5573

### **CAROL MYERS**

*Construction Project Coordinator II*

[mc.myers@admin.nv.gov](mailto:mc.myers@admin.nv.gov)

775.690-5134

### **YADHIRA PIMENTEL**

*Administrative Assistant IV*

[mypimentel@admin.nv.gov](mailto:mypimentel@admin.nv.gov)

775.684-4126

## APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	1/29/2025	Initial.