



DEPARTMENT OF HUMAN SERVICES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

NORTHWEST REGION
NORTHERN STATE AND COUNTY GOVERNMENT CAMPUS
9981 - SIERRA REGIONAL CENTER SITE
605 S 21ST ST
SPARKS, NV 89431-8100
WASHOE COUNTY

SURVEY DATE: 04/16/2025



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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.

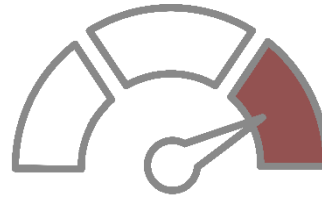
Projects are prioritized by urgency and address the most pressing needs effectively:

- **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 included.



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

SRC ICF/MR DUAL DIAGNOSIS, BUILDING #325

\$38,848.00

PRIORITY 1
0 - 2 years



NEW BUILDING EXTERIOR - 4/16/2025

1955-EXT-2: ROOF REPLACEMENT - FULL

The building has a concrete S-tile roof that has experienced repeated issues over several years, including broken and displaced tiles, deterioration of the underlayment, and localized flashing/penetration leaks. Prior repairs have not resolved the underlying moisture intrusion. Replacement of the roof system is recommended.

SRC ICF/MR DUAL DIAGNOSIS, BUILDING #335

\$38,848.00

PRIORITY 1
0 - 2 years



NEW BUILDING EXTERIOR - 4/16/2025

0516-EXT-2: ROOF REPLACEMENT - FULL

The building has a concrete S-tile roof that has experienced repeated issues over several years, including broken and displaced tiles, deterioration of the underlayment, and localized flashing/penetration leaks. Prior repairs have not resolved the underlying moisture intrusion. Replacement of the roof system is recommended.

SRC ICF/MR DUAL DIAGNOSIS BLDG #345

\$38,848.00

PRIORITY 1
0 - 2 years



NEW BUILDING EXTERIOR - 4/16/2025

0320-EXT-2: ROOF REPLACEMENT - FULL

The building has a concrete S-tile roof that has experienced repeated issues over several years, including broken and displaced tiles, deterioration of the underlayment, and localized flashing/penetration leaks. Prior repairs have not resolved the underlying moisture intrusion. Replacement of the roof system is recommended.

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	10/1/2025	Initial.