

State of Nevada
Department of Administration
Buildings and Grounds
Stewart Irrigation Diversion Building
Facility Condition Analysis

STEWART IRRIGATION DIVERSION BUILDING

Clear Creek Road, Carson City, NV

Building Number: 2451

FACILITY CONDITION ANALYSIS



Report Printed in March 2005

State of Nevada
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Stewart Irrigation Diversion Building
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. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable project costs completed by SPWB project managers.

This report does not address routine maintenance needs. If there are buildings without projects listed, this indicates that only routine maintenance needs were found.

This report is not a guarantee of funding. This report is meant to be a planning level document for the agency and State Public Works Board to assess the needs of the building and to help support future requests for capital improvement projects and maintenance.

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: 9820

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
2451	STEWART IRRIGATION DIVERSION BLDG Clear Creek Road Carson City	200	1890	3/11/2005	\$6,000	\$12,000	\$0	\$18,000	\$50,000	36%
9820	STEWART IRRIGATION DIVERSION BLDG SITE Clear Creek Road Carson City		0	3/21/2008	\$0	\$0	\$0			0%
Report Totals.....:		200			\$6,000	\$12,000	\$0	\$18,000	\$50,000	36%

Table of Contents

Building Name	Index #	
STEWART IRRIGATION DIVERSION BLDG SITE	9820	No Current Projects
STEWART IRRIGATION DIVERSION BLDG	2451	

**STEWART IRRIGATION DIVERSION BLDG
BUILDING REPORT**

The Stewart Irrigation Diversion Building is an unreinforced native stone structure with a dirt floor built in the late 1800's. It has a 4" thick precast concrete roof which probably replaced the original wood framed roof. The building does not serve any purpose at this time. Adjacent to and south of the building is an operational concrete weir structure with two channels designed to divert surface water from Clear Creek for the Stewart Complex down stream. This building and wier structures are located in the Clear Creek Canyon with steep canyon walls on both sides. The only access to the site is a steep, rough dirt trail. It is recommended that this building be boarded up and left in a state of "arrested decay" at this time.

PRIORITY CLASS 1 PROJECTS

Total Cost for Priority 1 Projects: \$6,000

Currently Critical Immediate to Two Years

Site Fencing

Project cost: \$6,000

The Building / Weir site is located in Clear Creek Canyon. The site currently is wide open to the public and is a safety hazard. This project would provide for a 6 foot tall industrial chain link fence with a locked gate to prevent the public from entering the site and building. Signage is included.

PRIORITY CLASS 2 PROJECTS

Total Cost for Priority 2 Projects: \$12,000

Necessary - Not Yet Two to Four Years

Concrete Wier Rehabilitation

Project cost: \$12,000

The existing concrete weir structure is in need of cleaning and rehabilitation. This project would provide for resurfacing the concrete wier channels with a water resistant epoxy coating, replacing about 20 lineal feet of water intake piping, new filters and cleaning.

State of Nevada / Administration
STEWART IRRIGATION DIVERSION BLDG
SPWB Facility Condition Analysis - 2451

BUILDING INFORMATION:

Gross Area (square feet): 200
Year Constructed: 1800
Exterior Finish 1: 100 Stone
Exterior Finish 2: 0
Number of Levels (Floors): 1 Basement? No
UBC Occupancy Type 1: 0
UBC Occupancy Type 2: 0
Construction Type:
UBC Construction Type:

PROJECT TOTALS SUMMARY:

Priority Class 1:	\$6,000	Project Cost per Square Foot:	\$90.00
Priority Class 2:	\$12,000	Total Facility Replacement Cost:	\$50,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$18,000		

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).

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
Facilities Condition Analysis

515 E. Musser Street #102
Carson City, Nevada 89701

(775) 684-4141 voice
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Stewart Irrigation Diversion Building - Building #2451

Description: The exterior of the building.



Stewart Irrigation Diversion Building - Building #2451

Description: The interior of the building.



Stewart Irrigation Diversion Building - Building #2451
Description: Concrete diversion channels.



Stewart Irrigation Diversion Building - Building #2451
Description: Clear Creek intake.



Stewart Irrigation Diversion Building - Building #2451

Description: Concrete roof structure.



Stewart Irrigation Diversion Building - Building #2451

Description: Roof as seen from Clear Creek Road.