



DEPT OF WILDLIFE

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

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 **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.

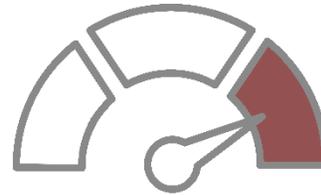
Projects are prioritized by urgency and address the most pressing needs effectively:

- **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.

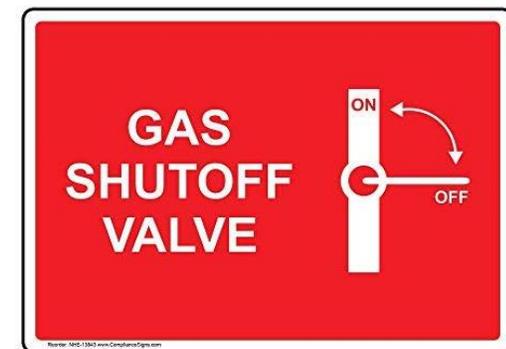


PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION

WESTERN REGION FALLON FIELD OFFICE

\$ 3,500.00

PRIORITY 1
0 - 2 years

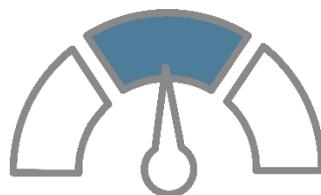


DEFERRED SAFETY ISSUES - 11/13/2024

0633-SFT-3: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

WESTERN REGION FALLON FIELD OFFICE



\$15,000.00

**PRIORITY 2
2 - 4 years**



NEW ELECTRICAL - 11/14/2024

0633-ELE-1:ADD EXTERIOR SITE LIGHTING

There is no exterior lighting on the north side of the building. This project recommends adding 3 additional LED wall or roof mounted lights to augment the site lighting in the storage yard as a security deterrent.

WESTERN REGION FALLON FIELD OFFICE

\$21,000.00

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 11/14/2024
0633-INT-3:FLOORING REPLACEMENT

The VCT (vinyl composite tile) and portions of the carpet in the building are damaged and reaching the end of their useful life. It is recommended that portions of the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 4" base and heavy duty commercial grade carpet in the next 2 - 3 years. 1,500 square feet of flooring was used for this estimate.

WESTERN REGION FALLON FIELD OFFICE



\$45,000.00

PRIORITY 2
2 - 4 years



NEW HVAC - 11/14/2024

0633-HVA-1:HVAC UPGRADE

The Rooftop Unit (RTU) on the east side of the roof that conditions the conference room is old and has reached the end of its useful life. The R-22 refrigerant in the RTU is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. In addition, it appears that the restrooms are lacking exhaust fans. This project recommends replacement of the rooftop unit, installation of restroom exhaust fans and patching/repairing the exterior walls surrounding the electric wall heaters. This project

estimate includes ductwork and register replacement, lift and rigging, temperature control modifications, testing, balancing and commissioning.

WESTERN REGION FALLON FIELD OFFICE



\$50,000.00

PRIORITY 2
2 - 4 years

NEW BUILDING INTERIOR - 11/14/2024

0633-INT-2:CREATE WATER HEATER CLOSET

The location of the current water heater is behind an open framed wall that has no access. The open wall framing extends along the wall and surrounds the network and phone hardware. This project recommends removal of the entire open framing wall and reframe a water heater enclosure and include space for a janitors sink with door access from either the room or hallway. Consideration should be given to relocate the phone and network hardware to a standalone, lockable server rack which can take advantage of

ambient cooling from the room or a wall enclosure with ventilation fans to provide cooling.

WESTERN REGION FALLON FIELD OFFICE

\$40,000.00

**PRIORITY 2
2 - 4 years**



DEFERRED ENERGY SAVINGS - 11/13/2024

0633-ENR-4:WINDOW REPLACEMENT

Other than the 4 windows at the front entry, 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 20 units. Removal and disposal of the existing windows is included in this estimate.

DEPT. OF WILDLIFE BOAT STORAGE FACILITY

\$ 4,500.00

PRIORITY 2
2 - 4 years



NEW ELECTRICAL - 11/14/2024

1438-ELE-1: EXTERIOR WALL PACK LIGHTING REPLACEMENT

The exterior wall pack lighting appear to be High Intensity Discharge (HID). These fixtures are not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring.

NDOW WESTERN REGION FALLON OFFICE SITE

\$41,300.00

**PRIORITY 2
2 - 4 years**



NEW SITE ISSUES - 11/14/2024

9902-SIT-3: PERIMETER FENCE REPLACEMENT

The 6 foot perimeter fence surrounding the site is inadequate. The site has experienced theft and vandalism from the secured yard. This project recommends the removal of the existing fence and installation of a new 8 foot security fence. 550 linear feet was used for this estimate.



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

WESTERN REGION FALLON FIELD OFFICE



\$31,000.00

**PRIORITY 3
4 - 10 years**



**NEW BUILDING EXTERIOR - 11/14/2024
0633-EXT-4: EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance, energy efficiency and appearance of the building. This project would provide funding to protect the exterior of the building. 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 4-5 years and that this project

be scheduled on a cyclical basis to maintain the integrity of the structure.

WESTERN REGION FALLON FIELD OFFICE

\$35,000.00

PRIORITY 3
4 - 10 years



NEW PLUMBING - 11/13/2024

0633-PLM-2:PLUMBING UPGRADE

The domestic hot water supply in the building takes an extended amount of time to reach each sink rendering the water heater ineffective. This project recommends the installation of a hot water recirculating pump, return plumbing from the furthest sink to the water heater and new water heater. Included in this project are removal and disposal of the existing water heater and all required connections to utilities.

WESTERN REGION FALLON FIELD OFFICE

\$15,600.00

PRIORITY 3
4 - 10 years



DEFERRED BUILDING INTERIOR - 11/13/2024
0633-INT-1: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 four to five years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

DEPT. OF WILDLIFE BOAT STORAGE FACILITY

\$ 4,500.00

PRIORITY 3
4 - 10 years



DEFERRED BUILDING EXTERIOR - 11/14/2024
1438-EXT-2: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance, energy efficiency and appearance of the building. This project would provide funding to protect the exterior of the metal building. 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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

NDOW WESTERN REGION FALLON OFFICE SITE



\$40,000.00

**PRIORITY 3
4 - 10 years**



NEW SITE ISSUES - 1/10/2025

9902-SIT-4: PAVEMENT REPLACEMENT

The asphalt paved parking in the rear of the office is failing. Large areas are separated by expansion cracks and portions of the paved area have alleagotered. This project recommends removal and replacement of the asphalt. This estimate includes off-haul of material. An slightly more expensive alternative is to pulverize & replace the asphalt. The off-haul material is pulverized and can be re-purposed on-site for overlaying additional hard surface parking.

APPENDIX A – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	1/30/2025	Initial.