State of Nevada
Department of Conservation & Natural Resources
Division of State Parks
Berlin Ichthyosaur State Park
Facility Condition Analysis

BERLIN ICHTHYOSAUR STATE PARK
HC 61, Box 61200
Austin, Nevada 89310

Site Number: 9922
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS
The Facility Condition Analysis Program was created under the authority found in NRS 341.201. 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 .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>Index #</th>
<th>Building Name</th>
<th>Sq Feet</th>
<th>Yr Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
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The Berlin Ichthyosaur State Park is located 23 miles east of Gabbs Nevada, via State Route 884. The park was first established in 1957 to protect and display North America's most abundant concentration and largest known Ichthyosaur fossils. The park also preserves the turn of the 20th century mining town of Berlin as well as the Diana Mine. Berlin Ichthyosaur State Park encompasses 1,153 acres, receives around 12,000 visitors/year, and is kept very clean by the local staff.

There is a 14 unit campground, a day use and picnic area, interpretive trails, a visitor's center and a mine tour and Ichthyosaur fossil tour available to the public.

Potable water is provided via a well and underground storage tanks in the upper area of the park which gravity feeds the water system in the park. The occupied residences have individual septic systems and there is propane for heating the occupied buildings on site served by one large tank. The new Ranger Residence and Garage have a roof mounted solar array that now provides reliable electricity to occupied buildings along with a new generator and switchgear for emergency and back-up power.

### ADA PARKING SPACES

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary in seven locations throughout the park to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space at the Visitor's Center/ Park Office, Restroom A - Visitor's Center, Restroom B - Campground, Comfort Station A - Campground, Comfort Station B - Campground, Comfort Station C - Fossil House and the Fossil House. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 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 07/28/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2011.

### CAMPGROUND ADA UPGRADES

According to proposed US Access Board regulations, a campground with 2-25 camping spaces shall have 2 accessible spaces spaced throughout the campground to provide as many campsite options as possible. Of the 14 available spaces, the campground currently does not have any accessible spaces. Other regulations include 20'-0” wide drive aisles for RV/ tent trailer sites and accessible amenities on an accessible route including grills, picnic tables, fire rings and water & electric utilities. These guidelines are not official at this time, but are expected to be incorporated into the ADAAG soon.

This project provides for upgrading two existing campsites to accessible campsites.

### PRIORITY CLASS 1 PROJECTS

<table>
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<tr>
<th>Currently Critical</th>
<th>Total Construction Cost for Priority 1 Projects: $1,554,500</th>
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<td>CAMPGROUND ADA UPGRADES</td>
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FIRE DEFENSE UPGRADE

In the summer of 2002 the Nevada Division of Forestry performed a Wild Land Fire Risk Assessment on this facility. Several factors are taken into consideration when performing these assessments such as type of building and roofing materials, what kind of water supply is available, fuel density, defensible space, topography, who responds in case of fire, how far away the responding party is, etc. The Berlin Ichthyosaur Park was given a Risk Assessment Rating of 85 points. This rating is well into the Extreme Danger Category of 75 and above. The Park was also assessed by the State Fire Marshal's office in the summer of 2003. Recommendations from these assessments include thinning and treatment of fuels, removal of ladder fuels, creating defensible space, reseeding, and addition of a water storage tank dedicated to the existing fire suppression hydrant system. Also obtain additional fire fighting apparatus and provide training to park personnel. Address the need for a reliable source of electrical power. Provide secondary emergency egress from park and develop areas of refuge (Safety Zones) for visitors to take shelter in the event of a fire. Develop evacuation/emergency procedures and establish a more dependable means of communication from the Park to local resources. This project or a portion thereof was previously recommended in the FCA report dated 07/28/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2011.

HOSE BIB REPLACEMENTS

There are 9 frost-proof hose bibs throughout the campground that have reached the end of their expected life. Many are damaged by freezing temperatures and have active leaks and should be replaced in the next one to two years. This project would provide for the removal and disposal of the existing hose bibs and purchase and installation of new frost proof hose bibs at all 9 locations.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $8,360

Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES, SHADE RAMADAS

There are 14 wood shade ramadas in the campground which are 120 s.f. each for a total of 3,360 square feet. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for staining the structures and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structures.

WALL REPAIRS - FOSSIL HOUSE AREA

The large concrete wall that displays a life size image of an Ichthyosaur next to the Fossil House is due for repairs. It has developed large vertical cracks in several areas and the top is spalling and crumbling. This project provides for filling the cracks and patching the spalled and crumbled areas to protect the display from further damage.
### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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<thead>
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<th>Priority Class</th>
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<td>Priority Class 2</td>
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<tr>
<td>Priority Class 3</td>
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<tr>
<td><strong>Grand Total</strong></td>
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</table>
The restroom is a wood framed pit style unisex toilet located adjacent to the Visitor's Center new the entrance to the park. This building has ADA signage on the door but is not ADA accessible. The wood shingle roof is in poor condition. The report will address the replacement of this building with a new CXT precast comfort station.

**PRIORITY CLASS 2 PROJECTS**

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

**BUILDING REPLACEMENT**

The restroom is approaching the end of its expected life and should be scheduled for replacement. Although it has an ADA sign on it, it is not compliant with current ADA requirements. This project would provide for the demolition and disposal of the existing structure and installation of an ADA compliant precast CXT or similar unisex comfort station to be located adjacent to an ADA accessible parking space. An ADA accessible route of travel from the parking to the comfort station is included in this estimate. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

**BUILDING INFORMATION:**

- Gross Area (square feet): 36
- Year Constructed: 1970
- Exterior Finish 1: 100 % Wood Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1  Basement: No
- IBC Occupancy Type 1: 100 % B
- IBC Occupancy Type 2: 0 %
- Construction Type: Wood Framed
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0  Project Construction Cost per Square Foot: $694.44
- Priority Class 2: $25,000  Total Facility Replacement Construction Cost: $4,000
- Priority Class 3: $0  Facility Replacement Cost per Square Foot: $100
- Grand Total: $25,000  FCNI: 625%
The Pump House is a concrete masonry unit and wood framed structure which is mostly below grade, it houses the well head / pump which provides potable water to the park.

The water is pumped to two 15,000 gallon underground storage tanks and is distributed via a gravity fed water system. Staff indicated that the pump runs constantly and is in need of some repairs to address this issue. It is located in the upper area of the park known as "Unionville".

**Priorities Class 1 Projects**

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

**WELL PUMP REPAIRS**

Project Index #: 3103PLM1

Construction Cost: $1,000

The 1/2 horsepower well pump is located in this building and at the time of the 2011 survey, maintenance staff indicated that the pump runs constantly. Even when the water tanks are full, the pump continues to run causing the tanks to spill excess water. This is a waste of the water and will cause premature failure of the solar powered pump. This project would provide for installing a controller to automatically turn the pump on or off based on demand.

**Priorities Class 2 Projects**

**Total Construction Cost for Priority 2 Projects:** $1,200

**ROOF REPLACEMENT**

Project Index #: 3103EXT1

Construction Cost: $1,200

The rolled asphalt roof and plywood substrate on this building were in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with new rolled asphalt roofing and new underlayments. This estimate includes removal and disposal of the old roofing.

**Building Information:**

Gross Area (square feet): 100

Year Constructed: 1970

Exterior Finish 1: 100% Concrete Masonry

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 Units

IBC Construction Type: V-B

Percent Fire Suppressed: 0%

**Project Construction Cost Totals Summary:**

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**FCNI:** 22%
RANGER RESIDENCE #2 GARAGE

BUILDING REPORT

The Ranger Residence Garage is a new wood framed structure designed to replicate ghost town vernacular design. The garage also contains the electrical subpanels and battery storage for the residence solar array.

PRIORITIZATION

Long-Term Needs
Four to Ten Years

Total Construction Cost for Priority 3 Projects: $3,870

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 excluding the roof. Included in the cost is power washing and staining the wood and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 774
Year Constructed: 2011
Exterior Finish 1: 100 % Stained Wood Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Wood Framed
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $5.00
Priority Class 2: $0 Total Facility Replacement Construction Cost: $77,000
Priority Class 3: $3,870 Facility Replacement Cost per Square Foot: $100
Grand Total: $3,870 FCNI: 5%
RANGER RESIDENCE #2
BUILDING REPORT

The Ranger Residence is a new wood framed structure designed to replicate Berlin's ghost town vernacular design. It contains 2 bedrooms, bathrooms, living and dining areas and a kitchen. There is also a roof mounted solar array which provides the majority of the electrical needs of the park.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $11,120

**Long-Term Needs**

**Four to Ten Years**

**Project Index #:** 3101EXT1

**Construction Cost:** $5,560

**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 excluding the roof. Included in the cost is power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #:** 3101INT1

**Construction Cost:** $5,560

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7-8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. 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): 1,112
- Year Constructed: 2011
- Exterior Finish 1: 100 % Stained Wood Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100 % R-3
- IBC Occupancy Type 2: 0 %
- Construction Type: Wood Framed
- IBC Construction Type: V-B
- Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $11,120
- Grand Total: $11,120

- Project Construction Cost per Square Foot: $10.00
- Total Facility Replacement Construction Cost: $250,000
- Facility Replacement Cost per Square Foot: $225
- FCNI: 4%

18-Oct-11
Cabin #2 at Berlin-Ichthyosaur State Park is a single level wood framed structure with a composition roofing system on a concrete foundation. It is a studio style residence with a bathroom and kitchen located by the fossil house. It has a propane fired heating unit and a solar panel adjacent to the building which provides electricity. The cabin is in excellent shape.

**Priority Class 2 Projects**

- **Total Construction Cost for Priority 2 Projects:** $2,480
- **Project Index #:** 2577EXT1
- **Construction Cost:** $1,240

**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 excluding the roof. 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 3-4 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 and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. 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):** 248
- **Year Constructed:** 2006
- **Exterior Finish 1:** 100% Painted Wood Siding
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100% R-3
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Wood Framed
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%

**Project Construction Cost Totals Summary:**

- **Priority Class 1:** $0
- **Priority Class 2:** $2,480
- **Priority Class 3:** $0
- **Grand Total:** $2,480
- **Project Construction Cost per Square Foot:** $10.00
- **Total Facility Replacement Construction Cost:** $31,000
- **Facility Replacement Cost per Square Foot:** $125
- **FCNI:** 8%
Cabin #1 at Berlin-Ichthyosaur State Park is a single level wood framed structure with a composition roofing system on a concrete foundation. It is a studio style residence with a bathroom and kitchen located by the fossil house. It has a propane fired heating unit and a solar panel adjacent to the building which provides electricity. The cabin is in excellent shape.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $2,480

**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 excluding the roof. 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 3-4 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 and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. 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):** 248
- **Year Constructed:** 2006
- **Exterior Finish 1:** 100% Painted Wood Siding
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100% R-3
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Wood Framed
- **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>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$0</td>
<td>$31,000</td>
</tr>
<tr>
<td>2</td>
<td>$10.00</td>
<td></td>
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<tr>
<td>3</td>
<td>$125</td>
<td></td>
</tr>
</tbody>
</table>

**Grand Total:** $2,480

**FCNI:** 8%
The Blacksmith Shop at Diana Mine is a wood framed structure with a metal roofing system on a concrete foundation. It is designed to replicate an old blacksmith shop and is used as a museum and meeting place for mine tours. The building is in good shape.

PRIORITIZED PROJECTS

Two to Four Years

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

Necessary - Not Yet Critical

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 excluding the roof. Included in the cost is power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 3-4 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: 2003
Exterior Finish 1: 100% Wood Siding
Exterior Finish 2: 0%
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100% B
IBC Occupancy Type 2: 0%
Construction Type: Wood Framed
IBC Construction Type: V-B
Percent Fire Suppressed: 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>
<th>Grand Total</th>
</tr>
</thead>
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<tr>
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<tr>
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<td>$2,000</td>
</tr>
<tr>
<td>Class 3</td>
<td>$0</td>
<td>$100</td>
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</tbody>
</table>

Total Facility Replacement Construction Cost: $40,000
Facility Replacement Cost per Square Foot: $100

FCNI: 5%
The Store Warehouse is a wood framed historical structure on a stone foundation. It is currently used by park staff for storage of supplied used in park operations. The building is in good shape and is kept in a state of arrested decay.

**PRIORITY CLASS 2 PROJECTS**

Necessary - Not Yet Critical Two to Four Years

**HISTORIC BUILDING MAINTENANCE**

The wood and stone structure is over 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, cleaning, repair and re-pointing of the stone work, 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.

**BUILDING INFORMATION:**

- Gross Area (square feet): 464
- Year Constructed: 1896
- Exterior Finish 1: 80% Wood siding
- Exterior Finish 2: 20% Stone
- Number of Levels (Floors): 1
- Basement?: Yes
- IBC Occupancy Type 1: 100% S-2
- IBC Occupancy Type 2:
- Construction Type: Wood Framed
- IBC Construction Type: V-B
- Percent Fire Supressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $6,960
- Priority Class 3: $0
- Grand Total: $6,960

- Project Construction Cost per Square Foot: $15.00
- Total Facility Replacement Construction Cost: $46,000
- Facility Replacement Cost per Square Foot: $100

- FCNI: 15%
TIFFELS CABIN / STAGECOACH STOP
BUILDING REPORT

The Tiffels Cabin is a historical wood framed structure with a wood shingle roof on a stone foundation. It originally was a stage stop and was later used as a cabin up until the early seventies. There are numerous items of interest inside and the building is maintained in a state of arrested decay.

PRIORITY CLASS 2 PROJECTS
Total Construction Cost for Priority 2 Projects: $10,395
Necessary - Not Yet Critical Two to Four Years

HISTORIC BUILDING MAINTENANCE
The wood structure is over 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.

BUILDING INFORMATION:

Gross Area (square feet): 693
Year Constructed: 1896
Exterior Finish 1: 100 % 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 Framed
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $15.00
Priority Class 2: $10,395 Total Facility Replacement Construction Cost: $69,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $100
Grand Total: $10,395 FCNI: 15%

State of Nevada / Conservation & Natural Resources
TIFFELS CABIN / STAGECOACH STOP
SPWD Facility Condition Analysis - 1034
Survey Date: 6/8/2011
The Watson House is a historical wood framed structure with an old tin roof on a stone foundation. It was a residence during Berlin's heyday and is currently used as a shop by staff. The building is maintained in a state of arrested decay.

**PRIORITIZED CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $7,245

**Necessary - Not Yet Critical**

- **Two to Four Years**

**HISTORIC BUILDING MAINTENANCE**

The wood structure is over 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, caulk the flashing, fixtures and windows, replacing metal roof panels 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.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 483
- **Year Constructed:** 1896
- **Exterior Finish 1:** 100 % Wood Siding
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** % R-3
- **IBC Occupancy Type 2:** %
- **Construction Type:** Wood Framed
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$0</td>
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<tr>
<td>Priority Class 2:</td>
<td>$7,245</td>
<td>$48,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>$100</td>
</tr>
</tbody>
</table>

**Grand Total:** $7,245
RESTROOM B - CAMPGROUND

BUILDING REPORT

The restroom is a wood framed pit style unisex toilet located in the campground. This building has ADA signage on the door but is not ADA accessible. The wood shingle roof is in poor condition. The report will address the replacement of this building with a new CXT precast comfort station.

**Priorit y Class 2 Projects**

| Necessary - Not Yet Critical | Total Construction Cost for Priority 2 Projects: $25,000 |

**Building Replacement**

The restroom is approaching the end of its expected life and should be scheduled for replacement. Although it has an ADA sign on it, it is not compliant with current ADA requirements. This project would provide for the demolition and disposal of the existing structure and installation of an ADA compliant precast CXT or similar unisex comfort station to be located adjacent to an ADA accessible parking space. An ADA accessible route of travel from the parking to the comfort station is included in this estimate.

**Building Information:**

- **Gross Area (square feet):** 100
- **Year Constructed:** 1970
- **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 Framed
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 %

**Project Construction Cost Totals Summary:**

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: $250.00 |
| Priority Class 2: | $25,000 | Total Facility Replacement Construction Cost: $10,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: $100 |
| Grand Total: | $25,000 |

FCNI: 250%
The Philips House is a historical wood framed structure with an old tin roof on a stone foundation. It was a residence during Berlin's heyday and is currently maintained in a state of arrested decay.

**PRIORITIZE CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $7,245

Necessary - Not Yet Critical Two to Four Years

**HISTORIC BUILDING MAINTENANCE**

The wood structure is over 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 metal roof panels 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.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 483
- **Year Constructed:** 1896
- **Exterior Finish 1:** 100 % 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 Framed
- **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>1</td>
<td>$0</td>
<td>$15.00</td>
<td>$48,000</td>
<td>15%</td>
</tr>
<tr>
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<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$7,245</td>
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</tbody>
</table>
This is a historic wood framed structure that served as an ore crushing mill. It is located up the canyon road from the main town site close to the picnic area. It is maintained in a state of arrested decay and in poor condition.

### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $2,400

**Necessary - Not Yet Critical**

**Two to Four Years**

### HISTORIC BUILDING MAINTENANCE

The wood structure is over 100 years old and there are numerous areas where the wood is splitting, warping and deteriorating. This project would provide for replacing wood siding and roofing 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.

### BUILDING INFORMATION:

- **Gross Area (square feet):** 1,200
- **Year Constructed:** 1896
- **Exterior Finish 1:** 100% Wood Siding
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
  - **Basement?** No
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:** %
- **Construction Type:** Wood Framed
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- **Priority Class 1:** $0
- **Priority Class 2:** $2,400
- **Priority Class 3:** $0
- **Grand Total:** $2,400

- **Project Construction Cost per Square Foot:** $2.00
- **Total Facility Replacement Construction Cost:** $30,000
- **Facility Replacement Cost per Square Foot:** $25
- **FCNI:** 8%
The Machine Shop is a historical wood framed structure with a metal roof and is located north of the main Berlin Mill. It is currently maintained in a state of arrested decay.

**HISTORIC BUILDING MAINTENANCE**

The wood structure is over 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 metal roof panels 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.

**BUILDING INFORMATION:**

- Gross Area (square feet): 2,150
- Year Constructed: 1896
- Exterior Finish 1: 100% Wood Siding
- Exterior Finish 2:
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2:
- Construction Type: Wood Framed
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $32,250
- Priority Class 3: $0
- Grand Total: $32,250

- Project Construction Cost per Square Foot: $15.00
- Total Facility Replacement Construction Cost: $215,000
- Facility Replacement Cost per Square Foot: $100
- FCNI: 15%
ITALIAN HOUSE
BUILDING REPORT

The Italian House is a historical wood framed structure with a wood shingle roof on a stone foundation. It was a residence during Berlin's heyday and is currently maintained in a state of arrested decay.

Prioritity Class 2 Projects

Total Construction Cost for Priority 2 Projects: $6,930

Necessary - Not Yet Critical  Two to Four Years

Historic Building Maintenance

The wood structure is over 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.

Building Information:

Gross Area (square feet): 462

Year Constructed: 1896

Exterior Finish 1: 100 % 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 Framed

IBC Construction Type: V-B

Percent Fire Supressed: 0 %

Project Construction Cost Totals Summary:

Priority Class 1: $0  Project Construction Cost per Square Foot: $15.00

Priority Class 2: $6,930  Total Facility Replacement Construction Cost: $46,000

Priority Class 3: $0  Facility Replacement Cost per Square Foot: $100

Grand Total: $6,930  FCNI: 15%
This is a historic wood framed structure which houses the hoist that lifted the ore out of the mine. It is maintained in a state of arrested decay.

**HISTORIC BUILDING MAINTENANCE**

The wood structure is over 100 years old and there are numerous areas where the wood is splitting, warping and deteriorating. This project would provide for replacing wood siding and roofing 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.

**BUILDING INFORMATION:**

- Gross Area (square feet): 336
- Year Constructed: 1896
- Exterior Finish 1: 100 % Wood Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: % U
- IBC Occupancy Type 2: %
- Construction Type: Wood Framed
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $672
- Priority Class 3: $0
- Grand Total: $672

- Project Construction Cost per Square Foot: $2.00
- Total Facility Replacement Construction Cost: $34,000
- Facility Replacement Cost per Square Foot: $100
- FCNI: 2%
The Stevens House is a historical wood framed structure with a wood shingle roof on a stone foundation. It was a residence during Berlin's heyday and is currently maintained in a state of arrested decay.

**HISTORIC BUILDING MAINTENANCE**

The wood structure is over 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.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 462
- **Year Constructed:** 1896
- **Exterior Finish 1:** 100 % 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 Framed
- **IBC Construction Type:** V-B
- **Percent Fire Supressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Total Construction 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>
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<td>3</td>
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<td><strong>Grand Total:</strong></td>
<td><strong>$6,930</strong></td>
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</tbody>
</table>
The comfort station is a precast CXT unisex restroom located in the parking area of the Fossil House. It is ADA compliant except for a paved parking and loading zone and route of travel to the facility.

**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 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 60
- Year Constructed: 1985
- Exterior Finish 1: 100 % Precast Concrete
- Exterior Finish 2: %
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100 % B
- IBC Occupancy Type 2: %
- Construction Type: Precast concrete
- IBC Construction Type: III-B
- Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $600
- Priority Class 3: $0
- Total Construction Cost per Square Foot: $10.00
- Total Facility Replacement Construction Cost: $20,000
- Facility Replacement Cost per Square Foot: $333
- FCNI: 3%
The comfort station is a precast CXT unisex restroom located in the campground. It is ADA compliant except for a paved parking and loading zone and route of travel to the facility.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $600
Necessary - Not Yet Critical  Two to Four 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 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet): 60  
Year Constructed: 1985  
Exterior Finish 1: 100% Precast Concrete  
Exterior Finish 2:  
Number of Levels (Floors): 1  
IBC Occupancy Type 1: 100% B  
IBC Occupancy Type 2:  
Construction Type: Precast concrete  
IBC Construction Type: III-B  
Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot: $10.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$600</td>
<td>Total Facility Replacement Construction Cost: $20,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot: $333</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$600</td>
<td>FCNI: 3%</td>
</tr>
</tbody>
</table>
The comfort station is a precast CXT unisex restroom located in the campground. It is ADA compliant except for a paved parking and loading zone and route of travel to the facility.

**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 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 60
- **Year Constructed:** 1985
- **Exterior Finish 1:** 100% Precast Concrete
- **Exterior Finish 2:**%
- **Number of Levels (Floors):** 1  Basement? No
- **IBC Occupancy Type 1:** 100% B
- **IBC Occupancy Type 2:**%
- **Construction Type:** Precast concrete
- **IBC Construction Type:** III-B
- **Percent Fire Supressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0  Project Construction Cost per Square Foot: $10.00
- **Priority Class 2:** $600  Total Facility Replacement Construction Cost: $20,000
- **Priority Class 3:** $0  Facility Replacement Cost per Square Foot: $333
- **Grand Total:** $600  FCNI: 3%

State of Nevada / Conservation & Natural Resources  
SPWD Facility Condition Analysis - 1005  
Survey Date: 6/8/2011
The Camp Shed is an old wood framed box car that was converted into a storage shed during the excavation of the fossil site. It is located between the Bobtown Box car and Camp Cabin. It is maintained in a state of arrested decay.

**HISTORIC BUILDING MAINTENANCE**

The wood structure is over 50 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 rolled asphalt roofing 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.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 560
- **Year Constructed:** 1954
- **Exterior Finish 1:** 100% Wood Siding
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **Basement:** No
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:** %
- **Construction Type:** Wood Framed
- **IBC Construction Type:** V-B
- **Percent Fire Supressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $15.00
- **Priority Class 2:** $8,400
- **Total Facility Replacement Construction Cost:** $14,000
- **Priority Class 3:** $0
- **Facility Replacement Cost per Square Foot:** $25
- **Grand Total:** $8,400
- **FCNI:** 60%
The Bobtown Boxcar is an old wood framed box car that was converted into a storage shed during the excavation of the fossil site. It is part of the Camp Cabin building complex. It is maintained in a state of arrested decay.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $4,500

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

**HISTORIC BUILDING MAINTENANCE**

The wood structure is over 50 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 rolled asphalt roofing 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.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 300
- **Year Constructed:** 1954
- **Exterior Finish 1:** 100 % Wood Siding
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100 % U
- **IBC Occupancy Type 2:** %
- **Construction Type:** Wood Framed
- **IBC Construction Type:** V-B
- **Percent Fire Supressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $15.00
- **Priority Class 2:** $4,500
- **Total Facility Replacement Construction Cost:** $30,000
- **Priority Class 3:** $0
- **Facility Replacement Cost per Square Foot:** $100
- **Grand Total:** $4,500
- **FCNI:** 15%
CAMP CABIN

BUILDING REPORT

The Camp Cabin is an old wood framed structure with a rolled asphalt roofing system on a stone foundation. It is located in the fossil excavation area and is maintained in a state of arrested decay.

PRIORITIZED PROJECTS

Two to Four Years

Total Construction Cost for Priority 2 Projects: $6,870

Necessary - Not Yet Critical

HISTORIC BUILDING MAINTENANCE

The wood structure is over 50 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 rolled asphalt roofing 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.

BUILDING INFORMATION:

- Gross Area (square feet): 458
- Year Constructed: 1954
- Exterior Finish 1: 100% 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 Framed
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $0, Project Construction Cost per Square Foot: $15.00
- Priority Class 2: $6,870, Total Facility Replacement Construction Cost: $46,000
- Priority Class 3: $0, Facility Replacement Cost per Square Foot: $100
- Grand Total: $6,870

FCNI: 15%
The Berlin Mill is a large wood framed structure with multiple levels with a metal roofing system on a stone foundation. It had 6 stamps for crushing ore as well as all the equipment for operations of the large stamp mill. There have been several improvements over the years including structural framing and foundation repairs to maintain the integrity of the building.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $149,175</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two to Four Years</td>
<td></td>
</tr>
</tbody>
</table>

**HISTORIC BUILDING MAINTENANCE**

The wood structure is over 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 metal roof panels 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.

**BUILDING INFORMATION:**

- Gross Area (square feet): 9,945
- Year Constructed: 1896
- Exterior Finish 1: 100% Wood Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 3
- Basement? No
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2: %
- Construction Type: Wood Framed
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $149,175
- Priority Class 3: $0
- Grand Total: $149,175

- Project Construction Cost per Square Foot: $15.00
- Total Facility Replacement Construction Cost: $1,989,000
- Facility Replacement Cost per Square Foot: $200
- FCNI: 8%
The Assay Office is a wood framed structure with a wood shingle roofing system on a stone foundation. It was the primary building used in determining the value of gold and silver taken from the mine. It is currently maintained in a state of arrested decay.

**PRIORITIZED PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $8,640

**Necessary - Not Yet Critical**

Two to Four Years

**HISTORIC BUILDING MAINTENANCE**

The wood structure is over 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.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 576
- **Year Constructed:** 1896
- **Exterior Finish 1:** 100 % Wood Siding
- **Exterior Finish 2:**
- **Number of Levels (Floors):** 1
- **Basement:** No
- **IBC Occupancy Type 1:** 100 % U
- **IBC Occupancy Type 2:**
- **Construction Type:** Wood Framed
- **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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<tbody>
<tr>
<td>1</td>
<td>$0</td>
<td>$0</td>
<td>$58,000</td>
<td>$100</td>
<td>15%</td>
</tr>
<tr>
<td>2</td>
<td>$8,640</td>
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<tr>
<td>3</td>
<td>$0</td>
<td>$100</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td>$8,640</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Fossil House Storage building is a wood and concrete framed structure with a wood shingle roofing system on a concrete foundation. It is located on the small hill adjacent to the Fossil House. It is in good 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 excluding the roof. Included in the cost is power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**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 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. Metal roofing to match fossil house is also an option. This estimate includes removal and disposal of the old roofing.

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>150</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1970</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>%</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % U</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>%</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Wood &amp; Concrete Framed</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1:         | $0 | Project Construction Cost per Square Foot: | $17.00 |
| Priority Class 2:         | $2,550 | Total Facility Replacement Construction Cost: | $22,000 |
| Priority Class 3:         | $0 | Facility Replacement Cost per Square Foot: | $150 |
| Grand Total:             | $2,550 | FCNI: | 12% |
The Adobe house is an old wood and adobe framed structure with a newer composition roof on a stone foundation. It is one of the only remaining structures in the area of the park known as Unionville.

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

Total Construction Cost for Priority 2 Projects:  $8,160

HISTORIC BUILDING MAINTENANCE
The wood and adobe brick structure is over 100 years old and there are numerous areas where the adobe is failing and 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 cleaning, repair and re-pointing of the adobe brick work, sealing the wood, caulking the flashing, fixtures and windows, 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.

BUILDING INFORMATION:

Gross Area (square feet): 544
Year Constructed: 1863
Exterior Finish 1: 100 % Wood Siding
Exterior Finish 2:
Number of Levels (Floors): 1  Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2:
Construction Type: Adobe & Wood Framed
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0  Project Construction Cost per Square Foot: $15.00
Priority Class 2: $8,160  Total Facility Replacement Construction Cost: $82,000
Priority Class 3: $0  Facility Replacement Cost per Square Foot: $150
Grand Total: $8,160  FCNI: 10%
The Fosters Blacksmith Shop is an old wood framed structure with a tin roof on a stone foundation. According to the placard on the building, it was relocated from another town and is not an original Berlin structure. It currently houses two generators and switchgear which is also tied into the new residence solar array for electrical distribution to the town site.

**PRIORITY CLASS 2 PROJECTS**

- **Total Construction Cost for Priority 2 Projects:** $7,200
- **Necessary - Not Yet Critical:** Two to Four Years

**HISTORIC BUILDING MAINTENANCE**

The wood structure is over 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 metal roof panels 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.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 480
- **Year Constructed:** 1896
- **Exterior Finish 1:** 100 % Wood Siding
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100 % U
- **IBC Occupancy Type 2:** %
- **Construction Type:** Wood Framed
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $15.00
- **Priority Class 2:** $7,200
- **Total Facility Replacement Construction Cost:** $72,000
- **Priority Class 3:** $0
- **Facility Replacement Cost per Square Foot:** $150
- **Grand Total:** $7,200

**FCNI:** 10%
RESTROOM - PICNIC AREA

BUILDING REPORT

The restroom is a wood framed pit style unisex toilet located in the picnic area. This building has ADA signage on the door but is not ADA accessible. The wood shingle roof is in poor condition. The report will address the replacement of this building with a new CXT precast comfort station.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Construction Cost for Priority 2 Projects:</td>
<td>$25,000</td>
</tr>
</tbody>
</table>

**BUILDING REPLACEMENT**

The restroom is approaching the end of its expected life and should be scheduled for replacement. Although it has an ADA sign on it, it is not compliant with current ADA requirements. This project would provide for the demolition and disposal of the existing structure and installation of an ADA compliant precast CXT or similar unisex comfort station to be located adjacent to an ADA accessible parking space. An ADA accessible route of travel from the parking to the comfort station is included in this estimate.

**BUILDING INFORMATION:**

- Gross Area (square feet): 150
- Year Constructed: 1970
- 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 Framed
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0  Project Construction Cost per Square Foot: $166.67
- Priority Class 2: $25,000  Total Facility Replacement Construction Cost: $15,000
- Priority Class 3: $0  Facility Replacement Cost per Square Foot: $100
- Grand Total: $25,000  FCNI: 167%
The Ranger Residence is an old wood framed structure with a wood shingle roofing system on a post and pier foundation. It was originally known as the Mine Forman's House and is currently occupied. It is maintained well and in good shape.

**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: $750</th>
</tr>
</thead>
</table>

**SMOKE DETECTOR UPGRADE**

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. The existing smoke detectors are not hard wired to the buildings electrical system. This project would provide funding for replacing the existing battery powered smoke detectors and the purchase and installation of new smoke detectors.

**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: $30,000</th>
</tr>
</thead>
</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 excluding the roof. Included in the cost is power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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 building be stained and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**FLOORING REPLACEMENT**

The sheet vinyl and carpet in the building 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 existing flooring and installation of new sheet vinyl with a 6" base and heavy duty commercial grade carpet in the next 3-4 years.

**HVAC UPGRADE**

The existing HVAC system consists of a wood burning stove, several small propane fired unit heaters and no cooling equipment. There is a need for cooling equipment to provide a comfortable living environment in the summer. This project would provide for replacing the existing heaters with an exterior ground mounted packaged unit that provides heating as well as air conditioning. An electric unit would be most economical if it is solely powered by the solar array electrical system as opposed to a propane fired unit.

**KITCHEN REMODEL**

The kitchen is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, counters, fixtures and equipment with mid range, high quality components.
RESTROOM REMODEL

The restroom in the residence is in overall poor condition and should be scheduled for a remodel. 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 #: 0469INT5
Construction Cost $5,000

WATER HEATER REPLACEMENT

There is a 50 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0469PLM1
Construction Cost $1,500

PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years
Total Construction Cost for Priority 3 Projects: $3,750

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. 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): 750
Year Constructed: 1896
Exterior Finish 1: 100 % 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 Framed
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $750 Project Construction Cost per Square Foot: $46.00
Priority Class 2: $30,000 Total Facility Replacement Construction Cost: $112,000
Priority Class 3: $3,750 Facility Replacement Cost per Square Foot: $150
Grand Total: $34,500 FCNI: 31%

18-Oct-11 Page 34 of 38
The Visitor's Center and Park Office is an old wood framed structure with a metal roofing system on a stone and concrete foundation. It has a small museum display, park informational handouts and office / storage areas. It is well maintained for its age and is in good shape.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $15,000

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>ADA UPGRADES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Project Index #:</strong> 0468ADA1</td>
</tr>
<tr>
<td></td>
<td><strong>Construction Cost</strong> $15,000</td>
</tr>
</tbody>
</table>

The Visitor's Center/ Park Office is lacking an accessible entrance into the building and path of travel inside the building. The building is open to the public, requiring it to have an accessible entrance and interior path of travel per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible ramp to access the building, accessible door and hardware and accessible path of travel inside the building to all programs, exhibits and areas open to the public. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project. The State Historic Preservation Office should be consulted prior to project implementation.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $8,800

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>EXTERIOR FINISHES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Project Index #:</strong> 0468EXT1</td>
</tr>
<tr>
<td></td>
<td><strong>Construction Cost</strong> $4,400</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 excluding the roof. Included in the cost is power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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 building be stained and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

<table>
<thead>
<tr>
<th>INTERIOR FINISHES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Index #:</strong> 0468INT1</td>
</tr>
<tr>
<td><strong>Construction Cost</strong> $4,400</td>
</tr>
</tbody>
</table>

The interior finishes are in fair condition. It is recommended that the historic wallpapered walls and ceilings be maintained in a state of arrested decay and the painted walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate.
BUILDING INFORMATION:

Gross Area (square feet): 880
Year Constructed: 1896
Exterior Finish 1: 100 % 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 Framed
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$15,000</th>
<th>Project Construction Cost per Square Foot: $27.05</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$8,800</td>
<td>Total Facility Replacement Construction Cost: $132,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot: $150</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$23,800</td>
<td>FCNI: 18%</td>
</tr>
</tbody>
</table>
The Fossil House is a concrete and wood framed structure with a metal roofing system on a concrete foundation. The building provides shelter for the excavated fossils, interpretive kiosks and a walkway with a combination of stairs and concrete paver ramps and walks. The facility is not ADA compliant and is also not heated or cooled. The adjacent parking area is primarily gravel with no ADA designated parking spaces. The building was originally built by the federal government and subsequently turned over to the state which is responsible for all maintenance and improvements.

### PRIORITY CLASS 1 PROJECTS

**Current Priority Class:** Immediate to Two Years  
**Total Construction Cost for Priority 1 Projects:** $100,000

#### ADA UPGRADES

The Fossil House is lacking an accessible path of travel inside the building and to the museum exhibits. The building is open to the public, requiring it to have an accessible path of travel per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible path of travel throughout the museum including an accessible ramp, handrail/guardrails and modifications to the paver walkway to bring the slopes into compliance. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project. Alternatively, an ADA accessible location could be provided inside the building for an audio/visual (A/V) presentation of the exhibit areas which are not ADA accessible.

**Project Index #:** 0467ADA1  
**Construction Cost:** $100,000

### PRIORITY CLASS 2 PROJECTS

**Current Priority Class:** Two to Four Years  
**Total Construction Cost for Priority 2 Projects:** $43,000

#### 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 excluding the roof. Included in the cost is power washing and staining the wood and caulking of the fiberglass panels, windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #:** 0467EXT1  
**Construction Cost:** $21,500

#### INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior concrete be sealed, the wood plywood, beams and posts be cleaned and stained and the metal hardware and bolts be tightened or replaced as needed at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to staining, all surfaces should be repaired and prepped.

**Project Index #:** 0467INT1  
**Construction Cost:** $21,500
BUILDING INFORMATION:

Gross Area (square feet): 4,300
Year Constructed: 1966
Exterior Finish 1: 90 % Metal Corrugated Sid
Exterior Finish 2: 10 % Concrete
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % A-3
IBC Occupancy Type 2: %
Construction Type: Wood & Concrete
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>$100,000</th>
<th>Project Construction Cost per Square Foot: $33.26</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2</td>
<td>$43,000</td>
<td>Total Facility Replacement Construction Cost: $860,000</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot: $200</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$143,000</td>
<td>FCNI: 17%</td>
</tr>
</tbody>
</table>

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 Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division 515 E. Musser Street, Suite 102 (775) 684-4141 voice
Facilities Condition Analysis Carson City, Nevada 89701-4263 (775) 684-4142 facsimile
Berlin Ichthyosaur State Park - Site #9922
Description: Unpaved parking area at Fossil House.

Berlin Ichthyosaur State Park - Site #9922
Description: View of town site looking east.
Fossil House - Building #0467
Description: Exterior of the building.

Fossil House - Building #0467
Description: Interior of the building.
Visitor’s Center / Park Office - Building #0468
Description: Exterior of the building, note, no designated parking / ADA.

Visitor’s Center / Park Office - Building #0468
Description: Interior of the Visitor Center.
Ranger Residence / Mine Forman’s House - Building #0469
Description: Exterior of the building.

Restroom – Picnic Area - Building #0470
Description: Exterior of the building.
Foster’s Blacksmith Shop - Building #0471
Description: Exterior of the building.

Adobe House - Building #0472
Description: Exterior of the building.
Fossil House Storage - Building #0473
Description: Exterior of the building.

Assay Office - Building #1000
Description: Exterior of the building.
Berlin Mill - Building #1001
Description: Exterior of the building.

Camp Cabin - Building #1002
Description: Exterior of the building.
Bobtown Boxcar - Building #1003
Description: Exterior of the building.

Camp Shed - Building #1004
Description: Exterior of the building.
Comfort Station A - Campground - Building #1005
Description: Exterior of the building.

Comfort Station B - Campground - Building #1006
Description: Exterior of the building.
CXT Comfort Station C – Fossil House - Building #1007
Description: Exterior of the building.

Stevens House - Building #1008
Description: Exterior of the building.
Hoist Shack - Building #1009
Description: Exterior of the building.

Italian House - Building #1010
Description: Exterior of the building.
Machine Shop - Building #1011
Description: Exterior of the building.

Ball Mill - Building #1012
Description: Exterior of the building.
Phillips House - Building #1010
Description: Exterior of the building.

Typical Campground Ramada – Building’s #1013-1027
Description: Exterior of the building.
Restroom B - Campground - Building #1028  
Description: Exterior of the building.

Watson House - Building #1032  
Description: Exterior of the building.
Tiffels Cabin / Stagecoach Stop - Building #1034
Description: Exterior of the building.

Store Warehouse - Building #1035
Description: Exterior of the building.
Blacksmith Shop / Diana Mine - Building #2379
Description: Exterior of the building.

Seasonal Cabin #1 - Building #2576
Description: Exterior of the building.
Seasonal Cabin #2 - Building #2577
Description: Exterior of the building.

Ranger Residence #2 & Garage #2 - Building #3101 & 3102
Description: Exterior of the buildings.
Pump House - Building #3103
Description: Exterior of the structure.

Restroom A – Visitor’s Center - Building #3104
Description: Exterior of the building.