



DEPT OF WILDLIFE

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

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 **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.

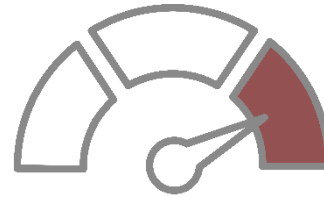
Projects are prioritized by urgency and address the most pressing needs effectively:

- **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

RADIO SHOP/DISPATCH OFFICE

\$40,000.00

PRIORITY 1
0 - 2 years



DEFERRED ADA - 12/2/2024

0278-ADA-1: ADA ACCESSIBLE ENTRANCE RAMP

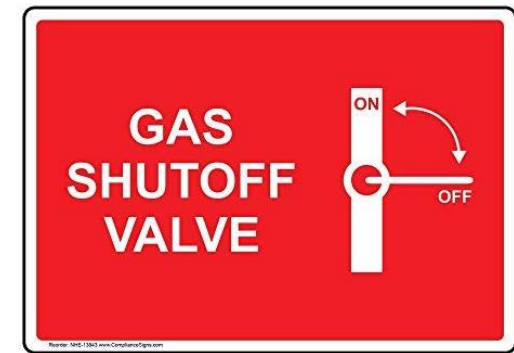
The exterior concrete entry stairs that access the Radio Dispatch room are structurally failing. The stair treads are severely cracked and at risk of tread failure. This project recommends the complete removal and replacement of the entire stair, landing ADA access ramp and guard rail system. Installation of the new stairs and ramps shall be compliant with 2024 IBC code, ICC/ANSI A117.1 - 2009 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.

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NDOW REGIONAL OFFICE/ANNEX

\$10,000.00

PRIORITY 1
0 - 2 years



DEFERRED SAFETY ISSUES - 11/26/2024

0277-SFT-5: INSTALL SEISMIC GAS SHUT-OFF VALVE

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.

RADIO SHOP/DISPATCH OFFICE

\$ 2,500.00

PRIORITY 1
0 - 2 years



DEFERRED SAFETY ISSUES - 12/9/2024

0278-SFT-1: EXTERIOR LANDING INSTALLATION

There is an exterior door from the Radio Shop which swings out over a step and does not have a proper landing. This does not comply with 2024 IBC Section 1012 which describes the requirements for landings including that the landing must be less than 1/2" below the threshold. This project addresses installing a landing designed to current code.



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

NDOW REGIONAL OFFICE/ANNEX



\$275,000.00

PRIORITY 2
2 - 4 years

NEW BUILDING EXTERIOR - 11/26/2024

0277-EXT-8: 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 2005 with a 15 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 3 - 4 years to be consistent with the roofing program.

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DEPARTMENT OF WILDLIFE REGIONAL SITE

\$120,000.00

PRIORITY 2
2 - 4 years



IN PROGRESS SITE ISSUES - 4/23/2024

9924-SIT-3: PATCH, CRACK FILL AND SLURRY SEAL ASPHALT PAVEMENT

The existing asphalt pavement is in poor to fair condition. There are areas that are in need of removal and replacement, crack filling and sealing. This project would provide for the removal and replacement of damaged asphalt pavement on the east side of the site and crack filling and a slurry seal of the west and south paved parking area. Striping including ADA accessible signage, parking, loading and boat inspection spaces and wheel stops are included in this estimate. Also included are concrete filled bollards to be installed

around the HVAC unit by the Dispatch Office. Sealing of the asphalt paving also should be scheduled on a cyclical basis of every 3 to 5 years to maintain the integrity of the paving. A figure of 60 cents a square foot for sealing could be used for cyclical pavement sealing which is not included in this estimate.

NDOW REGIONAL OFFICE/ANNEX

\$48,000.00

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 11/26/2024 0277-INT-6: CEILING TILE REPLACEMENT

Many of the ceiling tiles in the building are damaged due to physical damage or roof leaks. This project recommends the replacement of all ceiling tiles in each room that has damaged tiles. 6000 square feet of ceiling area was used for this estimate.

DEPARTMENT OF WILDLIFE REGIONAL SITE

\$45,000.00

PRIORITY 2
2 - 4 years



DEFERRED SITE ISSUES - 12/11/2024

9924-SIT-4: PERIMETER FENCE & VEHICLE GATE REPAIRS

The chain link perimeter fence has several areas that are in need of repair. The vehicle gate is not operating properly. This project would provide for a new electric vehicle gate to be installed along with repair or replacement of damaged sections of fencing. A three wire barbed fence is also recommended to be installed along the top of the chain link fence to prevent vandalism from occurring inside of the facility.

NDOW REGIONAL OFFICE/ANNEX

\$30,000.00

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 12/11/2024

0277-EXT-9: ROOF SOFFIT & GUTTER REPAIR

A visual inspection of the original building exterior shows failing wood fascia and soffit. This is causing the fascia mounted rain gutters to fail. Roof leaks may be the cause of these failures but those areas are inaccessible from inspection. This project recommends the replacement of all failed fascia, soffit material and installation of new rain gutters and downspouts. Any structural repairs that support the fascia and soffit is excluded from this estimate.

NDOW REGIONAL OFFICE/ANNEX

\$25,000.00

PRIORITY 2
2 - 4 years



NEW HVAC - 11/26/2024

0277-HVA-3: HVAC REFURBISHMENT

The HVAC systems in the building do not appear to be balanced or controls functioning properly. Temperature fluctuations between offices and conference rooms vary dramatically. In addition, supply air diffusers appear to be stained and dirty indicating dirty ductwork and possibly failed air filters. This project recommends a complete review and service of each packaged and forced air unit to determine the needed repairs. Included in this estimate is cleaning the ductwork and supply diffusers.

NDOW REGIONAL OFFICE/ANNEX

\$20,000.00

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 11/26/2024 0277-EXT-5: ACCESSIBLE RAMP REPAIRS

The retaining wall supporting the accessible ramp at the front entry is failing. The retaining wall also supports the guard rail. Further deterioration of the retaining walls puts the stability of the handrail at risk and needs replacement. This project recommends the removal of the existing guard rail, demolition and replacement of the failed portions of the retaining wall and re-installation of a new guard rail compliant with current accessibility standards.

NDOW REGIONAL OFFICE/ANNEX

\$20,000.00

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 11/26/2024 0277-EXT-6: CONCRETE STAIR REPLACEMENT

The exterior concrete stairs that access the mechanical room on the east are structurally failing. The stair treads are severely cracked and at risk of complete failure. Urgency to replace the stairs is less as it is not a designated exit from the building. This project recommends the complete removal and replacement of the entire stair, landing and guard rail system. Installation of the new stairs shall be compliant with 2024 IBC code.

RADIO SHOP/DISPATCH OFFICE



\$20,000.00

PRIORITY 2
2 - 4 years



NEW ELECTRICAL - 12/10/2024 0278-ELE-1: ELECTRICAL UPGRADE

The electrical panel in the shop is recognized as a potential hazard. Federal Pacific Stab-Lok panels were part of a recall and should be replaced. This project would provide funding for the removal and replacement of the Stab-Lok electrical panel.

DEPARTMENT OF WILDLIFE REGIONAL SITE

\$15,000.00

PRIORITY 2
2 - 4 years



IN PROGRESS SITE ISSUES - 12/11/2024

9924-SIT-5: SHRUB AND TREE REMOVAL

There are several shrubs and trees that are in need of removal to prevent damage to the structures on site. This project would provide for the trimming and / or removal of the trees along the main office building, the storage building along the east side of the site and removal of the trees and shrubs along the fence line.

NDOW REGIONAL OFFICE/ANNEX

\$15,000.00

PRIORITY 2
2 - 4 years



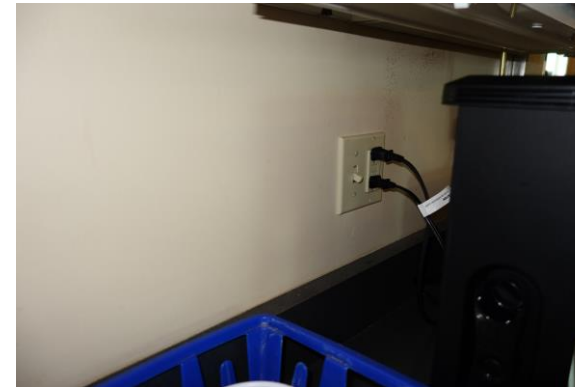
NEW BUILDING EXTERIOR - 11/26/2024 0277-EXT-7: ROOF REPAIRS

Multiple roof leaks are indicated by stained ceiling tiles in multiple locations. Moisture intrusion elevates the risk of mold growth and negatively affect indoor air quality. This project recommends a complete inspection of the roof to repair all sources of leaks.

RADIO SHOP/DISPATCH OFFICE

\$ 3,456.00

PRIORITY 2
2 - 4 years



DEFERRED BUILDING INTERIOR - 12/10/2024 0278-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to three years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. The square footage cost is reduced for this building because some of the walls are unfinished and other walls are covered with wallpaper.

RADIO SHOP/DISPATCH OFFICE

\$ 3,000.00

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 12/10/2024

0278-INT-2: CEILING TILE REPLACEMENT

Many of the ceiling tiles in the building are damaged due to physical damage or past roof leaks. This project recommends the replacement of all ceiling tiles in each room that has damaged tiles. 300 square feet of ceiling area was used for this estimate.

NDOW REGIONAL OFFICE/ANNEX



\$ 2,500.00

PRIORITY 2
2 - 4 years

DEFERRED BUILDING INTERIOR - 11/26/2024

0277-INT-5: JANITORS CLOSET REPAIRS

The mop sink in the Janitor Closet in the front annex 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

NDOW REGIONAL OFFICE/ANNEX

\$73,600.00

PRIORITY 3
4 - 10 years



DEFERRED BUILDING EXTERIOR - 11/26/2024 0277-EXT-2: 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. Included in the cost is painting the masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted, sealed and caulked in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

NDOW REGIONAL OFFICE/ANNEX

\$73,600.00

PRIORITY 3
4 - 10 years



DEFERRED BUILDING INTERIOR - 11/26/2024 0277-INT-1: INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

DEPARTMENT OF WILDLIFE REGIONAL SITE

\$68,500.00

PRIORITY 3
4 - 10 years



NEW SITE ISSUES - 12/11/2024

9924-SIT-6: EXTERIOR SITE LIGHTING UPGRADE

The building mounted exterior site lighting is insufficient for the size of the parking and storage areas. Insufficient site lighting is a security and safety concern increasing the risk of theft and slip injuries. This project would provide for the installation of 3 LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This project includes trenching, conduit and 3 light poles.

STORAGE #3

\$ 4,800.00

PRIORITY 3
4 - 10 years



DEFERRED BUILDING EXTERIOR - 12/10/2024 0659-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. Included in the cost is the sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

RADIO SHOP/DISPATCH OFFICE

\$ 3,456.00

PRIORITY 3
4 - 10 years



DEFERRED BUILDING EXTERIOR - 12/9/2024 0278-EXT-1: EXTERIOR FINISHES

The exterior finishes were in fair 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. Included in the cost is the sealing and caulking of the windows, 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.

STORAGE #1 - COMMUNICATIONS

\$ 1,200.00

PRIORITY 3
4 - 10 years



DEFERRED BUILDING EXTERIOR - 12/10/2024 0634-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. Included in the cost is the sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

STORAGE #2



\$ 1,200.00

PRIORITY 3
4 - 10 years



DEFERRED BUILDING EXTERIOR - 12/10/2024 0703-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. Included in the cost is the sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 8 - 10 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	6/16/2025	Initial.