

State of Nevada
Department of Conservation & Natural Resources
Division Of State Parks
Facility Condition Analysis

BELMONT COURTHOUSE STATE HISTORIC PARK

Belmont, Nevada

Building Number: 0999
FACILITY CONDITION ANALYSIS



Report Printed in October 2005

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Department of Conservation & Natural Resources
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Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board develops this report using cost estimates based on contractor pricing which includes materials, labor, and location factors and profit and overhead. The costs of project design, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs completed by SPWB project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Board to assess the needs of the Building and/or Site and to help support future requests for capital improvement projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9819

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0999	BELMONT COURTHOUSE Belmont	6288	1876	9/1/2005	\$3,000	\$0	\$125,760	\$128,760	\$1,886,400	7%
9819	BELMONT COURTHOUSE SITE Belmont		0	3/21/2008	\$0	\$0	\$0			0%
Report Totals.....:		6,288			\$3,000	\$0	\$125,760	\$128,760	\$1,886,400	7%

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Building Name	Index #	
BELMONT COURTHOUSE SITE	9819	No Current Projects
BELMONT COURTHOUSE	0999	

BELMONT COURTHOUSE

SPWB Facility Condition Analysis - 0999

Survey Date: 9/1/2005

BELMONT COURTHOUSE

BUILDING REPORT

The Belmont Courthouse State Historic Park is located about 45 miles northeast of Tonopah, Nevada and is Nevada's smallest state park.

Built in 1876, the Belmont Courthouse was the seat of Nye County until 1905. The building contained county offices, courtroom and judge's chambers including the jail along with 6 chimneys for heating stoves and was the center of official and social events. The Belmont Courthouse had a lifespan of about 10 years until the mining bonanza ended and the county seat was moved to Tonopah. Nye County deeded the courthouse to the Nevada Division of State Parks in 1974 and is on the Nevada State Register of Historical Places.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$3,000

Currently Critical

Immediate to Two Years

Project Index #: 0999ADA1

Construction Cost \$3,000

ADA ASSESSMENT

The Belmont Courthouse is undergoing a structural rehabilitation project at the time of the survey; we are recommending an ADA survey be performed to assess specialized needs or adaptations to the building. This project includes a room by room survey, identifying any non-compliant building systems or components by reference, recommendations for remediation, and cost for implementation of recommendations. Project costs include the survey, follow-up communications with the agencies, preparation of the report, and reproducing and distributing the final documents. Future projects will be based on this report.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$125,760

Long-Term Needs

Four to Ten Years

Project Index #: 0999LGT1

Construction Cost \$125,760

LONG-TERM NEEDS

Projects in this category address possible long term needs of the building. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, repointing of stonework, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

BUILDING INFORMATION:

Gross Area (square feet): 6,288
Year Constructed: 1876
Exterior Finish 1: 100 % Stone and Masonry
Exterior Finish 2: %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type:
IBC Construction Type: V-N
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$3,000	Project Construction Cost per Square Foot:	\$20.48
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,886,000
Priority Class 3:	\$125,760	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$128,760	FCNI:	7%

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

At the time of the survey there was an Agency funded project, No. 04-A020 for structural stabilization approved.

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Board	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Belmont Courthouse - Building #0999
Description: East view of the courthouse.



Belmont Courthouse- Building #0999
Description: Entrance road to the courthouse.



Belmont Courthouse - Building #0999
Description: Front steps to the courthouse.



Belmont Courthouse #0999
Description: Rear view of the courthouse.