



DEPT OF WILDLIFE

## STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION  
STATE PUBLIC WORKS DIVISION  
FACILITY CONDITION ASSESSMENT

### PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHWEST REGION

-

9924 - DEPARTMENT OF WILDLIFE REGIONAL SITE  
1100 VALLEY RD  
RENO, NV 89512-2817  
WASHOE COUNTY

SURVEY DATE: 01/05/2023



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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. The site is showing its age and in need of modest investment to maintain the site in good working order.

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### OVERALL SITE CONDITION

- **Infrastructure:** Requires improvement, with good drainage and accessibility. Paved areas, including parking lots and walkways, show signs of wear.
- **Findings:** Issues were identified that will require improvement:
  - Site Fencing, pavement and landscaping need improvements.
  - Roofing, soffits and rain gutters on the Regional Office require replacement or repairs.
  - Concrete entries and ramps to the Regional Office require repairs or replacement.
  - Concrete entry and ramp to the Radio / Dispatch office need replacement.

### SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate, with no issues.
- **Electrical Systems:** Generally good, except for the Radio / Dispatch office which needs an upgrade.
- **Stormwater Drainage:** Appears adequate.

### SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site appears to be compliant with current ADA and safety standards. Accessible ramp to Regional Office needs repairs.
- **Fire Safety:** Adequate systems across the site.

### ENVIRONMENTAL LANDSCAPING CONCERNS

**Landscaping and Green Space Management:** The condition of the landscaping and green spaces indicates need for improvement. Trimming, tree & shrub removal and some replacement are recommended.

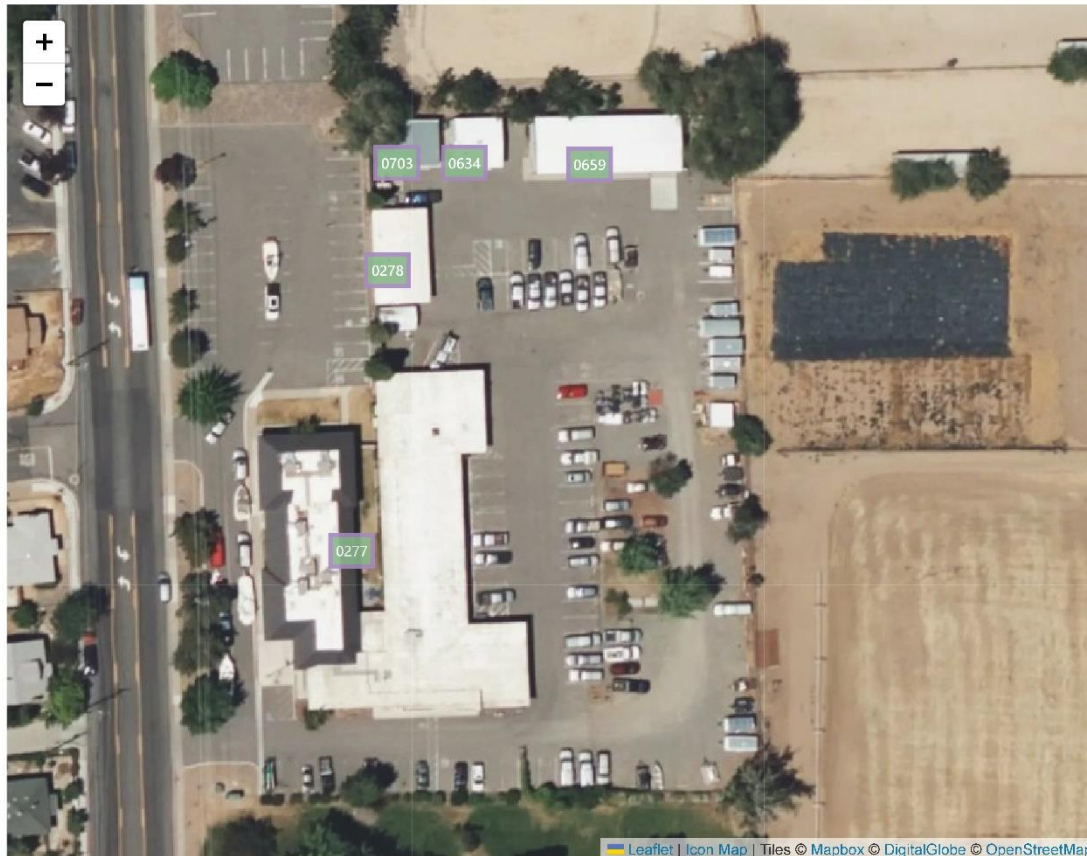
## PROPERTY MAP, 1100 VALLEY RD, RENO

SITE IS:

LESSOR

OCCUPIED

5 BUILDINGS



B#	NAME	STATUS	RIGHTS
0277	NDOW REGIONAL OFFICE/ANNEX	OCCUPIED	OWNED
0278	RADIO SHOP/DISPATCH OFFICE	OCCUPIED	OWNED
0634	STORAGE #1 - COMMUNICATIONS	OCCUPIED	OWNED
0659	STORAGE #3	OCCUPIED	OWNED
0703	STORAGE #2	OCCUPIED	OWNED

# PROPERTY SNAPSHOT, DEPARTMENT OF WILDLIFE REGIONAL SITE

WASHOE COUNTY



CONSTRUCTED 1960



GENERAL



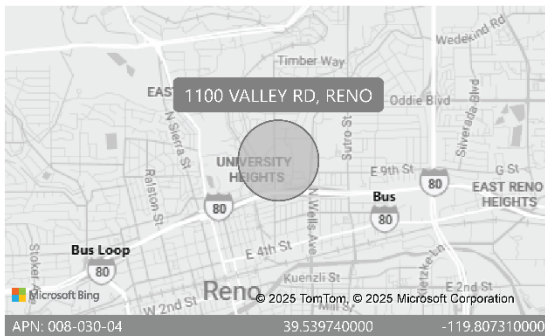
65 YEARS



OCCUPIED

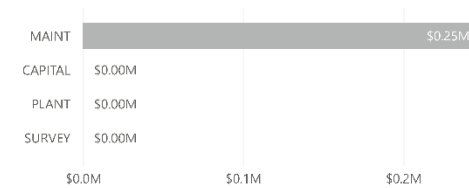


3 ACRES



The site has 5 structures, ADA parking, and a powered gate on the south leading to secured employee parking and equipment storage. Public access is from Valley Road on the west.

## PROJECT TYPE BREAKDOWN - SITE ONLY



## PROJECT CATEGORY BREAKDOWN - SITE ONLY



5 BUILDINGS



OCCUP... 5

\$672,312

TOTAL BLDG PROJECT COST

\$11,210,000

TOTAL BUILDING FRC



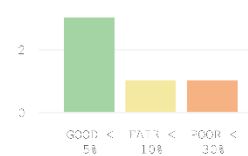
OWNED 5

5.30

AVERAGE FCI %



## FCI DISTRIBUTION



## COST

PRIORITY 1	0	\$0
PRIORITY 2	3	\$180,000
PRIORITY 3	1	\$68,500
<b>TOTAL</b>	<b>4</b>	<b>\$248,500</b>

\$248,500

## FACILITY DETAILS, NDOW REGIONAL OFFICE/ANNEX

CONSTRUCTED 1963



OFFICE



62 YEARS



OCCUPIED



14,720 SF



FCI %

5.8



The 14,720 SF facility includes administrative offices, storage, conference rooms, break rooms, and restrooms. Additions in 1972 (1,195 SF) and 1990 (4,882 SF) expanded the space. In 2013, a fire alarm system, fire sprinklers, and upgraded electrical service were installed. The facility has ADA-compliant restrooms and an accessible main lobby entrance. The Annex has six roof-mounted packaged units, while the rest is conditioned by one roof-mounted and one pad-mounted unit, six forced-air furnaces with A/C coils, and six exterior condensers.

## CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: NON-IBC Not an IBC standard.

OCC: 90% - B, 10% - A-3

Offices or Higher Education Offices

Having an assembly room with an occupant load of less than 300 without a legitimate stage

FIRE: 100% suppressed

## 0277 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: UNKNOWNFRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: UNKNOWNROOF: FLAT – 90% MEMBRANE  
SEISMIC: UNKNOWNHIP – 10% STEEL  
SEISMIC: REINFORCED

EXTERIOR: UNKNOWN

FLRS: 1

BSMT: UNKNOWN

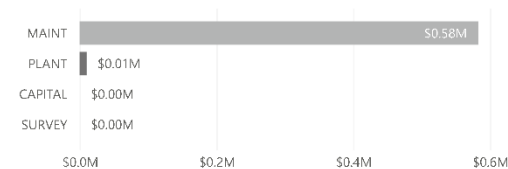
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$10,304,000

REPLACEMENT COST

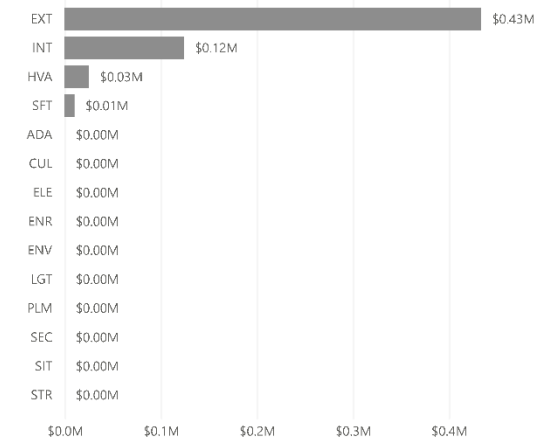
## PROJECT TYPE BREAKDOWN - BY BUILDING



COST		
PRIORITY 1	1	\$10,000
PRIORITY 2	8	\$435,500
PRIORITY 3	2	\$147,200
<b>TOTAL</b>	<b>11</b>	

\$592,700

## PROJECT CATEGORY BREAKDOWN - BUILDING



## FACILITY DETAILS, RADIO SHOP/DISPATCH OFFICE

CONSTRUCTED 1969



OFFICE



56 YEARS



OCCUPIED



1,152 SF



FCI %

12.6



The pre-engineered metal Radio Shop/Dispatch Office includes office, workshop, and storage space. It has two offices, a dispatch wet bar, a unisex restroom, and a non-ADA-compliant ramp. Interior finishes include painted gypsum board, acoustical tile ceiling, and carpet. Climate control is provided by a gas-fired FAU with an exterior condenser. Smoke detection is installed.

### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: NON-IBC Not an IBC standard.

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 0% suppressed

### 0278 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: UNKNOWN

FRAME: PREFABRICATED – 100% STEEL  
SEISMIC: UNKNOWN

ROOF: GABLE – 100% MEMBRANE  
SEISMIC: UNKNOWN

EXTERIOR: CLADDING – 100% METAL

FLRS: 1

BSMT: UNKNOWN

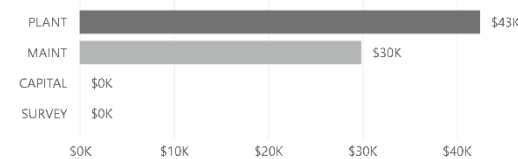
ASSEMBLY: PRE-ENGINEERED

EXPOSURE: ENCLOSED

**\$576,000**

REPLACEMENT COST

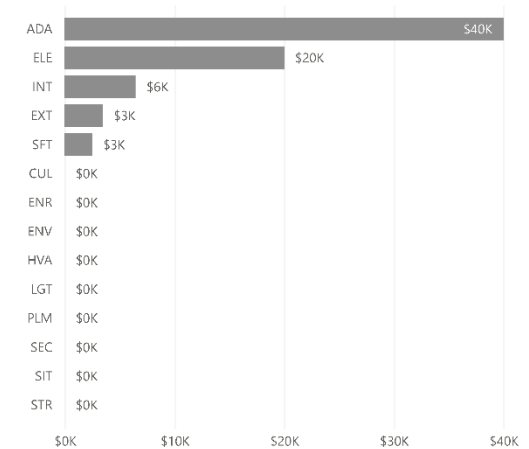
### PROJECT TYPE BREAKDOWN - BY BUILDING



COST		
PRIORITY 1	2	\$42,500
PRIORITY 2	3	\$26,456
PRIORITY 3	1	\$3,456
TOTAL	6	

**\$72,412**

### PROJECT CATEGORY BREAKDOWN - BUILDING





## FACILITY DETAILS, STORAGE #1 - COMMUNICATIONS

CONSTRUCTED 1980



NONHAZARD



45 YEARS



OCCUPIED



625 SF



FCI %

2.0



The pre-engineered metal Storage #1-Communications building sits on the north side of the site, between Storage #2 and Storage #3.

### CODE COMPLIANCE SUMMARY

CODE YR: 1976

CONS TYPE: TYPE: II-N Special, non-standard construction

OCC: 100% - S-1

Moderate hazard storage

FIRE: 0% suppressed

### 0634 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: UNKNOWN

FRAME: PREFABRICATED – 100% STEEL  
SEISMIC: UNKNOWN

ROOF: GABLE – 100% STEEL  
SEISMIC: UNKNOWN

EXTERIOR: CLADDING – 100% METAL

FLRS: 1

BSMT: UNKNOWN

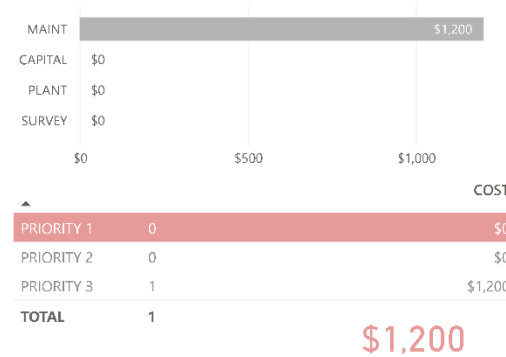
ASSEMBLY: PRE-ENGINEERED

EXPOSURE: ENCLOSED

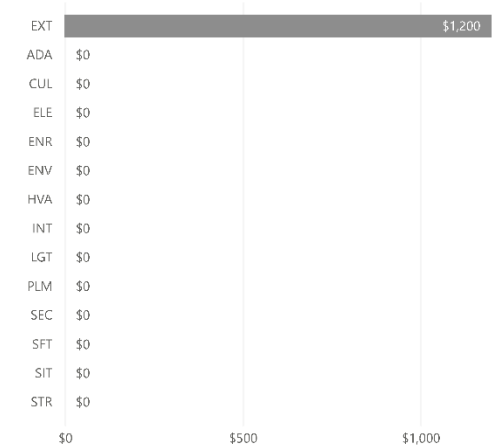
**\$60,000**

REPLACEMENT COST

### PROJECT TYPE BREAKDOWN - BY BUILDING



### PROJECT CATEGORY BREAKDOWN - BUILDING



## FACILITY DETAILS, STORAGE #3

CONSTRUCTED 1993



NONHAZARD



32 YEARS



OCCUPIED



2,400 SF



FCI %

2.0



The pre-engineered metal Storage #3 structure is situated on the northeast side of the property to the east of Storage #1.

### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: III-N

OCC: 100% - S-1

Moderate hazard storage

FIRE: 0% suppressed

### 0659 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: UNKNOWN

FRAME: PREFABRICATED – 100% STEEL  
SEISMIC: UNKNOWN

ROOF: GABLE – 100% STEEL  
SEISMIC: UNKNOWN

EXTERIOR: CLADDING – 100% METAL

FLRS: 1

BSMT: UNKNOWN

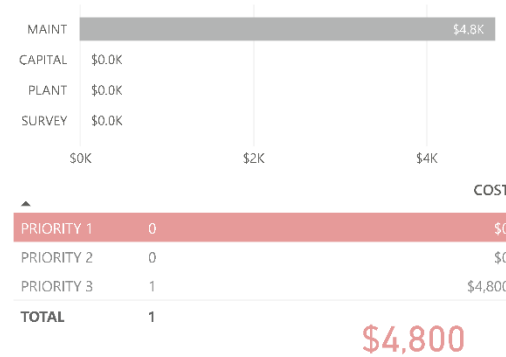
ASSEMBLY: PRE-ENGINEERED

EXPOSURE: ENCLOSED

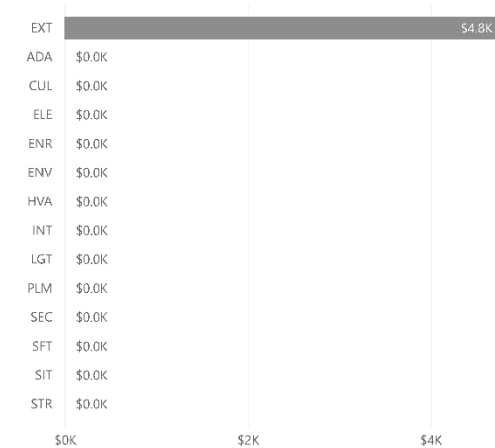
**\$240,000**

REPLACEMENT COST

### PROJECT TYPE BREAKDOWN - BY BUILDING



### PROJECT CATEGORY BREAKDOWN - BUILDING



## FACILITY DETAILS, STORAGE #2

CONSTRUCTED 1986



NONHAZARD



39 YEARS



OCCUPIED

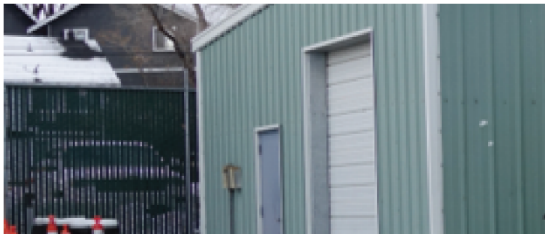


720 SF



FCI %

4.0



The pre-engineered metal Storage #2 structure is located along the north side of the site west of Storage #1.

## CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: III-N

OCC: 100% - S-1

Moderate hazard storage

FIRE: 0% suppressed

## 0703 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: UNKNOWN

FRAME: PREFABRICATED – 100% STEEL  
SEISMIC: UNKNOWN

ROOF: GABLE – 100% STEEL  
SEISMIC: UNKNOWN

EXTERIOR: CLADDING – 100% METAL

FLRS: 1

BSMT: UNKNOWN

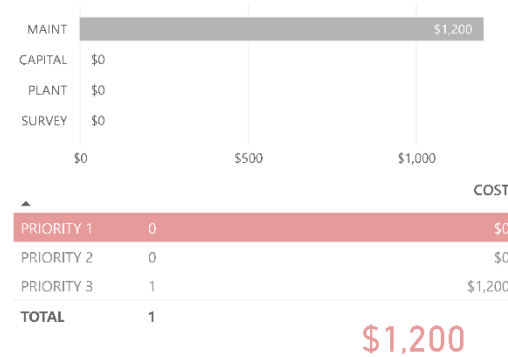
ASSEMBLY: PRE-ENGINEERED

EXPOSURE: ENCLOSED

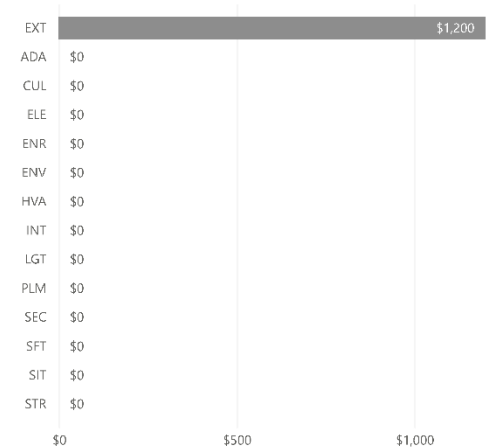
\$30,000

REPLACEMENT COST

## PROJECT TYPE BREAKDOWN - BY BUILDING



## PROJECT CATEGORY BREAKDOWN - BUILDING



## 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
    - **0.06 – 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 4

### 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
  - State Land Agent 2
- **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*

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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	6/16/2025	Initial.