



DEPT OF WILDLIFE

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

NORTHEAST REGION

-

9933 - ELY WILDLIFE OLD FIELD OFFICE SITE
1463 NORTH MCGILL HWY
ELY, NV 89301-6616
WHITE PINE COUNTY

SURVEY DATE: 06/08/2026



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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.

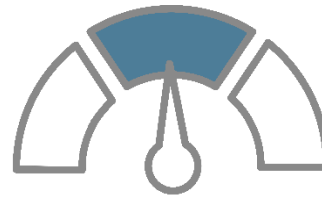
Projects are prioritized by urgency and address the most pressing needs effectively:

- **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 evaluation



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

OLD WILDLIFE ADMINISTRATIVE OFFICE



\$15,000

PRIORITY 2
2 - 4 years



NEW - 9/10/2026

0635-Z20-100: INSPECT Z2040 COMMISSIONING - MOTHBALLING

Site operations were relocated to the new Wildlife Field Office in approximately 2011, and the existing site and buildings are now used primarily for limited long-term storage. The property should be mothballed pending future use, with the scope of work limited to essential measures necessary to secure and preserve the asset. Work should include securing all doors, windows, openings, and access points; repairing and

maintaining the building envelope to prevent water and weather intrusion.

WILDLIFE STORAGE/GARAGE



\$ 2,000

PRIORITY 2
2 - 4 years



NEW - 9/10/2026

0636-Z20-100: INSPECT Z2040 COMMISSIONING - MOTHBALLING

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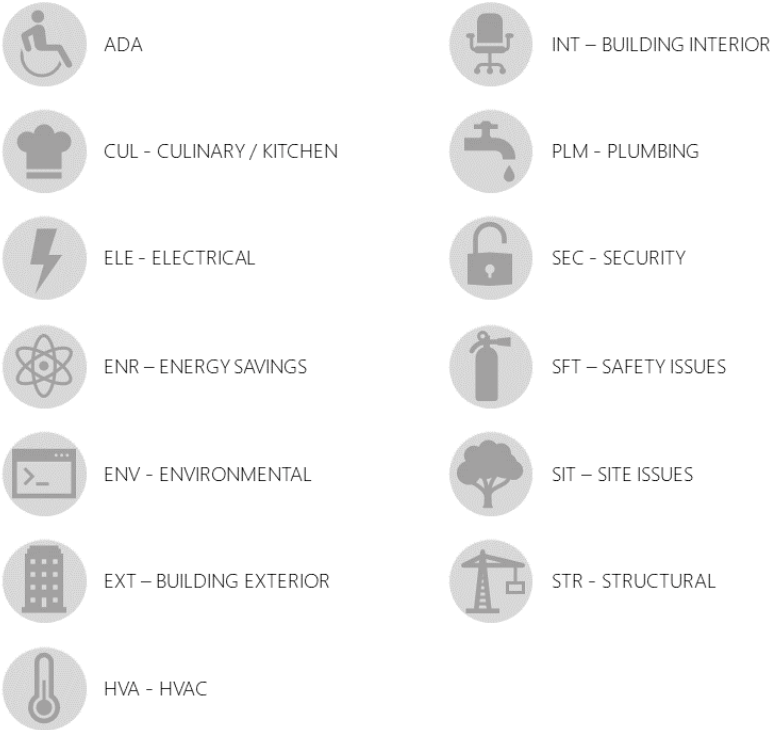
APPENDIX A – BUILDING MANAGEMENT CATEGORIES

BUILDING SYSTEMS

FIGURE 3 is a list of the current project building management categories. The Project ID contains the following:

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>

FIGURE 3. Example: **9999ADA1** and **9999HVA2**



APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	9/30/2026	Initial.