

State of Nevada  
Department of Conservation & Natural Resources  
Division of State Parks

# FORT CHURCHILL STATE PARK

10000 Highway 95A  
Silver Springs, Nevada 89429

**Site Number: 9921**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report distributed in October 2021

State of Nevada  
Department of Conservation & Natural Resources  
Division of State Parks

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, 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 of projects completed by SPWD 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 considers probable facility needs for a 10 year planning cycle.

**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 Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, 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.**

**Establishing a Facility Condition Needs Index (FCNI) for each building**

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

**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: 9921

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
0486	COMFORT STATION #1 - GROUP CAMP	147	1963	10/9/2018	\$0	\$561,825	\$0	\$561,825	\$15,000	3746%
	10000 Hwy 95A Fort Churchill									
0501	ADA ACCESSIBLE COMFORT STATION #1	140	1979	10/9/2018	\$0	\$369,000	\$0	\$369,000	\$15,000	2460%
	10000 Hwy 95A Fort Churchill									
0502	ADA ACCESSIBLE COMFORT STATION #2	140	1979	10/9/2018	\$0	\$369,000	\$0	\$369,000	\$15,000	2460%
	10000 Hwy 95A Fort Churchill									
0500	COMFORT STATION #4 - PICNIC	147	1963	10/9/2018	\$0	\$369,000	\$0	\$369,000	\$15,000	2460%
	10000 Hwy 95A Fort Churchill									
0492	COMFORT STATION #3 - CAMPGROUND	147	1963	10/9/2018	\$0	\$369,000	\$0	\$369,000	\$15,000	2460%
	10000 Hwy 95A Fort Churchill									
0491	COMFORT STATION #2 - CAMPGROUND	147	1963	10/9/2018	\$0	\$369,000	\$0	\$369,000	\$15,000	2460%
	10000 Hwy 95A Fort Churchill									
2405	PUMP HOUSE #1 - RANGER RESIDENCE	400	1997	10/9/2018	\$9,400	\$0	\$6,000	\$15,400	\$40,000	39%
	10000 Hwy 95A Fort Churchill									
0490	GROUP RAMADA	1430	1976	10/9/2018	\$28,600	\$0	\$14,300	\$42,900	\$143,000	30%
	10000 Hwy 95A Fort Churchill									
0963	CANNON SHELTER	400	1992	10/9/2018	\$0	\$14,000	\$4,000	\$18,000	\$60,000	30%
	10000 Hwy 95A Fort Churchill									
2386	BLACKSMITH SHOP	195	1935	10/9/2018	\$0	\$3,900	\$0	\$3,900	\$14,625	27%
	10000 Hwy 95A Fort Churchill									
0488	MUSEUM/VISITOR CENTER	1300	1935	10/9/2018	\$17,350	\$55,250	\$39,000	\$111,600	\$455,000	25%
	10000 Hwy 95A Fort Churchill									
1318	SHOP/PUBLIC RESTROOM BUILDING	759		10/9/2018	\$25,600	\$20,998	\$0	\$46,598	\$227,700	20%
	10000 Hwy 95A Fort Churchill									
0539	RESIDENCE #5 - GHIGLIA RANCH	1026	1950	10/9/2018	\$2,200	\$24,500	\$24,230	\$50,930	\$328,300	16%
	10000 Hwy 95A Fort Churchill									
1165	PARK SHOP/OFFICE	1200	1992	10/9/2018	\$3,500	\$37,900	\$12,000	\$53,400	\$360,000	15%
	10000 Hwy 95A Fort Churchill									
0487	ADOBE BRICK STORAGE SHELTER	516	1981	10/9/2018	\$0	\$5,200	\$0	\$5,200	\$38,700	13%
	10000 Hwy 95A Fort Churchill									

Site number: 9921		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
0964	RESIDENCE #2 - DEPAOLI RANCH 10000 Hwy 95A Fort Churchill	2166	1983	10/9/2018	\$7,500	\$23,900	\$36,490	\$67,890	\$541,500	13%
2406	PUMP HOUSE #2 - RESIDENCE #1 10000 Hwy 95A Fort Churchill	64	1980	10/9/2018	\$0	\$640	\$0	\$640	\$6,400	10%
1413	RESIDENCE #3 - DEPAOLI RANCH 10000 Hwy 95A Fort Churchill	2128	1983	10/9/2018	\$4,500	\$15,000	\$31,920	\$51,420	\$532,000	10%
0965	RESIDENCE #1 - DEPAOLI RANCH 10000 Hwy 95A Fort Churchill	1600	1983	10/9/2018	\$7,500	\$20,000	\$8,000	\$35,500	\$400,000	9%
0541	BUCKLAND STATION HISTORIC BUILDING 10000 Hwy 95A Fort Churchill	4056	1870	10/9/2018	\$5,200	\$87,400	\$60,880	\$153,480	\$1,825,200	8%
2385	BUCKLAND STATION KIOSK 10000 Hwy 95A Fort Churchill	16	2001	10/9/2018	\$0	\$0	\$500	\$500	\$7,500	7%
2988	CXT FIRE PROTECTION PUMP HOUSE-BUCKLAND 10000 Hwy 95A Fort Churchill	220	2006	10/9/2018	\$0	\$0	\$2,200	\$2,200	\$44,000	5%
2403	CXT RESTROOM #2 - GROUP CAMP 10000 Hwy 95A Fort Churchill	196	2000	10/9/2018	\$0	\$0	\$830	\$830	\$22,000	4%
2402	CXT RESTROOM #1 - BUCKLAND 10000 Hwy 95A Fort Churchill	196	2007	10/9/2018	\$0	\$0	\$830	\$830	\$22,000	4%
1474	RESIDENCE #4 - DEPAOLI RANCH 10000 Hwy 95A Fort Churchill	1380	1945	10/9/2018	\$12,000	\$0	\$0	\$12,000	\$345,000	3%
3670	OFFICER'S QUARTERS #6 10000 Hwy 95A Fort Churchill		1861	10/9/2018	\$0	\$0	\$0			0%
3669	OFFICER'S QUARTERS #5 10000 Hwy 95A Fort Churchill		1861	10/9/2018	\$0	\$0	\$0			0%
3668	OFFICER'S QUARTERS #4 10000 Hwy 95A Fort Churchill		1861	10/9/2018	\$0	\$0	\$0			0%
3667	OFFICER'S QUARTERS #3 10000 Hwy 95A Fort Churchill		1861	10/9/2018	\$0	\$0	\$0			0%
3671	LAUNDRESSES QUARTERS 10000 Hwy 95A Fort Churchill		1861	10/9/2018	\$0	\$0	\$0			0%
3908	COMFORT STATION #5 10000 Hwy 95A Fort Churchill	80	2016	10/9/2018	\$0	\$0	\$0			0%

Site number: 9921		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
3665	OFFICER'S QUARTERS		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A	Fort Churchill								
3656	BARRACKS		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A	Fort Churchill								
3664	BARRACKS #6		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A	Fort Churchill								
3663	MESS HALL #3		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A	Fort Churchill								
3655	GUARD HOUSE		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A	Fort Churchill								
3666	OFFICER'S QUARTERS #2		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A	Fort Churchill								
3661	BARRACKS #4		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A	Fort Churchill								
3653	HOSPITAL		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A	Fort Churchill								
3654	MAGAZINE		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A	Fort Churchill								
3657	MESS HALL		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A	Fort Churchill								
3660	MESS HALL #2		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A	Fort Churchill								
3659	BARRACKS #3		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A	Fort Churchill								
3658	BARRACKS #2		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A	Fort Churchill								
9921	FORT CHURCHILL STATE PARK SITE		1860	10/9/2018	\$152,200	\$430,000	\$95,300	\$677,500		0%
	10000 Hwy 95A	Fort Churchill								
3650	HEADQUARTERS		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A	Fort Churchill								
3651	QUARTERMASTER STORE		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A	Fort Churchill								

Site number: 9921		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
3652	COMMISSARY		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A									
	Fort Churchill									
3662	BARRACKS #5		1861	10/9/2018	\$0	\$0	\$0			0%
	10000 Hwy 95A									
	Fort Churchill									
2387	ADOBE RESTROOM #2	108	1935	10/9/2018	\$0	\$0	\$0		\$1,080	
	10000 Hwy 95A									
	Fort Churchill									
2388	ADOBE RESTROOM #1	108	1935	10/9/2018	\$0	\$0	\$0		\$1,080	
	10000 Hwy 95A									
	Fort Churchill									
3675	ADOBE RESTROOM #3	108	1935	10/9/2018	\$0	\$0	\$0		\$1,080	
	10000 Hwy 95A									
	Fort Churchill									
Report Totals.....:		20,520			\$275,550	\$3,145,513	\$336,480	\$3,757,543	\$5,506,165	68%

### Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
<i>State of Nevada</i>	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
<i>Miscellaneous</i>	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

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<b>ADOBE RESTROOM #3</b>	<b>3675</b>	No Current Projects
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<b>OFFICER'S QUARTERS #6</b>	<b>3670</b>	No Current Projects
<b>OFFICER'S QUARTERS #5</b>	<b>3669</b>	No Current Projects
<b>OFFICER'S QUARTERS #4</b>	<b>3668</b>	No Current Projects
<b>OFFICER'S QUARTERS #3</b>	<b>3667</b>	No Current Projects
<b>OFFICER'S QUARTERS #2</b>	<b>3666</b>	No Current Projects
<b>OFFICER'S QUARTERS</b>	<b>3665</b>	No Current Projects
<b>BARRACKS #6</b>	<b>3664</b>	No Current Projects
<b>MESS HALL #3</b>	<b>3663</b>	No Current Projects
<b>BARRACKS #5</b>	<b>3662</b>	No Current Projects
<b>BARRACKS #4</b>	<b>3661</b>	No Current Projects
<b>MESS HALL #2</b>	<b>3660</b>	No Current Projects
<b>BARRACKS #3</b>	<b>3659</b>	No Current Projects
<b>BARRACKS #2</b>	<b>3658</b>	No Current Projects
<b>MESS HALL</b>	<b>3657</b>	No Current Projects
<b>BARRACKS</b>	<b>3656</b>	No Current Projects
<b>GUARD HOUSE</b>	<b>3655</b>	No Current Projects
<b>MAGAZINE</b>	<b>3654</b>	No Current Projects
<b>HOSPITAL</b>	<b>3653</b>	No Current Projects
<b>COMMISSARY</b>	<b>3652</b>	No Current Projects
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**FORT CHURCHILL STATE PARK SITE**

SPWD Facility Condition Analysis - 9921

Survey Date: 10/9/2018

**FORT CHURCHILL STATE PARK SITE****BUILDING REPORT**

Fort Churchill was once a U.S. Army fort built in 1860 to provide protection for early settlers. It was abandoned nine years later, and today the ruins are preserved in a state of arrested decay. A visitor center displays information and artifacts of the fort's history. The Pony Express and the Overland Telegraph once passed through this area. Facilities at Fort Churchill State Historic Park include trails, a campground, picnic area, group-use area and access to the Carson River. Nearby is Buckland Station, a Pony Express stop, supply center, and former hotel built in 1870. Buckland Station is located on the Carson River at Weeks Bridge, one-half mile south of the Fort Churchill entrance road. There are also numerous ranch structures which are currently kept in a state of arrested decay. The Nevada State Park System acquired 3,200 acres along the Carson River in 1994. The properties, known as the Carson River Ranches, connect Fort Churchill State Historic Park with Lahontan State Recreation Area. This river corridor, with its diverse plant and wildlife communities, is a popular area for hikers, birdwatchers, canoeists, hunters and equestrians. Fort Churchill is located along the Carson River, eight miles south of Silver Springs on US 95A. The park is situated 40 miles east of Carson City, and 36 miles west of Fallon.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$152,200****Currently Critical****Immediate to Two Years****FIRE HOSE REPLACEMENT****Project Index #: 9921SFT1****Construction Cost \$1,500**

There are several fire hose sheds around the site. Three of the hoses are cracked and leaking and are due for replacement. This project would provide for the replacement of three 200 foot by 1.5 inch diameter fire hoses.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**RUINS ADA ACCESS PROGRAM ACCESSIBILITY****Project Index #: 9921ADA2****Construction Cost \$20,000**

The Fort Churchill ruins are open to the public for viewing and historic education. There is no designated ADA access to this area. This project would provide for an ADA accessible location inside of the public area of the Museum/ Visitor Center for an audio/ visual (A/V) presentation of the ruins which may not be ADA accessible. This project includes funds for an audio/ visual consultant to outline and document a typical walking tour of the ruins and purchase and installation of all required A/V equipment including signage, TDD equipment and minor remodeling of the public area of the building as required to accommodate this program. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**SEPTIC SYSTEM REPLACEMENT****Project Index #: 9921SIT5****Construction Cost \$130,700**

The septic system serving the RV Dump Station serving the campground is failing. This project recommends replacing the septic tank and moving the leach field. The estimate includes abandoning and filling the old septic tank and the installation of a new tank and leach field. This estimate is for an engineered system which will conform to all required environmental rules and regulations including NDEP.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$430,000****Necessary - Not Yet Critical****Two to Four Years****MUSEUM VIEWING AREA REPLACEMENT****Project Index #: 9921SIT4****Construction Cost \$45,000**

The ruins viewing area west of the Museum has reached the end of its useful life. The CMU perimeter pony walls are spalling and cracking and need to be removed. This project would provide funding for the removal of the low walls, regrading and compacting, installation of a new concrete patio and guard rails as required. The cost estimate also includes demolition and disposal of the existing materials.

**PEST CONTROL CONTRACT****Project Index #: 9921ENV3****Construction Cost \$5,000**

Many of the buildings throughout the site are in need of pest control. Mice, rats, pigeons and other pests are damaging the buildings and leaving droppings. Due to the potential risk of disease, this project provides for treatment, clean up and prevention of these pests by a licensed pest control company. It is recommended that this project be scheduled on a cyclical basis to maintain control of the pests.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**RESEAL ASPHALT PARKING AND ROADS****Project Index #: 9921SIT1****Construction Cost \$300,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 400,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**RUINS PATHWAY RESTORATION****Project Index #: 9921SIT3****Construction Cost \$80,000**

The pathway leading from the Museum / Visitor's Center around the Fort Churchill ruins is rough and washed out in areas. This project would fund re-grading the pathway and laying down 3 inches of compacted materials suitable for walking paths.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$95,300****Long-Term Needs****Four to Ten Years****SITE DOMESTIC WATER LINE REPLACEMENT****Project Index #: 9921SIT6****Construction Cost \$95,300**

The 1-1/2" underground water main feeding the main park area, camping areas and residences is reaching the end of its useful life and should be considered for replacement in the next 10 years. There are no record drawings of the system which makes isolating sections for repairs difficult. System leaks are occurring with more frequency. This project would provide for the replacement of the domestic water supply system including trenching, backfill, grading and required backflow prevention to each occupied building on site.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$152,200
Priority Class 2:	\$430,000
Priority Class 3:	\$95,300
Grand Total:	\$677,500

**CXT FIRE PROTECTION PUMP HOUSE-BUCKLAND**

SPWD Facility Condition Analysis - 2988

Survey Date: 10/9/2018

**CXT FIRE PROTECTION PUMP HOUSE-BUCKLAND****BUILDING REPORT**

The Fire Protection Pump House is a precast concrete structure which contains fire protection water storage and pressure tanks for the historic Buckland Station structure.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$2,200****Long-Term Needs****Four to Ten Years****Project Index #: 2988EXT1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$2,200**

The condition of the 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 interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 220	<b>IBC Occupancy Type 1:</b> 100 % U
<b>Year Constructed:</b> 2006	<b>IBC Occupancy Type 2:</b> 0 %
<b>Exterior Finish 1:</b> 100 % Precast Concrete	<b>Construction Type:</b> Precast Concrete
<b>Exterior Finish 2:</b> 0 %	<b>IBC Construction Type:</b> III-B
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Supressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$10.00
<b>Priority Class 2:</b> \$0	<b>Total Facility Replacement Construction Cost:</b> \$44,000
<b>Priority Class 3:</b> \$2,200	<b>Facility Replacement Cost per Square Foot:</b> \$200
<b>Grand Total:</b> \$2,200	<b>FCNI:</b> 5%

**PUMP HOUSE #2 - RESIDENCE #1**

SPWD Facility Condition Analysis - 2406

Survey Date: 10/9/2018

**PUMP HOUSE #2 - RESIDENCE #1****BUILDING REPORT**

The Pump House is a concrete masonry unit structure partially below grade which contains a water pressure tank and treatment system for Residence #1. It has a sheet metal roof.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$640****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2406EXT1****Construction Cost \$640**

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 are cleaning and sealing the masonry, staining the wood members and caulking of the penetrations. It is recommended that the building be sealed, stained and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:****Gross Area (square feet): 64****IBC Occupancy Type 1: 100 % U****Year Constructed: 1980****IBC Occupancy Type 2: 0 %****Exterior Finish 1: 100 % Concrete Masonry U****Construction Type: Concrete Masonry & Wood****Exterior Finish 2: 0 %****IBC Construction Type: V-B****Number of Levels (Floors): 1 Basement? No****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:****Priority Class 1: \$0****Project Construction Cost per Square Foot: \$10.00****Priority Class 2: \$640****Total Facility Replacement Construction Cost: \$6,000****Priority Class 3: \$0****Facility Replacement Cost per Square Foot: \$100****Grand Total: \$640****FCNI: 11%**

**PUMP HOUSE #1 - RANGER RESIDENCE**

SPWD Facility Condition Analysis - 2405

Survey Date: 10/9/2018

**PUMP HOUSE #1 - RANGER RESIDENCE****BUILDING REPORT**

The Pump House is a two level wood and concrete masonry unit framed structure with a composition roof and a concrete foundation. There is a water pressure storage tank and a water treatment system located below grade. The room above is used for storage. This is the main well which serves two residences and the campground and day use areas.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$9,400****Currently Critical****Immediate to Two Years****Project Index #: 2405SFT1****EXTERIOR STAIR HANDRAIL INSTALLATION****Construction Cost \$9,400**

The existing wood exterior stairs at the entry and the concrete stairs going to the basement are lacking handrails as required in the 2006 IBC Chapter 10, Section 1012. This project would provide for a tubular steel framed handrail to be installed at both stairs.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$6,000****Long-Term Needs****Four to Ten Years****Project Index #: 2405EXT3****EXTERIOR FINISHES****Construction Cost \$4,000**

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 sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 2405INT1****INTERIOR FINISHES****Construction Cost \$2,000**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 4 to 6 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:****Gross Area (square feet): 400****IBC Occupancy Type 1: 50 % U****Year Constructed: 1997****IBC Occupancy Type 2: 50 % S-2****Exterior Finish 1: 100 % Painted Wood Siding****Construction Type: Concrete Masonry & Wood****Exterior Finish 2: 0 %****IBC Construction Type: V-B****Number of Levels (Floors): 1****Basement? Yes****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:****Priority Class 1: \$9,400****Project Construction Cost per Square Foot: \$38.50****Priority Class 2: \$0****Total Facility Replacement Construction Cost: \$40,000****Priority Class 3: \$6,000****Facility Replacement Cost per Square Foot: \$100****Grand Total: \$15,400****FCNI: 39%**

**CXT RESTROOM #2 - GROUP CAMP**

SPWD Facility Condition Analysis - 2403

Survey Date: 10/9/2018

## **CXT RESTROOM #2 - GROUP CAMP BUILDING REPORT**

The CXT Restroom is a precast ADA compliant Men's and Women's restroom which is located in the group campground area.

**PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: **\$830****Long-Term Needs****Four to Ten Years****EXTERIOR/ INTERIOR FINISHES**Project Index #: **2403EXT1**Construction Cost **\$830**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet):	196	IBC Occupancy Type 1:	100 % B
Year Constructed:	2000	IBC Occupancy Type 2:	0 %
Exterior Finish 1:	100 % Precast Concrete	Construction Type:	Precast Concrete
Exterior Finish 2:	0 %	IBC Construction Type:	III-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$4.23
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$22,000
Priority Class 3:	\$830	Facility Replacement Cost per Square Foot:	\$112
Grand Total:	\$830	FCNI:	4%

**CXT RESTROOM #1 - BUCKLAND**

SPWD Facility Condition Analysis - 2402

Survey Date: 10/9/2018

**CXT RESTROOM #1 - BUCKLAND****BUILDING REPORT**

The CXT Restroom is a precast ADA compliant Men's and Women's restroom which is located behind the Buckland Station. The new building is in excellent condition.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$830****Long-Term Needs****Four to Ten Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 2402EXT1****Construction Cost \$830**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 196	<b>IBC Occupancy Type 1:</b> 100 % B
<b>Year Constructed:</b> 2007	<b>IBC Occupancy Type 2:</b> 0 %
<b>Exterior Finish 1:</b> 100 % Precast Concrete	<b>Construction Type:</b> Precast Concrete
<b>Exterior Finish 2:</b> 0 %	<b>IBC Construction Type:</b> III-B
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Supressed:</b> 0 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$4.23</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$22,000</b>
<b>Priority Class 3:</b>	<b>\$830</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$112</b>
<b>Grand Total:</b>	<b>\$830</b>	<b>FCNI:</b>	<b>4%</b>

**BLACKSMITH SHOP**

SPWD Facility Condition Analysis - 2386

Survey Date: 10/9/2018

**BLACKSMITH SHOP****BUILDING REPORT**

The Blacksmith Shop is an old wood framed structure with a wood shingle roofing system installed in 2017 with a 30 year warranty. It is located near the adobe brick storage structure. The building has numerous items relating to blacksmithing operations and is in poor condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$3,900****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2386EXT3****HISTORIC BUILDING MAINTENANCE****Construction Cost \$3,900**

The wood structure is approaching 100 years old and there are numerous areas where the wood is splitting, warping and deteriorating. This is also an exhibit for the park and requires maintenance time to display the artifacts and maintain the signage. This project would provide for sealing the wood, caulking the flashing, fixtures and windows, replacing wood shake roof shingles as needed, replacing wood siding as needed and maintaining the exhibit in a state of arrested decay. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate. It is recommended that the work be done in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 195	<b>IBC Occupancy Type 1:</b> 100 % S-2
<b>Year Constructed:</b> 1935	<b>IBC Occupancy Type 2:</b> 0 %
<b>Exterior Finish 1:</b> 100 % Wood Siding	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> 0 %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Suppressed:</b> 0 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$20.00</b>
<b>Priority Class 2:</b>	<b>\$3,900</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$15,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$75</b>
<b>Grand Total:</b>	<b>\$3,900</b>	<b>FCNI:</b>	<b>26%</b>

**BUCKLAND STATION KIOSK**

SPWD Facility Condition Analysis - 2385

Survey Date: 10/9/2018

**BUCKLAND STATION KIOSK****BUILDING REPORT**

The Buckland Station Kiosk is a wood framed signage structure located on the north side of Buckland Station. It has a wood shingle roof.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$500****Long-Term Needs****Four to Ten Years****Project Index #: 2385EXT1****EXTERIOR FINISHES****Construction Cost \$500**

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the structure. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet): 16	IBC Occupancy Type 1: 100 % U
Year Constructed: 2001	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$31.25
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$8,000
Priority Class 3:	\$500	Facility Replacement Cost per Square Foot:	\$469
Grand Total:	\$500	FCNI:	6%

**RESIDENCE #4 - DEPAOLI RANCH**

SPWD Facility Condition Analysis - 1474

Survey Date: 10/9/2018

**RESIDENCE #4 - DEPAOLI RANCH****BUILDING REPORT**

The Robert Depaoli Ranch was constructed in 1935 and is located about 200 yards Northwest of the Buckland Station on the West side of Highway 95A. The unoccupied residence is a single story structure on an unreinforced CMU foundation with a composition roof. All utilities have been or never were connected. The building is currently used for storage and is in poor condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$12,000****Currently Critical****Immediate to Two Years****Project Index #: 1474EXT1****DISCONTINUE BUILDING USE****Construction Cost \$12,000**

The residence contains numerous code and safety issues including, but not limited to an upper level exterior door without a deck or stairway, rodent infestation, broken or missing doors and windows, possible asbestos contamination and broken or missing electrical fixtures. This project recommends that the residence be secured by boarding up exterior openings and weather proof the exterior to prevent further damage. The electrical service should be disconnected and the public/personnel should not be allowed to enter or use this building.

This project or a portion thereof was previously recommended in the FCA report dated 03/07/2005 and 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 1,380	<b>IBC Occupancy Type 1:</b> 100 % R-3
<b>Year Constructed:</b> 1945	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Transite Siding	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Suppressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$12,000	<b>Project Construction Cost per Square Foot:</b> \$8.70
<b>Priority Class 2:</b> \$0	<b>Total Facility Replacement Construction Cost:</b> \$345,000
<b>Priority Class 3:</b> \$0	<b>Facility Replacement Cost per Square Foot:</b> \$250
<b>Grand Total:</b> \$12,000	<b>FCNI:</b> 3%

**RESIDENCE #3 - DEPAOLI RANCH**

SPWD Facility Condition Analysis - 1413

Survey Date: 10/9/2018

**RESIDENCE #3 - DEPAOLI RANCH****BUILDING REPORT**

Residence #3 is a wood framed structure with an asphalt composition shingle roof on a concrete foundation. The roof was installed in 2011 with a 30 year warranty. It contains an attached garage, bedrooms, bathrooms, a living area, kitchen and dining rooms. The heating system consists of a propane fired FAU and a wall mounted evaporative cooler. The residence is in good condition and is located adjacent to Residence #2.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$4,500****Currently Critical****Immediate to Two Years****EXTERIOR LANDING INSTALLATION****Project Index #: 1413SFT2****Construction Cost \$3,000**

Section R311.4.3 of the 2006 IBC describes the requirements for landings at exterior doors. The landing shall not be more than 7 3/4 inches below the top of the threshold and shall have a minimum dimension of 36 inches measured in the direction of travel. The rear exterior door does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**SMOKE AND CARBON MONOXIDE DETECTOR INSTALLATION****Project Index #: 1413SFT1****Construction Cost \$1,500**

Section 907.2.9 of the 2018 IBC and 2018 IFC explain the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. IFC 2018 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarm. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.

This project or a portion thereof was previously recommended in the FCA report dated 08/08/2003 and 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$15,000****Necessary - Not Yet Critical****Two to Four Years****WINDOW REPLACEMENT****Project Index #: 1413EXT4****Construction Cost \$15,000**

The windows are original, dual pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 10 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/08/2003 and 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$31,920****Long-Term Needs****Four to Ten Years****Project Index #: 1413EXT2****EXTERIOR FINISHES****Construction Cost \$21,280**

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 sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 1413INT1****INTERIOR FINISHES****Construction Cost \$10,640**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 4 to 5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 2,128	<b>IBC Occupancy Type 1:</b> 100 % R-3
<b>Year Constructed:</b> 1983	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted Wood Siding	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Suppressed:</b> 0 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$4,500	<b>Project Construction Cost per Square Foot:</b> \$24.16
<b>Priority Class 2:</b> \$15,000	<b>Total Facility Replacement Construction Cost:</b> \$532,000
<b>Priority Class 3:</b> \$31,920	<b>Facility Replacement Cost per Square Foot:</b> \$250
<b>Grand Total:</b> \$51,420	<b>FCNI:</b> 10%

**SHOP/PUBLIC RESTROOM BUILDING**

SPWD Facility Condition Analysis - 1318

Survey Date: 10/9/2018

## **SHOP/PUBLIC RESTROOM BUILDING BUILDING REPORT**

The Shop/Public Restroom building is a wood framed structure with a wood shingle roofing system on a concrete foundation. The building has a new wood shake roofing system installed in 2021. The shop area is now used mostly for storage. The restroom portion contains the designated public restrooms which are not fully ADA compliant and are in need of an upgrade.

This building is currently undergoing extensive renovation under CIP 21-M45 that will affect recommended projects.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$25,600****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 1318ADA1****Construction Cost \$25,000**

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of two unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

**ADA SIGNAGE****Project Index #: 1318ADA2****Construction Cost \$600**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$20,998****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 1318EXT3****Construction Cost \$3,900**

The existing exterior wood door appears to be original to the building. It is damaged from age and general wear and tear and is not wide enough to accommodate the needs of the staff. This project would provide for widening the doorway to 36" and replacing the wood door with a new metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**EXTERIOR FINISHES****Project Index #: 1318EXT1****Construction Cost \$7,600**

The exterior painted surfaces were in poor 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 power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 1318INT1**  
**Construction Cost \$7,600**

#### **INTERIOR FINISHES**

The interior finishes were in poor condition. It is recommended that the interior walls be painted at least once in the next 2 - 4 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 1318ENR1**  
**Construction Cost \$1,898**

#### **LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

#### **BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 759	<b>IBC Occupancy Type 1:</b> 20 % B
<b>Year Constructed:</b>	<b>IBC Occupancy Type 2:</b> 80 % S-1
<b>Exterior Finish 1:</b> 100 % Painted Stucco	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-N
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Supressed:</b> 0 %

#### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$25,600	<b>Project Construction Cost per Square Foot:</b> \$61.39
<b>Priority Class 2:</b> \$20,998	<b>Total Facility Replacement Construction Cost:</b> \$228,000
<b>Priority Class 3:</b> \$0	<b>Facility Replacement Cost per Square Foot:</b> \$300
<b>Grand Total:</b> \$46,598	<b>FCNI:</b> 20%

**PARK SHOP/OFFICE**

SPWD Facility Condition Analysis - 1165

Survey Date: 10/9/2018

**PARK SHOP/OFFICE****BUILDING REPORT**

The Park Office/Shop is a wood framed structure with a wood shingle roofing system on a concrete foundation. The building has a new wood shake roofing system installed in 2021. It contains offices for park personnel, restroom, storage and a shop. The facility has a fire sprinkler system, a propane fired HVAC system and a small non-ADA compliant restroom.

This building is currently undergoing extensive renovation under CIP 21-M45 that will affect recommended projects.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$3,500****Currently Critical****Immediate to Two Years****NONABSORBANT FINISHES****Project Index #: 1165INT3****Construction Cost \$3,500**

2018 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet and bathing rooms that extend upward onto the walls at least 6 inches, within 2 feet of the sides of urinals and water closets to a height of 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. This project recommends the installation of Fiberglass Reinforced Panel (FRP) or an equal material to comply with this code section.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$37,900****Necessary - Not Yet Critical****Two to Four Years****AIR CONDITIONER REPLACEMENT****Project Index #: 1165HVA1****Construction Cost \$7,000**

Two air conditioners are installed in this building that have reached the end of their useful and expected life. This project would provide for two new air conditioners to be installed including all required connections to utilities. The estimate includes removal and disposal of the old equipment.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

**FLOORING REPLACEMENT****Project Index #: 1165INT2****Construction Cost \$12,700**

The carpet and VCT (vinyl composite tile) flooring in the office areas are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the carpet and VCT and installation of new carpet and 12x12 VCT with a 6" base.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**INTERIOR FINISHES****Project Index #: 1165INT1****Construction Cost \$6,000**

The interior finishes were in poor condition. It is recommended that the interior walls be painted at least once in the next 2 to 3 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

## **LIGHTING UPGRADE**

**Project Index #: 1165ENR1**

**Construction Cost \$3,000**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

## **OVERHEAD DOOR REPLACEMENT**

**Project Index #: 1165EXT3**

**Construction Cost \$9,200**

There are three 8'x8' overhead coiling doors on the building, one of which is damaged and does not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling door and replacement with a new manually operated overhead coiling door. Removal and disposal of the existing door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$12,000**

**Long-Term Needs**

**Four to Ten Years**

## **EXTERIOR FINISHES**

**Project Index #: 1165EXT1**

**Construction Cost \$12,000**

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 power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

## **BUILDING INFORMATION:**

<b>Gross Area (square feet): 1,200</b>	<b>IBC Occupancy Type 1: 50 % B</b>
<b>Year Constructed: 1992</b>	<b>IBC Occupancy Type 2: 50 % S-2</b>
<b>Exterior Finish 1: 100 % Painted Stucco</b>	<b>Construction Type: Wood Framing</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Suppressed: 100 %</b>
<b>Basement? No</b>	

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$3,500</b>	<b>Project Construction Cost per Square Foot: \$44.50</b>
<b>Priority Class 2: \$37,900</b>	<b>Total Facility Replacement Construction Cost: \$360,000</b>
<b>Priority Class 3: \$12,000</b>	<b>Facility Replacement Cost per Square Foot: \$300</b>
<b>Grand Total: \$53,400</b>	<b>FCNI: 15%</b>

**RESIDENCE #1 - DEPAOLI RANCH**

SPWD Facility Condition Analysis - 0965

Survey Date: 10/9/2018

**RESIDENCE #1 - DEPAOLI RANCH  
BUILDING REPORT**

Residence #1 is a wood framed structure with a composition shingle roof on a concrete foundation. It contains an attached garage, bedrooms, bathrooms, a living area, kitchen and dining rooms. The heating system consists of a propane fired FAU and a gable end mounted evaporative cooler.

The residence is located near Residence #4 west of the highway from Buckland Station.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$7,500****Currently Critical****Immediate to Two Years****EXTERIOR LANDING INSTALLATION****Project Index #: 0965SFT2****Construction Cost \$6,000**

Section R311.4.3 of the 2018 IRC describes the requirements for landings at exterior doors. The landing shall not be more than 7 3/4 inches below the top of the threshold and shall have a minimum dimension of 36 inches measured in the direction of travel. There are two doors that do not comply with this code and pose a safety hazard. This project would provide for the installation of compliant landings for each door.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**SMOKE AND CARBON MONOXIDE DETECTOR INSTALLATION****Project Index #: 0965SFT1****Construction Cost \$1,500**

Section 907.2.9 of the 2018 IBC and 2018 IFC explain the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. IFC 2018 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarm. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.

This project or a portion thereof was previously recommended in the FCA report dated 08/08/2003 and 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$20,000****Necessary - Not Yet Critical****Two to Four Years****EVAPORATIVE COOLER REPLACEMENT****Project Index #: 0965HVA1****Construction Cost \$4,000**

An evaporative cooler is installed on the side of this building and is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**Project Index #: 0965EXT2**  
**Construction Cost \$16,000**

#### **EXTERIOR FINISHES**

The exterior finishes were in poor 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 sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

#### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$8,000**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0965INT1**  
**Construction Cost \$8,000**

#### **INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 4 to 5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

#### **BUILDING INFORMATION:**

<b>Gross Area (square feet): 1,600</b>	<b>IBC Occupancy Type 1: 100 % R-3</b>
<b>Year Constructed: 1983</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Painted Wood Siding</b>	<b>Construction Type: Wood Framing</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 0 %</b>
<b>Basement? No</b>	

#### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$7,500</b>	<b>Project Construction Cost per Square Foot: \$22.19</b>
<b>Priority Class 2: \$20,000</b>	<b>Total Facility Replacement Construction Cost: \$400,000</b>
<b>Priority Class 3: \$8,000</b>	<b>Facility Replacement Cost per Square Foot: \$250</b>
<b>Grand Total: \$35,500</b>	<b>FCNI: 9%</b>

**RESIDENCE #2 - DEPAOLI RANCH**

SPWD Facility Condition Analysis - 0964

Survey Date: 10/9/2018

## **RESIDENCE #2 - DEPAOLI RANCH**

### **BUILDING REPORT**

Residence #2 is a wood framed structure with a wood shingle roof on a concrete foundation. It contains an attached garage, bedrooms, bathrooms, a living area, kitchen and dining rooms. The heating system consists of a propane fired FAU and a roof mounted evaporative cooler.

The roofing is scheduled to be replaced under CIP 21-SO1-3.

**PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: **\$7,500****Currently Critical****Immediate to Two Years****EXTERIOR LANDING INSTALLATION****Project Index #: 0964SFT2****Construction Cost \$6,000**

Section R311.4.3 of the 2018 IRC describes the requirements for landings at exterior doors. The landing shall not be more than 7 3/4 inches below the top of the threshold and shall have a minimum dimension of 36 inches measured in the direction of travel. There are two doors that do not comply with this code and pose a safety hazard. This project would provide for the installation of compliant landings for each door.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**SMOKE AND CARBON MONOXIDE DETECTOR INSTALLATION****Project Index #: 0964SFT1****Construction Cost \$1,500**

Section 907.2.9 of the 2018 IBC and 2018 IFC explain the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. IFC 2018 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarm. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.

This project or a portion thereof was previously recommended in the FCA report dated 08/08/2003 and 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: **\$23,900****Necessary - Not Yet Critical****Two to Four Years****OVEN REPLACEMENT****Project Index #: 0964CUL1****Construction Cost \$2,000**

There is a propane fired oven in the kitchen that is not operating. It has reached the end of its useful and expected life and should be scheduled for replacement. This project would provide for a new oven/ cook top to be installed including all required connections to utilities. The estimate includes removal and disposal of the old oven.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**RESTROOM REMODEL**

**Project Index #: 0964INT2**  
**Construction Cost \$18,900**

The restroom in the residence is original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilet, shower and exhaust fan are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom. The removal and disposal of the existing fixtures and finishes is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**SLIDING GLASS DOOR REPLACEMENT**

**Project Index #: 0964EXT4**  
**Construction Cost \$3,000**

The sliding glass door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the sliding glass door assembly with a new door, frame and hardware. Removal and disposal of the existing door is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$36,490**

**Long-Term Needs****Four to Ten Years****CHIMNEY REPLACEMENT**

**Project Index #: 0964EXT6**  
**Construction Cost \$4,000**

The metal chimney flue is original to the building and should be scheduled for replacement. The flue does not properly vent the wood burning fireplace. This project would provide for the replacement of the flue and related chimney accessories. Removal and disposal of the existing materials is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**EXTERIOR FINISHES**

**Project Index #: 0964EXT1**  
**Construction Cost \$21,660**

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 sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

**Project Index #: 0964INT1**  
**Construction Cost \$10,830**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 4 to 5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 2,166	<b>IBC Occupancy Type 1:</b> 100 % R-3
<b>Year Constructed:</b> 1983	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted Wood Siding	<b>Construction Type:</b> Wood framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Suppressed:</b> 0 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$7,500	<b>Project Construction Cost per Square Foot:</b> \$31.34
<b>Priority Class 2:</b> \$23,900	<b>Total Facility Replacement Construction Cost:</b> \$542,000
<b>Priority Class 3:</b> \$36,490	<b>Facility Replacement Cost per Square Foot:</b> \$250
<b>Grand Total:</b> \$67,890	<b>FCNI:</b> 13%

**CANNON SHELTER**

SPWD Facility Condition Analysis - 0963

Survey Date: 10/9/2018

## CANNON SHELTER BUILDING REPORT

The Cannon Shelter is a wood post and beam structure with a wood shingle roof on a concrete slab-on-grade foundation. The wood shake roofing system is approximately 20 - 30 years old with no roofing warranty. The south wall is a plastered wall and the remainder of the shelter is enclosed by a security fence. It is on an ADA accessible route and located just east of the visitor center.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$14,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0963EXT2****Construction Cost \$14,000****ROOF REPLACEMENT**

The Cannon Shelter was built in 1992 matching the architecture of the Museum. The current wood shake roofing system appears to be original to the building and is in need of replacement. Due to its historic nature, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional requirements. This project will fund the replacement of the wood shingle roofing systems. This estimate includes removal and disposal of the old roof. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$4,000****Long-Term Needs****Four to Ten Years****Project Index #: 0963EXT1****Construction Cost \$4,000****EXTERIOR / INTERIOR 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 and interior of the building. Included in the cost is power washing, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 400</b>	<b>IBC Occupancy Type 1: 100 % U</b>
<b>Year Constructed: 1992</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 30 % Painted Stucco</b>	<b>Construction Type: Wood &amp; Plaster</b>
<b>Exterior Finish 2: 70 % Post &amp; Beam Open</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1 Basement? No</b>	<b>Percent Fire Suppressed: 0 %</b>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$0</b>	<b>Project Construction Cost per Square Foot: \$45.00</b>
<b>Priority Class 2: \$14,000</b>	<b>Total Facility Replacement Construction Cost: \$60,000</b>
<b>Priority Class 3: \$4,000</b>	<b>Facility Replacement Cost per Square Foot: \$150</b>
<b>Grand Total: \$18,000</b>	<b>FCNI: 30%</b>

**BUCKLAND STATION HISTORIC BUILDING**

SPWD Facility Condition Analysis - 0541

Survey Date: 10/9/2018

## **BUCKLAND STATION HISTORIC BUILDING BUILDING REPORT**

Samuel S. Buckland settled the valley in 1859 and began ranching. His early establishment served as an important way station for pioneer travelers on the Overland Route. It was one of the earliest ranches in the area, supplying emigrants, ranchers, travelers and the soldiers at Fort Churchill. The Overland Stage Company kept horses at the station and the Pony Express stopped here for change of mounts.

As Fort Churchill was dismantled, Mr. Buckland salvaged materials from the fort buildings to build the two-story house seen today. The Buckland family lived in the house, and rented rooms to travelers.

Buckland Station was acquired by State Parks in 1994 as part of the Ghiglia Ranch. The Division of State Parks plans many improvements for the building and grounds and interpretive displays have been installed in the lower level. A fire alarm and sprinkler system have also been installed as well as an HVAC and security systems. The wood shake roofing system is planned to be replaced in 2022 under CIP 21-S01-10.

Buckland Station is located on the Carson River at Weeks Bridge, one-half mile south of the Fort Churchill entrance road.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$5,200****Currently Critical****Immediate to Two Years****SEISMIC GAS SHUT-OFF VALVE INSTALLATION****Project Index #: 0541SFT1****Construction Cost \$5,200**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$87,400****Necessary - Not Yet Critical****Two to Four Years****INSULATE BUILDING****Project Index #: 0541ENR1****Construction Cost \$37,400**

The building is not insulated and is not energy efficient. Due to this, the heater continuously runs and the water pipes are at risk of damage caused by freezing temperatures. This project will install R-19 insulation in the walls and R38 insulation in the ceiling with to help moderate temperature fluctuations.

**ROOF REPLACEMENT****Project Index #: 0541EXT3****Construction Cost \$50,000**

Buckland Station was built in 1870 and the current wood shake roofing system is weathered, has reached the end of its useful life and is in need of replacement. Due to its historic nature, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional requirements. This project will fund the replacement of the wood shingle roofing systems. This estimate includes removal and disposal of the old roof.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$60,880****Long-Term Needs****Four to Ten Years****Project Index #: 0541EXT2****EXTERIOR FINISHES****Construction Cost \$40,600**

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 sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0541INT1****INTERIOR FINISHES****Construction Cost \$20,280**

The interior finishes are in good condition for the portion of the building that has been restored. It is recommended that the interior painted surfaces be painted at least once in the next 6 to 10 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b>	<b>4,056</b>	<b>IBC Occupancy Type 1:</b>	<b>100 % B</b>
<b>Year Constructed:</b>	<b>1870</b>	<b>IBC Occupancy Type 2:</b>	<b>%</b>
<b>Exterior Finish 1:</b>	<b>90 % Painted Wood Siding</b>	<b>Construction Type:</b>	<b>Wood Framing</b>
<b>Exterior Finish 2:</b>	<b>10 % Brick Masonry</b>	<b>IBC Construction Type:</b>	<b>V-B</b>
<b>Number of Levels (Floors):</b>	<b>2</b>	<b>Basement?</b>	<b>No</b>
		<b>Percent Fire Supressed:</b>	<b>100 %</b>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$5,200</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$37.84</b>
<b>Priority Class 2:</b>	<b>\$87,400</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$1,825,000</b>
<b>Priority Class 3:</b>	<b>\$60,880</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$450</b>
<b>Grand Total:</b>	<b>\$153,480</b>	<b>FCNI:</b>	<b>8%</b>

**RESIDENCE #5 - GHIGLIA RANCH**

SPWD Facility Condition Analysis - 0539

Survey Date: 10/9/2018

**RESIDENCE #5 - GHIGLIA RANCH****BUILDING REPORT**

The residence is a wood framed structure with an asphalt composition roof on a concrete foundation. The roof was replaced in 2010 with a 20 year warranty. It is part of the old Ghiglia Ranch and is located east of the Buckland Station building. It contains bedrooms, bathrooms, a living area and a kitchen dining room. Heat is provided by a propane fired FAU and cooling is provided by an evaporative cooler mounted on the roof.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$2,200****Currently Critical****Immediate to Two Years****EXHAUST VENT REPAIR****Project Index #: 0539HVA1****Construction Cost \$700**

The exhaust fan for the restroom currently vents into the attic space. The vent should continue through the roof and exhaust to the outside. This project would provide for the purchase and installation of a new exhaust vent roof jack and additional piping to connect the existing vent to the roof jack.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2019. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**SMOKE AND CARBON MONOXIDE DETECTOR INSTALLATION****Project Index #: 0539SFT1****Construction Cost \$1,500**

Section 907.2.9 of the 2018 IBC and 2018 IFC explain the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. IFC 2018 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarm. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.

This project or a portion thereof was previously recommended in the FCA report dated 08/08/2003 and 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$24,500****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0539EXT3****Construction Cost \$20,500**

The exterior finishes were in poor 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. The wood siding is failing and will no longer hold additional coats of paint. The stone chimney is also failing and will collapse if not replaced soon. Included in the cost is replacing and painting the wood siding, replacing the stone chimney and sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be repaired, caulked and sealed in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**REPLACE KITCHEN COUNTERTOPS**

**Project Index #: 0539INT3**  
**Construction Cost \$4,000**

The countertops in the kitchen are showing signs of wear and tear particularly at the Formica edges and corners. The countertops are delaminating and failing. This project recommends the replacement of the existing damaged countertops with heavy duty, quality finishes. This project would provide funding for the removal and replacement of the countertops. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2019. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$24,230**

**Long-Term Needs****Four to Ten Years****EVAPORATIVE COOLER REPLACEMENT**

**Project Index #: 0539HVA2**  
**Construction Cost \$4,000**

An evaporative cooler is installed on the roof of this building. It is reaching the end of it's useful and expected life and should be scheduled for replacement. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2019. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**INTERIOR FINISHES**

**Project Index #: 0539INT2**  
**Construction Cost \$5,130**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 5 to 6 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**ROOF REPLACEMENT**

**Project Index #: 0539EXT4**  
**Construction Cost \$15,100**

The asphalt composition shingle roof on this building was in fair condition at the time of the survey. It is recommended that this building be re-roofed in the next 8 - 10 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2019. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 1,026</b>	<b>IBC Occupancy Type 1: 100 % R-3</b>
<b>Year Constructed: 1950</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Painted Wood Siding</b>	<b>Construction Type: Wood Framing</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 0 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$2,200</b>	<b>Project Construction Cost per Square Foot: \$49.64</b>
<b>Priority Class 2: \$24,500</b>	<b>Total Facility Replacement Construction Cost: \$328,000</b>
<b>Priority Class 3: \$24,230</b>	<b>Facility Replacement Cost per Square Foot: \$320</b>
<b>Grand Total: \$50,930</b>	<b>FCNI: 16%</b>

**ADA ACCESSIBLE COMFORT STATION #2**

SPWD Facility Condition Analysis - 0502

Survey Date: 10/9/2018

**ADA ACCESSIBLE COMFORT STATION #2****BUILDING REPORT**

The Comfort Station is a wood framed structure with an old composition roof on a concrete foundation which contains a Men's and Women's pit toilet. The building is in fair shape and should be scheduled for replacement with a new pre-manufactured unit.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$369,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0502EXT1****COMFORT STATION REPLACEMENT****Construction Cost \$369,000**

This comfort station was built in 1963. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. An ADA accessible parking space and route of travel to the comfort station is included in this estimate. The new restroom, parking space and route of travel shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 140</b>	<b>IBC Occupancy Type 1: 100 % B</b>
<b>Year Constructed: 1979</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Painted Wood Siding</b>	<b>Construction Type: Wood Framing</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Suppressed: 0 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$2,635.71</b>
<b>Priority Class 2:</b>	<b>\$369,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$15,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$107</b>
<b>Grand Total:</b>	<b>\$369,000</b>	<b>FCNI:</b>	<b>2460%</b>

**ADA ACCESSIBLE COMFORT STATION #1**

SPWD Facility Condition Analysis - 0501

Survey Date: 10/9/2018

**ADA ACCESSIBLE COMFORT STATION #1****BUILDING REPORT**

The Comfort Station is a wood framed structure with an old composition roof on a concrete foundation which contains a Men's and Women's pit toilet. The building is in fair shape and should be scheduled for replacement with a new pre-manufactured unit.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$369,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0501EXT1****Construction Cost \$369,000****COMFORT STATION REPLACEMENT**

This comfort station was built in 1963. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. An ADA accessible parking space and route of travel to the comfort station is included in this estimate. The new restroom, parking space and route of travel shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 140</b>	<b>IBC Occupancy Type 1: 100 % B</b>
<b>Year Constructed: 1979</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Painted Wood Siding</b>	<b>Construction Type: Wood Framing</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Suppressed: 0 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$0</b>	<b>Project Construction Cost per Square Foot: \$2,635.71</b>
<b>Priority Class 2: \$369,000</b>	<b>Total Facility Replacement Construction Cost: \$15,000</b>
<b>Priority Class 3: \$0</b>	<b>Facility Replacement Cost per Square Foot: \$107</b>
<b>Grand Total: \$369,000</b>	<b>FCNI: 2460%</b>

**COMFORT STATION #4 - PICNIC**

SPWD Facility Condition Analysis - 0500

Survey Date: 10/9/2018

## **COMFORT STATION #4 - PICNIC BUILDING REPORT**

The Comfort Station is a wood framed structure with an old composition roof on a concrete foundation which contains a Men's and Women's pit toilet. The building is in fair shape and should be scheduled for replacement with a new pre-manufactured unit.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$369,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0500EXT1****Construction Cost \$369,000****COMFORT STATION REPLACEMENT**

This comfort station was built in 1963. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. An ADA accessible parking space and route of travel to the comfort station is included in this estimate. The new restroom, parking space and route of travel shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 147	<b>IBC Occupancy Type 1:</b> 100 % B
<b>Year Constructed:</b> 1963	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted Wood Siding	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Suppressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$2,510.20
<b>Priority Class 2:</b> \$369,000	<b>Total Facility Replacement Construction Cost:</b> \$15,000
<b>Priority Class 3:</b> \$0	<b>Facility Replacement Cost per Square Foot:</b> \$102
<b>Grand Total:</b> \$369,000	<b>FCNI:</b> 2460%

**COMFORT STATION #3 - CAMPGROUND**

SPWD Facility Condition Analysis - 0492

Survey Date: 10/9/2018

## **COMFORT STATION #3 - CAMPGROUND BUILDING REPORT**

The Comfort Station is a wood framed structure with an old composition roof on a concrete foundation which contains a Men's and Women's pit toilet. The building is in poor shape and should be scheduled for replacement with a new pre-manufactured unit.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$369,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0492EXT1****Construction Cost \$369,000****COMFORT STATION REPLACEMENT**

This comfort station was built in 1963. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. An ADA accessible parking space and route of travel to the comfort station is included in this estimate. The new restroom, parking space and route of travel shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 147	<b>IBC Occupancy Type 1:</b> 100 % B
<b>Year Constructed:</b> 1963	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted Wood Siding	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Suppressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$2,510.20
<b>Priority Class 2:</b> \$369,000	<b>Total Facility Replacement Construction Cost:</b> \$15,000
<b>Priority Class 3:</b> \$0	<b>Facility Replacement Cost per Square Foot:</b> \$102
<b>Grand Total:</b> \$369,000	<b>FCNI:</b> 2460%

**COMFORT STATION #2 - CAMPGROUND**

SPWD Facility Condition Analysis - 0491

Survey Date: 10/9/2018

## **COMFORT STATION #2 - CAMPGROUND BUILDING REPORT**

The Comfort Station is a wood framed structure with an old composition roof on a concrete foundation which contains a Men's and Women's pit toilet. The building is in poor shape and should be scheduled for replacement with a new pre-manufactured unit.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$369,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0491EXT1****Construction Cost \$369,000****COMFORT STATION REPLACEMENT**

This comfort station was built in 1963. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. An ADA accessible parking space and route of travel to the comfort station is included in this estimate. The new restroom, parking space and route of travel shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 147	<b>IBC Occupancy Type 1:</b> 100 % B
<b>Year Constructed:</b> 1963	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted Wood Siding	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Suppressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$2,510.20
<b>Priority Class 2:</b> \$369,000	<b>Total Facility Replacement Construction Cost:</b> \$15,000
<b>Priority Class 3:</b> \$0	<b>Facility Replacement Cost per Square Foot:</b> \$102
<b>Grand Total:</b> \$369,000	<b>FCNI:</b> 2460%

**GROUP RAMADA**

SPWD Facility Condition Analysis - 0490

Survey Date: 10/9/2018

## GROUP RAMADA BUILDING REPORT

The Group Ramada is a wood post and beamed framed structure with an asphalt shingle roof on a concrete slab-on-grade foundation. The roof was replaced in 2016 with a 30 year warranty. There is a sink and barbeques as well as ADA accessible parking and access to the shelter. The facility is located in the group use area which is a reservation fee site. This building is currently undergoing extensive renovation under CIP 21-M45.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$28,600****Currently Critical****Immediate to Two Years****Project Index #: 0490INT1****CONCRETE REPLACEMENT****Construction Cost \$28,600**

The concrete slab floor in the structure is in need of replacement. Settling and heaving has caused cracking and spalling of the concrete. This project would provide for the removal and replacement of the concrete floor. 1430 SF of 4" thick concrete was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$14,300****Long-Term Needs****Four to Ten Years****Project Index #: 0490EXT3****EXTERIOR FINISHES****Construction Cost \$14,300**

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 sanding, priming and painting the wood supports and painting the masonry. It is recommended that the building be painted, sealed and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 1,430	<b>IBC Occupancy Type 1:</b> 100 % U
<b>Year Constructed:</b> 1976	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 50 % Wood Post & Beam	<b>Construction Type:</b> Wood Post & Beam
<b>Exterior Finish 2:</b> 50 % Brick Masonry	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1      Basement? No	<b>Percent Fire Suppressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$28,600</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$30.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$143,000</b>
<b>Priority Class 3:</b>	<b>\$14,300</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$100</b>
<b>Grand Total:</b>	<b>\$42,900</b>	<b>FCNI:</b>	<b>30%</b>

**MUSEUM/VISITOR CENTER**

SPWD Facility Condition Analysis - 0488

Survey Date: 10/9/2018

## **MUSEUM/VISITOR CENTER BUILDING REPORT**

The Museum/Visitor Center is a wood framed structure with a heavy plaster exterior finish which replicates the architectural style of the fort. It has an old wood shingle roof and a concrete foundation. The wood shake roofing system is approximately 20 - 30 years old with no roofing warranty. The building has many kiosks and display areas describing Fort Churchill's history. There is a security alarm system and an ADA accessible ramp in the facility. This building is currently undergoing extensive renovation under CIP 21-M45 that will affect recommended projects.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$17,350****Currently Critical****Immediate to Two Years****ADA SIGNAGE**

**Project Index #: 0488ADA1**  
**Construction Cost \$750**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

**EXTERIOR HANDRAIL REPLACEMENT**

**Project Index #: 0488ADA2**  
**Construction Cost \$6,000**

The handrails on the stairs and ramps around the exterior of the building are older and do not meet code for safety or accessibility. The gripping surfaces are incorrect, they are not continuous from the top to bottom landings and/ or they are installed on only one side of the stair or ramp. This project recommends replacement of the handrails in accordance with NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and Americans with Disabilities Act Accessibility Guidelines (ADAAG). The removal and disposal of the existing handrails is included in the estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

**FIRE ALARM SYSTEM INSTALLATION**

**Project Index #: 0488SFT2**  
**Construction Cost \$9,100**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

**SECURITY SYSTEM ASSESSMENT**

**Project Index #: 0488SEC1**  
**Construction Cost \$1,500**

The security system has been disabled due to too many false alarms. It is recommended that a security system specialist evaluate the system to determine any deficiencies in order to bring the system back on line. Future projects would be based on this report.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$55,250****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0488EXT1****Construction Cost \$13,000**

The exterior finishes were in poor 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 power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**HVAC EQUIPMENT INSTALLATION****Project Index #: 0488HVA1****Construction Cost \$39,000**

The building does not have any HVAC equipment other than wood burning stoves. It is recommended to condition this building to provide comfort for visitors and preserve the displays and artifacts in the building. This project would provide for the installation of a central HVAC system for the building.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

**LIGHTING UPGRADE****Project Index #: 0488ENR1****Construction Cost \$3,250**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$39,000****Long-Term Needs****Four to Ten Years****INTERIOR FINISHES****Project Index #: 0488INT1****Construction Cost \$6,500**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 4 - 5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**ROOF REPLACEMENT****Project Index #: 0488EXT2****Construction Cost \$32,500**

The Museum was built in 1935 and the current wood shake roofing system is weathered, has reached the end of its useful life and is in need of replacement. Due to its historic nature, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional requirements. This project will fund the replacement of the wood shingle roofing systems. This estimate includes removal and disposal of the old roof.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**BUILDING INFORMATION:**

Gross Area (square feet):	1,300	IBC Occupancy Type 1:	100 % B
Year Constructed:	1935	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Stucco	Construction Type:	Wood & Plaster
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$17,350	Project Construction Cost per Square Foot:	\$85.85
Priority Class 2:	\$55,250	Total Facility Replacement Construction Cost:	\$455,000
Priority Class 3:	\$39,000	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$111,600	FCNI:	25%

**ADOBE BRICK STORAGE SHELTER**

SPWD Facility Condition Analysis - 0487

Survey Date: 10/9/2018

## ADOBE BRICK STORAGE SHELTER

### BUILDING REPORT

The storage shelter is a wood post and beam structure which is open on one side. It has an asphalt shingle roof and a dirt floor. The roof was replaced in 2016 with a 30 year warranty. The building is used for the storage of adobe bricks which are used in the restoration of the fort ruins as needed. The building is located near the old Blacksmith Shop.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$5,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0487EXT1****EXTERIOR FINISHES****Construction Cost \$5,200**

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 sanding, priming and painting. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 516	<b>IBC Occupancy Type 1:</b> 100 % U
<b>Year Constructed:</b> 1981	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 75 % Painted Wood Siding	<b>Construction Type:</b> Wood Post & Beam
<b>Exterior Finish 2:</b> 25 % Open	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Supressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.08</b>
<b>Priority Class 2:</b>	<b>\$5,200</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$39,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$75</b>
<b>Grand Total:</b>	<b>\$5,200</b>	<b>FCNI:</b>	<b>13%</b>

**COMFORT STATION #1 - GROUP CAMP**

SPWD Facility Condition Analysis - 0486

Survey Date: 10/9/2018

## **COMFORT STATION #1 - GROUP CAMP BUILDING REPORT**

The Comfort Station is a wood framed structure with an old composition roof on a concrete foundation which contains a Men's and Women's pit toilet. The building is in poor shape and should be scheduled for replacement with a new, pre-manufactured unit.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$561,825****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0486EXT1****Construction Cost \$561,825****COMFORT STATION REPLACEMENT**

This comfort station was built in 1963. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar comfort station in the same location as the existing building. An ADA accessible parking space and route of travel to the comfort station is included in this estimate. The new restroom, parking space and route of travel shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 147	<b>IBC Occupancy Type 1:</b> 100 % B
<b>Year Constructed:</b> 1963	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted Wood Siding	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Suppressed:</b> 0 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$3,821.94
<b>Priority Class 2:</b> \$561,825	<b>Total Facility Replacement Construction Cost:</b> \$15,000
<b>Priority Class 3:</b> \$0	<b>Facility Replacement Cost per Square Foot:</b> \$102
<b>Grand Total:</b> \$561,825	<b>FCNI:</b> 3746%

**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 341.128 by the State Public Works Division and should be utilized as a planning level document.

**REPORT DEVELOPMENT:**

State Public Works Division  
Facilities Condition Analysis

515 E. Musser Street, Suite 102  
Carson City, Nevada 89701-4263

(775) 684-4141 voice  
(775) 684-4142 facsimile



Fort Churchill State Park - Site #9921  
Description: View of Park Entrance Kiosk.



Fort Churchill State Park - Site #9921  
Description: Reseal Asphalt Parking and Roads.



Fort Churchill State Park - Site #9921  
Description: Viewing Area Needing Upgrade to Concrete.



Comfort Station #1 – Group Camp - Building #0486  
Description: Exterior of the Building – Needing Replacement.



Adobe Brick Storage Shelter - Building #0487  
Description: View of the Building.



Museum / Visitor Center - Building #0488  
Description: Exterior of the Building.



Museum / Visitor Center - Building #0488  
Description: Interior of the Building.



Group Ramada - Building #0490  
Description: Exterior of the Structure.



Group Ramada - Building #0490  
Description: Concrete Slab Needing Replacement.



Comfort Station #2 - Campground - Building #0491  
Description: Exterior of the Building – Needing Replacement.



Comfort Station #3 - Campground - Building #0492  
Description: Exterior of the Building – Needing Replacement.



Comfort Station #4 - Picnic - Building #0500  
Description: Exterior of the Building – Needing Replacement.



ADA Accessible Comfort Station #1 - Building #0501  
Description: Exterior of the Building – Needing Replacement.



ADA Accessible Comfort Station #2 - Building #0502  
Description: Exterior of the Building – Needing Replacement.



Residence #5 – Ghiglia Ranch - Building #0539  
Description: Exterior of the Building.



Residence #5 – Ghiglia Ranch - Building #0539  
Description: Evaporative Cooler Replacement.



Buckland Station Historic Building - Building #0541  
Description: Exterior of the Building.



Buckland Station Historic Building - Building #0541  
Description: Building Insulation Needed.



Buckland Station Historic Building - Building #0541  
Description: Seismic Gas Valve Needed.



Cannon Shelter - Building #0963  
Description: Exterior Finishes of the Building.



Residence #2 – Depaoli Ranch - Building #0964  
Description: Exterior of the Building.



Residence #1 – Depaoli Ranch - Building #0965  
Description: Exterior of the Building.



Park Shop / Office - Building #1165  
Description: Exterior of the Building.



Park Shop / Office - Building #1165  
Description: Interior of the Shop & A/C Upgrade Needed.



Shop / Public Restroom Building - Building #1318  
Description: Exterior of the Building.



Shop / Public Restroom Building - Building #1318  
Description: ADA Restroom Upgrade Needed.



Residence #3 – Depaoli Ranch - Building #1413  
Description: Exterior of the Building.



Residence #4 – Depaoli Ranch - Building #1474  
Description: Exterior of the Building.



Buckland Station Kiosk - Building #2385  
Description: Exterior of the Structure.



Blacksmith Shop - Building #2386  
Description: Exterior of the Building.



Adobe Restroom #2 - Building #2387  
Description: Exterior of the Structure.



Adobe Restroom #1 - Building #2388  
Description: Exterior of the Structure.



CXT Restroom #1 - Buckland - Building #2402  
Description: Exterior of the Building.



CXT Restroom #2 – Group Camp - Building #2403  
Description: Exterior of the Building.



Pump House #1 – Ranger Residence - Building #2405  
Description: Exterior of the Building.



Pump House #2 – Residence #1 - Building #2406  
Description: Exterior of the Building.



CXT Fire Protection Pump House - Buckland - Building #2988  
Description: Exterior of the Building.



Fort Churchill Ruins - Buildings #3650 - #3671  
Description: View of the Fort Churchill Site.