State of Nevada
Department of Conservation & Natural Resources
Division of State Parks
Fort Churchill State Park
Facility Condition Analysis

FORT CHURCHILL STATE PARK
1000 Highway 95A
Silver Springs, Nevada 89429

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

Report Printed in August 2009
The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board develops this report using cost estimates based on contractor pricing which includes materials, labor, 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 SPWB project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report 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 Board 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 .60 or 60% 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.
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<th>Building Name</th>
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<th>Yr. Built</th>
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FORT CHURCHILL STATE PARK
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

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<tr>
<td>FIRE HOSE REPLACEMENT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$1,500</td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>9921SFT1</td>
<td></td>
</tr>
<tr>
<td>RUINS ADA ACCESS PROGRAM ACCESSIBILITY</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>9921ADA2</td>
<td></td>
</tr>
</tbody>
</table>

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 2006 IBC, ICC/ANSI A117.1 - 2003, 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.
PEST CONTROL CONTRACT
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.

RESEAL ASPHALT PARKING AND ROADS
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 08/08/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/09/2009.

RESIDENCE SEPTIC TANK SYSTEM MAINTENANCE
There are 4 residences each with a septic tank and associated leach fields. They are in need of pumping to maintain the integrity of the leach lines and fields. This project would provide for the pumping of Residence 1, 2, 3, and 5. Residence 4 is vacant and is not connected to any utilities. It is recommended that this project be scheduled on a cyclical basis based on usage.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$31,500</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$307,500</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$339,000</td>
</tr>
</tbody>
</table>

Total Construction Cost for Priority 2 Projects: $307,500
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. The building is in excellent shape.

**EXTERIOR/ INTERIOR FINISHES**

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):** 220
- **Year Constructed:** 2006
- **Exterior Finish 1:** 100 % Precast Concrete
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100 % U
- **IBC Occupancy Type 2:** 0 %
- **Construction Type:** Precast Concrete
- **IBC Construction Type:** III-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0  
  Project Construction Cost per Square Foot: $10.00
- **Priority Class 2:** $0  
  Total Facility Replacement Construction Cost: $44,000
- **Priority Class 3:** $2,200  
  Facility Replacement Cost per Square Foot: $200
- **Grand Total:** $2,200  
  FCNI: 5%
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 rolled asphalt roofing system and is in fair shape.

PRIORITIZED PROJECTS

Total Construction Cost for Priority 2 Projects: $640

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR FINISHES

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
Year Constructed: 1980
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Concrete Masonry & Wood Framing
IBC Construction Type: V-B
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%
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. The building is in good shape.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>$7,500</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR STAIR HANDRAIL INSTALLATION</strong></td>
<td>Project Index #: 2405SFT1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Construction Cost</td>
<td>$7,500</td>
</tr>
<tr>
<td></td>
<td>Immediate to Two Years</td>
<td></td>
</tr>
</tbody>
</table>

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.

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>$9,000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR DOOR REPLACEMENT</strong></td>
<td>Project Index #: 2405EXT2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Construction Cost</td>
<td>$3,000</td>
</tr>
<tr>
<td></td>
<td>Necessary - Not Yet Critical</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Two to Four Years</td>
<td></td>
</tr>
</tbody>
</table>

The existing exterior wood doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Index #: 2405EXT1</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Construction Cost</td>
<td>$4,000</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Index #: 2405INT1</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Construction Cost</td>
<td>$2,000</td>
</tr>
</tbody>
</table>

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four 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
Year Constructed: 1997
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? Yes
IBC Occupancy Type 1: 50 % U
IBC Occupancy Type 2: 50 % S-2
Construction Type: Concrete Masonry & Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $7,500  Project Construction Cost per Square Foot: $41.25
Priority Class 2: $9,000  Total Facility Replacement Construction Cost: $40,000
Priority Class 3: $0  Facility Replacement Cost per Square Foot: $100
Grand Total: $16,500  FCNI: 41%
The CXT Restroom is a precast ADA compliant Men's and Women's restroom which is located in the group campground area. 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**

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
- **Year Constructed:** 2000
- **Exterior Finish 1:** 100 % Precast Concrete
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100 % B
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Precast Concrete
- **Percent Fire Suppressed:** 0%

**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

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**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $830</th>
</tr>
</thead>
<tbody>
<tr>
<td>Four to Ten Years</td>
<td></td>
</tr>
</tbody>
</table>

**EXTERIOR/ INTERIOR FINISHES**

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
- Year Constructed: 2007
- Exterior Finish 1: 100% Precast Concrete
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: 0%
- Construction Type: Precast Concrete
- IBC Construction Type: III-B
- Percent Fire Suppressed: 0%

**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%

State of Nevada / Conservation & Natural Resources

CXT RESTROOM #1 - BUCKLAND

SPWB Facility Condition Analysis - 2402

Survey Date: 6/9/2009

Site number: 9921
The Blacksmith Shop is an old wood framed structure with a rolled asphalt roofing system. It is located near the adobe brick storage structure. The building has numerous items relating to blacksmithing operations and is in poor condition.

**EXTERIOR FINISHES**

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.

**ROOF REPLACEMENT**

The rolled asphalt roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

**BUILDING INFORMATION:**

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

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$0</td>
<td>$4,875</td>
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<tr>
<td>2</td>
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<tr>
<td>3</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$4,875</td>
<td>$4,875</td>
</tr>
</tbody>
</table>

**FCNI:** 98%
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 and is in good condition.

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>$175</th>
</tr>
</thead>
</table>

### EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

### BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>2001</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Painted Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1 Basement? No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % U</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Wood Framing</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>0 %</td>
</tr>
</tbody>
</table>

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$10.94</th>
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<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$175</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$3,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$200</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$175</td>
<td>FCNI:</td>
<td>6%</td>
</tr>
</tbody>
</table>
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
Currently Critical
Total Construction Cost for Priority 1 Projects: $10,000
Immediate to Two Years

DISCONTINUE BUILDING USE
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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/09/2009.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $10,000 Project Construction Cost per Square Foot: $7.25
Priority Class 2: $0 Total Facility Replacement Construction Cost: $104,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $75
Grand Total: $10,000 FCNI: 10%
RESIDENCE #3 - DEPAOLI RANCH
BUILDING REPORT

Residence #3 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 wall mounted evaporative cooler.

The residence is in good condition and is located adjacent to Residence #2.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>$3,500</th>
</tr>
</thead>
</table>

**EXTERIOR LANDING INSTALLATION**

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.

**Install Smoke Detectors**

The 2006 IBC and 2006 IFC, section 907.2.10.1.2 requires smoke detectors in dwelling units be installed in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the building wiring with a battery backup. This project would provide funding for the purchase and installation of smoke detectors.

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

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>$46,176</th>
</tr>
</thead>
</table>

**INTERIOR FINISHES**

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

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

**ROOF REPLACEMENT**

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

**WINDOW REPLACEMENT**

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.
PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $21,280

Long-Term Needs	Four to Ten Years

Project Index #: 1413EXT2
Construction Cost $21,280

EXTERIOR FINISHES

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.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>Priority Class 2</th>
<th>Priority Class 3</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>$3,500</td>
<td>$46,176</td>
<td>$21,280</td>
<td>$70,956</td>
</tr>
</tbody>
</table>

Project Construction Cost per Square Foot: $33.34
Total Facility Replacement Construction Cost: $319,000
Facility Replacement Cost per Square Foot: $150

FCNI: 22%
The Shop / Public Restroom building is a wood framed structure with a wood shingle roofing system on a concrete foundation. 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. The facility is in fair shape.

**PRIORIT OF 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Total Construction Cost for Priority 1 Projects: $25,600</th>
</tr>
</thead>
</table>

**ADA RESTROOM UPGRADE**

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.

**ADA SIGNAGE**

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.

**PRIORIT OF 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $27,168</th>
</tr>
</thead>
</table>

**EXTERIOR DOOR REPLACEMENT**

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.

**EXTERIOR FINISHES**

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.

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four 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**

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.
ROOF REPLACEMENT

The wood shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

BUILDING INFORMATION:

Gross Area (square feet): 759

Year Constructed:
Exterior Finish 1: 100 % Painted Stucco
Exterior Finish 2: %

Number of Levels (Floors): 1  Basement? No

IBC Occupancy Type 1: 20 % B
IBC Occupancy Type 2: 80 % S-1

Construction Type: Wood Framing
IBC Construction Type: V-N

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $25,600 | Project Construction Cost per Square Foot: $69.52 |
| Priority Class 2: | $27,168 | Total Facility Replacement Construction Cost: $95,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: $125 |
| Grand Total: | $52,768 | FCNI: 56% |
The Park Office / Shop is a wood framed structure with a wood shingle roofing system on a concrete foundation. 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. The building is in fair shape.

**PRIORITy CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NONABSORBANT FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 1165INT3</td>
<td>Construction Cost $3,000</td>
</tr>
<tr>
<td>2006 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.</td>
<td></td>
</tr>
</tbody>
</table>

**PRIORITy CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AIR CONDITIONER REPLACEMENT</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 1165HVA1</td>
<td>Construction Cost $6,000</td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
</tbody>
</table>

| **FLOORING REPLACEMENT** |                     |
| Project Index #: 1165INT2 | Construction Cost $9,600 |
| 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. |

| **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. |

| **OVERHEAD DOOR REPLACEMENT** |                     |
| Project Index #: 1165EXT3 | Construction Cost $5,000 |
| 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. |

| **ROOF REPLACEMENT** |                     |
| Project Index #: 1165EXT2 | Construction Cost $18,000 |
| The wood shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing. |
VEHICLE GATE REPAIRS

The vehicle gate on the side of the building is damaged and should be scheduled for repairs. The hinges have broken away from the concrete wall and the gate is currently inoperable. This project would provide for repairing the concrete wall and reattaching the vehicle gate.

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $3,000 Project Construction Cost per Square Foot: $53.42
Priority Class 2: $43,100 Total Facility Replacement Construction Cost: $180,000
Priority Class 3: $18,000 Facility Replacement Cost per Square Foot: $150
Grand Total: $64,100 FCNI: 36%

Project Index #: 1165SIT1
Construction Cost $1,500

Project Index #: 1165EXT1
Construction Cost $12,000

Project Index #: 1165INT1
Construction Cost $6,000

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $18,000
Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next four to five years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
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 in good condition and is located near Residence #4 west of the highway from Buckland Station.

### PRIORITY CLASS 1 PROJECTS

**Total Construction Cost for Priority 1 Projects:** $6,000

**Currently Critical**

**Immediate to Two Years**

**EXTERIOR LANDING INSTALLATION**

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. 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.

**Project Index #: 0965SFT2**

**Construction Cost:** $5,000

**INSTALL SMOKE DETECTORS**

The 2006 IBC and 2006 IFC, section 907.2.10.1.2 requires smoke detectors in dwelling units be installed in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the building wiring with a battery backup. This project would provide funding for the purchase and installation of smoke detectors.

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

**Project Index #: 0965SFT1**

**Construction Cost:** $1,000

### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $46,200

**Necessary - Not Yet Critical**

**Two to Four Years**

**EVAPORATIVE COOLER REPLACEMENT**

An evaporative cooler is installed on the side of this building and is severely scaled and has reached the end of it's 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.

**Project Index #: 0965HVA1**

**Construction Cost:** $3,000

**EXTERIOR FINISHES**

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.

**Project Index #: 0965EXT2**

**Construction Cost:** $16,000

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 08/08/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/09/2009.

**Project Index #: 0965INT1**

**Construction Cost:** $8,000
ROOF REPLACEMENT

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

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost</th>
<th>Project Construction Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$6,000</td>
<td>$32.63</td>
</tr>
<tr>
<td>2</td>
<td>$46,200</td>
<td>$240,000</td>
</tr>
<tr>
<td>3</td>
<td>$0</td>
<td>$150</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$52,200</td>
<td></td>
</tr>
<tr>
<td>Project Cost</td>
<td>$6,000</td>
<td>$32.63</td>
</tr>
<tr>
<td>Total Facility Replacement Construction Cost</td>
<td>$240,000</td>
<td>$150</td>
</tr>
<tr>
<td>Facility Replacement Cost per Square Foot</td>
<td>$150</td>
<td>FCNI: 22%</td>
</tr>
</tbody>
</table>
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 residence is in good condition.

### PRIORITY CLASS 1 PROJECTS

**Total Construction Cost for Priority 1 Projects:** $6,000

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR LANDING INSTALLATION</td>
<td></td>
</tr>
</tbody>
</table>

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. 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.

**Project Index #:** 0964SFT2  
**Construction Cost:** $5,000

<table>
<thead>
<tr>
<th>INSTALL SMOKE DETECTORS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>The 2006 IBC and 2006 IFC, section 907.2.10.1.2 requires smoke detectors in dwelling units be installed in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the building wiring with a battery backup. This project would provide funding for the purchase and installation of smoke detectors. This project or a portion thereof was previously recommended in the FCA report dated 08/08/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/09/2009.</td>
<td></td>
</tr>
</tbody>
</table>

**Project Index #:** 0964SFT1  
**Construction Cost:** $1,000

### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $87,730

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>EVAPORATIVE COOLER REPLACEMENT</td>
<td></td>
</tr>
</tbody>
</table>

An evaporative cooler is installed on the side of this building and is severely scaled and has reached the end of it's 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.

**Project Index #:** 0964HVA1  
**Construction Cost:** $3,000

<table>
<thead>
<tr>
<th>EXTERIOR FINISHES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>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. This project or a portion thereof was previously recommended in the FCA report dated 08/08/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/09/2009.</td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

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

## OVEN REPLACEMENT

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.

### Project Index #: 0964CUL1
**Construction Cost**: $1,500

## RESTROOM REMODEL

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.

### Project Index #: 0964INT2
**Construction Cost**: $15,000

## ROOF REPLACEMENT

The wood shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

### Project Index #: 0964EXT2
**Construction Cost**: $32,490

## SCREEN DOOR REPLACEMENT

The screen door at the entry 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 screen door. Removal and disposal of the existing door is included in this estimate.

### Project Index #: 0964EXT5
**Construction Cost**: $750

## SLIDING GLASS DOOR REPLACEMENT

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.

### Project Index #: 0964EXT4
**Construction Cost**: $2,500

## PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects**: $2,500  
**Long-Term Needs**: Four to Ten Years

## CHIMNEY REPLACEMENT

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.

### Project Index #: 0964EXT6
**Construction Cost**: $2,500
BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $6,000  Project Construction Cost per Square Foot: $44.43
Priority Class 2: $87,730  Total Facility Replacement Construction Cost: $325,000
Priority Class 3: $2,500  Facility Replacement Cost per Square Foot: $150
Grand Total: $96,230  FCNI: 30%
The Cannon Shelter is a wood post and beam structure with a wood shingle roof on a concrete slab-on-grade foundation. 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. The building is in good shape.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $6,000

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #:** 0963EXT2

**Construction Cost**

**$6,000**

**ROOF REPLACEMENT**

The wood shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

**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**

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:**

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

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1 | $0 | Project Construction Cost per Square Foot | $25.00 |
| Priority Class 2 | $6,000 | Total Facility Replacement Construction Cost | $40,000 |
| Priority Class 3 | $4,000 | Facility Replacement Cost per Square Foot | $100 |
| Grand Total | $10,000 | FCNI: | 25% |
BUCKLAND STATION HISTORIC BUILDING

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 sprinkler system has also been installed as well as a new HVAC and security systems.

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

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
</table>

Total Construction Cost for Priority 2 Projects: $20,280

Project Index #: 0541INT1
Construction Cost: $20,280

INTERIOR FINISHES

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

PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
</table>

Total Construction Cost for Priority 3 Projects: $40,560

Project Index #: 0541EXT1
Construction Cost: $40,560

EXTERIOR FINISHES

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.
BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$15.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$20,280</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$1,825,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$40,560</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$450</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$60,840</td>
<td>FCNI:</td>
<td>3%</td>
</tr>
</tbody>
</table>
The residence is a wood framed structure with a composition roof on a concrete foundation. 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. The home is in fair condition.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 1 Projects: $1,500</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXHAUST VENT REPAIR</strong></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>Project Index #: 0539HVA1 Construction Cost $500</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 2 Projects: $73,000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INSTALL SMOKE DETECTORS</strong></td>
<td></td>
</tr>
<tr>
<td>The 2006 IBC and 2006 IFC, section 907.2.10.1.2 requires smoke detectors in dwelling units be installed in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the building wiring with a battery backup. This project would provide funding for the purchase and installation of smoke detectors.</td>
<td>Project Index #: 0539SFT1 Construction Cost $1,000</td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 2 Projects: $73,000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>Project Index #: 0539EXT1 Construction Cost $50,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 2 Projects: $73,000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REPLACE KITCHEN COUNTERTOPS</strong></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>Project Index #: 0539INT3 Construction Cost $2,000</td>
</tr>
</tbody>
</table>
WINDOW REPLACEMENT

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 14 units including wooden frames. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

EVAPORATIVE COOLER REPLACEMENT

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.

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls be painted at least once in the next five to six 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): 1,026
Year Constructed: 1950
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $1,500 Project Construction Cost per Square Foot: $80.54
Priority Class 2: $73,000 Total Facility Replacement Construction Cost: $154,000
Priority Class 3: $8,130 Facility Replacement Cost per Square Foot: $150
Grand Total: $82,630 FCNI: 54%
The Comfort Station is a wood framed structure with an old composition roof on a concrete foundation which is the designated ADA accessible unisex pit toilet for the picnic area. The building is in fair shape and should be scheduled for replacement with a new CXT precast unit.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $20,000

**Necessary - Not Yet Critical**  
Two to Four Years

**COMFORT STATION REPLACEMENT**

This comfort station was built in 1979. 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. The new restroom shall be compliant with the 2006 IBC, ICC/ANSI A117.1 - 2003, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

**BUILDING INFORMATION:**

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

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0  
  **Project Construction Cost per Square Foot:** $142.86
- **Priority Class 2:** $20,000  
  **Total Facility Replacement Construction Cost:** $4,000
- **Priority Class 3:** $0  
  **Facility Replacement Cost per Square Foot:** $30
- **Grand Total:** $20,000  
  **FCNI:** 500%
The Comfort Station is a wood framed structure with an old composition roof on a concrete foundation which is the designated ADA accessible unisex pit toilet for the campground. The building is in fair shape and should be scheduled for replacement with a new CXT precast unit.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $25,000

Necessary - Not Yet Critical Two to Four Years

**COMFORT STATION REPLACEMENT**

This comfort station was built in 1979. 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 2006 IBC, ICC/ANSI A117.1 - 2003, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

**BUILDING INFORMATION:**

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

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
  - **Project Construction Cost per Square Foot:** $178.57
- **Priority Class 2:** $25,000
  - **Total Facility Replacement Construction Cost:** $4,000
- **Priority Class 3:** $0
  - **Facility Replacement Cost per Square Foot:** $30
- **Grand Total:** $25,000
  - **FCNI:** 625%
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 CXT precast unit.

PRIORITIZE CLASS 2 PROJECTS  Total Construction Cost for Priority 2 Projects:  $22,000
Necessary - Not Yet Critical  Two to Four Years

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 to be located near the ADA accessible parking space. An ADA accessible route of travel from the parking space to the comfort station is included in this estimate. The new restroom and route of travel shall be compliant with the 2006 IBC, ICC/ANSI A117.1 - 2003, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$0</td>
<td>$149.66</td>
<td>$4,000</td>
<td>$30</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$22,000</td>
<td></td>
<td></td>
<td>550%</td>
</tr>
<tr>
<td>Priority Class 3:</td>
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<tr>
<td>Grand Total:</td>
<td>$22,000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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 CXT precast unit.

**PRIORITY CLASS 2 PROJECTS**

**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 to be located near the ADA accessible parking space. An ADA accessible route of travel from the parking space to the comfort station is included in this estimate. The new restroom and route of travel shall be compliant with the 2006 IBC, ICC/ANSI A117.1 - 2003, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

**BUILDING INFORMATION:**

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

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $149.66
- **Priority Class 2:** $22,000
- **Total Facility Replacement Construction Cost:** $4,000
- **Priority Class 3:** $0
- **Facility Replacement Cost per Square Foot:** $30
- **Grand Total:** $22,000
- **FCNI:** 550%
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 CXT precast unit.

**Priorities Class 2 Projects**

**Total Construction Cost for Priority 2 Projects:** $22,000

**Necessary - Not Yet Critical**

**Two to Four Years**

**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 to be located near the ADA accessible parking space. An ADA accessible route of travel from the parking space to the comfort station is included in this estimate. The new restroom and route of travel shall be compliant with the 2006 IBC, ICC/ANSI A117.1 - 2003, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

**Building Information:**

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

**Project Construction Cost Totals Summary:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $149.66
- **Priority Class 2:** $22,000
- **Total Facility Replacement Construction Cost:** $4,000
- **Priority Class 3:** $0
- **Facility Replacement Cost per Square Foot:** $30
- **Grand Total:** $22,000
- **FCNI:** 550%
GROUP RAMADA
BUILDING REPORT

The Group Ramada is a wood post and beamed framed structure with a wood shingle roof on a concrete slab-on-grade foundation. 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.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONCRETE REPLACEMENT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total Construction Cost for Priority 1 Projects: $14,300</td>
</tr>
</tbody>
</table>

**CONCRETE REPLACEMENT**

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.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROOF REPLACEMENT</td>
<td></td>
</tr>
<tr>
<td>Total Construction Cost for Priority 2 Projects: $17,160</td>
<td></td>
</tr>
</tbody>
</table>

**ROOF REPLACEMENT**

The wood shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td></td>
</tr>
<tr>
<td>Total Construction Cost for Priority 3 Projects: $3,575</td>
<td></td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

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:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $14,300 Project Construction Cost per Square Foot: $24.50
Priority Class 2: $17,160 Total Facility Replacement Construction Cost: $72,000
Priority Class 3: $3,575 Facility Replacement Cost per Square Foot: $50
Grand Total: $35,035 FCNI: 49%
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 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.

### PRIORITY CLASS 1 PROJECTS

**Total Construction Cost for Priority 1 Projects:** $35,050

#### 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.

#### 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 - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003. The removal and disposal of the existing handrails is included in the estimate.

#### 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.

#### FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0488SFT1  
Construction Cost $18,200

The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

#### SECURITY SYSTEM ASSESSMENT

Project Index #: 0488SEC1  
Construction Cost $1,000

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.
PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $64,350

Necessary - Not Yet Critical Two to Four Years

**HVAC EQUIPMENT INSTALLATION**

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.

Project Index #: 0488HVA1

Construction Cost $39,000

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four 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 #: 0488INT1

Construction Cost $6,500

**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.

Project Index #: 0488ENR1

Construction Cost $3,250

**ROOF REPLACEMENT**

The wood shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

Project Index #: 0488EXT2

Construction Cost $15,600

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PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $13,000

Long-Term Needs Four to Ten Years

**EXTERIOR FINISHES**

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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0488EXT1

Construction Cost $13,000

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BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
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<tr>
<td>Priority Class 1</td>
<td>$35,050</td>
<td>$86.46</td>
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<tr>
<td>Priority Class 2</td>
<td>$64,350</td>
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</tr>
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<td>Priority Class 3</td>
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</tr>
<tr>
<td>Grand Total</td>
<td>$112,400</td>
<td></td>
<td></td>
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</tbody>
</table>
ADOBE BRICK STORAGE SHELTER
BUILDING REPORT

The storage shelter is a wood post and beam structure which is open on one side. It has a wood shingle roof and a dirt floor. 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: $6,942
Necessary - Not Yet Critical Two to Four Years

Project Index #: 0487EXT1
Construction Cost $750

EXTERIOR FINISHES

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.

Project Index #: 0487EXT2
Construction Cost $6,192

ROOF REPLACEMENT

The wood shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $13.45
Priority Class 2: $6,942 Total Facility Replacement Construction Cost: $10,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $20
Grand Total: $6,942 FCNI: 69%
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 fair shape and should be scheduled for replacement with a new CXT precast unit.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $25,000
Necessary - Not Yet Critical Two to Four Years

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 2006 IBC, ICC/ANSI A117.1 - 2003, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $170.07
Priority Class 2: $25,000 Total Facility Replacement Construction Cost: $4,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $30
Grand Total: $25,000 FCNI: 625%
NOTES:
The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility
renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change,
program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building
information.

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

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

REPORT DEVELOPMENT:

<table>
<thead>
<tr>
<th>State Public Works Board</th>
<th>515 E. Musser Street, Suite 102</th>
<th>(775) 684-4141 voice</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities Condition Analysis</td>
<td>Carson City, Nevada 89701-4263</td>
<td>(775) 684-4142 facsimile</td>
</tr>
</tbody>
</table>
Fort Churchill State Park - Site #9921
Description: Damaged ADA route of travel in campground.

Fort Churchill State Park - Site #9921
Description: Bridge timbers in need of replacement.
Fort Churchill State Park - Site #9921
Description: Old ranch structures in a state of arrested decay.

Comfort Station #1 – Group Camp - Building #0486
Description: Exterior of the building.
Adobe Brick Storage Shelter - Building #0487
Description: Exterior 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 with ADA parking.
Group Ramada - Building #0490
Description: Damaged concrete slab.

Comfort Station #2 - Campground - Building #0491
Description: Exterior of the structure.
Comfort Station #3 - Campground - Building #0492
Description: Exterior of the structure.

Comfort Station #4 - Picnic - Building #0500
Description: Exterior of the structure.
ADA Accessible Comfort Station #1 - Building #0501
Description: Exterior of the structure with damaged concrete.

ADA Accessible Comfort Station #2 - Building #0502
Description: Exterior of the structure.
Residence #5 – Ghiglia Ranch - Building #0539
Description: Exterior of the structure.

Residence #5 – Ghiglia Ranch - Building #0539
Description: Missing roof shingles.
Buckland Station Historic Building - Building #0541
Description: Exterior of the structure.

Buckland Station Historic Building - Building #0541
Description: Mechanical equipment.
Cannon Shelter - Building #0963
Description: Exterior of the structure.

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

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

Shop / Public Restroom Building - Building #1318
Description: Damaged counter in restroom.
Shop / Public Restroom Building - Building #1318
Description: Entrance to the restrooms.

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

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 #1 – Ranger Residence - Building #2405
Description: Interior of the building.

Pump House #2 – Residence #1 - Building #2406
Description: Interior 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.