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.
<table>
<thead>
<tr>
<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>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
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Report Totals: 30,164

- $108,653
- $378,881
- $43,156
- $530,690
- $3,884,150

Thursday, September 23, 2010
## Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPRING MOUNTAIN RANCH STATE PARK</td>
<td>9930</td>
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<tr>
<td>DOMESTIC WELL / PUMP HOUSE</td>
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<td>ENTRANCE STATION</td>
<td>1635</td>
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<tr>
<td>THEATRE / PAVILION</td>
<td>1634</td>
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<tr>
<td>THEATER CONCESSION</td>
<td>1633</td>
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<tr>
<td>WILSON RESIDENCE / SANDSTONE CABIN</td>
<td>1174</td>
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<tr>
<td>RANGER'S OFFICE (GUEST HOUSE)</td>
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<td>VISITOR'S CENTER</td>
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<td>HISTORIC STORAGE SHED</td>
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<td>RESIDENCE #5 - SPRING HOUSE</td>
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<tr>
<td>RESIDENCE #4 - OLD BUNKHOUSE / DUPLEX</td>
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<td>THEATRE FEE BOOTH</td>
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<td>1153</td>
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<td>MILKING BARN</td>
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<td>HISTORIC BLACKSMITH SHOP</td>
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SPRING MOUNTAIN RANCH STATE PARK

SPWB Facility Condition Analysis - 9930
Survey Date: 5/13/2010

SPRING MOUNTAIN RANCH STATE PARK
BUILDING REPORT

Spring Mountain Ranch State Park is located 15 miles west of Las Vegas, via Charleston Blvd. within the Red Rock Canyon National Conservation Area, beneath the colorful cliffs of the magnificent Wilson Range. The many springs in these mountains provided water for Paiute Indians and later brought mountain men and early settlers to the area. This 520 acre oasis was developed into a combination working ranch and luxurious retreat by a string of owners who have given the area a long and colorful history. The park now provides day use facilities including picnic areas, trails, tours of the historic structures, a summer theatre stage and amphitheatre, concession stand and a visitor's center and gift shop. The park and facilities are well maintained.

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: $46,062</th>
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</thead>
</table>

ADA PARKING SPACE UPGRADE

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The existing ADA parking spaces at the main parking lot do not entirely meet the requirements of the code. The designated van accessible spaces do not have 96" wide access aisles and the slopes exceed 5% in several areas. This project provides funding to bring the existing ADA parking spaces up to code including removal of the asphalt and replacement with P.C. concrete, updated signage, re-striping, re-grading 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) was used as a reference for this project.

Project Index #: 9930ADA2
Construction Cost: $25,000

ADA RAMP UPGRADE

This facility has an ADA accessible ramp near the main parking lot. This ramp is on the accessible path of travel from the accessible parking spaces to the Picnic Area. The ramp does not have proper landings, the handrails are not compliant and it is missing edge protection. This project would provide for an upgrade to the ramp to make it fully ADA compliant. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.

Project Index #: 9930ADA1
Construction Cost: $15,000

WOOD ROOF FIRE RETARDANT TREATMENT

There are 13 structures throughout the site that have wood shingle roofs. Altogether the square footage adds up to about 12,124 square feet of wood roof area. Due to the historic nature of the site and structures, these wood roofs should not be replaced with another roofing material. It is recommended to develop an annual roof maintenance program to address the fire resistance of the shingles. This project would provide for the purchase and application of a fire retardant coating for the wood roofs. This project should be scheduled on an annual basis to ensure that the structures are thoroughly protected. The structures included are: 1147 Historic Blacksmith Shop, 1149 Chinchilla Shed, 1152 Milking Barn, 1157 Hay & Horse barn/ Corral/ Shop, 1159 Cattle Feeder Shed, 1160 Calving Shed, 1162 Chicken Coop, 1163 Power Control Shed, 1169 Residence #5 - Spring House, 1170 Residence #6 - Cowhand House, 1172 Visitor's Center, 1174 Wilson Residence/ Sandstone Cabin, and 1635 Entrance Station.

Project Index #: 9930SFT3
Construction Cost: $6,062
PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $57,500

Necessary - Not Yet Critical Two to Four Years

ADA PROGRAM ACCESSIBILITY

The site has historic structures and other ranch features that are open to the public for viewing. There are also guided tours of the site offered at various times throughout the week. There is no designated ADA access to most of these areas across the ranch. This project would provide for an ADA accessible location inside of the Visitor's center for an audio / visual (A/V) presentation of the historic structures and other inaccessible features of the site. This project includes funds for an audio / visual consultant to outline and document the inaccessible areas 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) was used as a reference for this project.

Construction Cost $20,000

SLURRY SEAL ASPHALT PAVING

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 at the main parking lot near the Picnic Area. 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. 50,000 square feet of asphalt area was used to generate this estimate.

Construction Cost $37,500

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
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<tr>
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<th>Cost</th>
</tr>
</thead>
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<td>Priority Class 3</td>
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<tr>
<td>Grand Total</td>
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</table>
The Domestic Well / Pump House is a wood framed structure with a metal roofing system on a concrete foundation. The building shelters the well head, pump and chlorine injection system. It is in good shape.

**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 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.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 96
- **Year Constructed:** 2005
- **Exterior Finish 1:** 100% Painted Wood Siding
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **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
- **Priority Class 2:** $480
- **Priority Class 3:** $0
- **Grand Total:** $480

<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>Class 1</td>
<td>$5.00</td>
<td>$3,000</td>
</tr>
<tr>
<td>Class 2</td>
<td>$35</td>
<td></td>
</tr>
<tr>
<td>Class 3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **FCNI:** 16%
The Theatre Storage is a wood framed structure with a composition roofing system on a concrete foundation. It is located adjacent to the amphitheatre and is in good condition.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $980

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 excluding the roof. Included in the cost is sanding, priming and painting, and caulking of the 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.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 196
- **Year Constructed:** 1988
- **Exterior Finish 1:** 100% Painted 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 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:** $980
  - Total Facility Replacement Construction Cost: $20,000
- **Priority Class 3:** $0
  - Facility Replacement Cost per Square Foot: $100
- **Grand Total:** $980
  - FCNI: 5%
IRRIGATION PUMP HOUSE
BUILDING REPORT

The Irrigation Pump House is a wood framed structure with a composition roofing system on a concrete slab-on-grade foundation. The building shelters the pumps and filtration equipment for irrigation water for the site. There is also a small wall mounted AC unit to condition the space.

**PRIORITIZE CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $1,335

**Necessary - Not Yet Critical**

**Two to Four Years**

**AIR CONDITIONER REPLACEMENT**

The wall-mounted air conditioner was installed in 1997. It is not energy efficient and has reached the end of its expected and useful life. This project would provide for purchase and installation of a new wall-mounted air conditioner. This project includes removal and disposal of the existing unit and all required connections to utilities.

**Project Index #: 1636ENR1**

**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 excluding the roof. Included in the cost is sanding, priming and painting and caulking of the 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 #: 1636EXT1**

**Construction Cost:** $585

**PRIORITIZE CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $585

**Long-Term Needs**

**Four to Ten Years**

**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. 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): 117
- Year Constructed: 1997
- Exterior Finish 1: 100 % Painted 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: $1,335
- Priority Class 3: $585
- Grand Total: $1,920
- Project Construction Cost per Square Foot: $16.41
- Total Facility Replacement Construction Cost: $4,000
- Facility Replacement Cost per Square Foot: $35
- FCNI: 48%
The Entrance Station is a wood framed structure with a wood shingle roofing system on a concrete slab-on-grade foundation. The building is located at the entrance to the park and provides for fee collection and information for guests. The facility is in excellent shape.

**PRIORITY CLASS 2 PROJECTS**

The building is in excellent shape and is not yet critical but should be scheduled on a cyclical basis to maintain the integrity of the structure.

**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, cleaning and sealing the stone 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 3-4 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):** 225
- **Year Constructed:** 1992
- **IBC Occupancy Type 1:** 100% B
- **Construction Type:** Wood Framed
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%
- **Exterior Finish 1:** 50% Stone Masonry
- **Exterior Finish 2:** 50% Painted Wood Siding
- **Number of Levels (Floors):** 1
- **Basement:** No

**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>Class 1</td>
<td>$0</td>
<td>$2,250</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Class 2</td>
<td>$10.00</td>
<td>$51,000</td>
<td>$225</td>
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<tr>
<td>Class 3</td>
<td>$51,000</td>
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<td>$225</td>
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<tr>
<td>Grand Total</td>
<td>$2,250</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
The Theatre / Pavilion is a concrete masonry unit and wood framed structure with a composition roofing system on a concrete foundation. The facility consists of a large stage area, storage rooms and backstage areas on the main level and dressing rooms and restrooms in the basement for both male and female performers and support staff. There is an ADA accessible ramp to the stage and the building has a fire sprinkler system. There is no ADA access to the basement area.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $62,300

- **Necessary - Not Yet Critical Two to Four Years**
  - **Project Index #:** 1634EXT1
  - **Construction Cost** $31,150

**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, cleaning and sealing the masonry 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 3-4 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):** 6,230
- **Year Constructed:** 1988
- **Exterior Finish 1:** 75 % Painted Wood Siding
- **Exterior Finish 2:** 25 % Concrete Masonry U
- **Number of Levels (Floors):** 1
- **Basement?** Yes
- **IBC Occupancy Type 1:** 50 % B
- **IBC Occupancy Type 2:** 50 % A-1
- **Construction Type:** Concrete Masonry Units & Wood
- **IBC Construction Type:** V-A
- **Percent Fire Supressed:** 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $10.00
- **Priority Class 2:** $62,300
- **Total Facility Replacement Construction Cost:** $1,246,000
- **Priority Class 3:** $0
- **Facility Replacement Cost per Square Foot:** $200
- **Grand Total:** $62,300
- **FCNI:** 5%

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The Theatre Concession is a wood and concrete masonry unit framed structure with a composition roofing system on a concrete foundation. The two level facility provides seasonal concession services during special events and also provides lighting and sound controls for theatre or concert performances. The building is in excellent shape.

**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 cleaning and sealing the masonry, sanding, priming and painting the wood siding and caulking of the windows, doors, 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 and ceilings be painted at least once in the next 3-4 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:** 1988
- **Exterior Finish 1:** 50% Concrete Masonry U
- **Exterior Finish 2:** 50% Painted Wood Siding
- **Number of Levels (Floors):** 2
- **Basement:** No
- **IBC Occupancy Type 1:** 100% B
- **IBC Occupancy Type 2:**%
- **Construction Type:** Concrete Masonry Units & Wood
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $4,000
- **Priority Class 3:** $0
- **Grand Total:** $4,000

- **Project Construction Cost per Square Foot:** $10.00
- **Total Facility Replacement Construction Cost:** $45,000
- **Facility Replacement Cost per Square Foot:** $113

**FCNI:** 9%
The Wilson Residence / Sandstone Cabin is an unreinforced stone historical structure with a wood shingle roof on a stone foundation. It is one of many old historical structures on the site and is open for guided tours provided by park staff.

**HISTORIC BUILDING MAINTENANCE**

The structure is made of unreinforced stone masonry. It is over 100 years old and there are numerous areas where the mortar is failing, missing and not sealed properly. 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 the cleaning, repair and re-pointing of the stone work and maintaining the exhibit. 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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 681
- **Year Constructed:** 1870
- **Exterior Finish 1:** 100% Stone Masonry
- **Exterior Finish 2:** 
- **Number of Levels (Floors):** 1 Basement? No
- **IBC Occupancy Type 1:** 100% R-3
- **IBC Occupancy Type 2:** 
- **Construction Type:** Unreinforced Stone Masonry
- **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>$10,215</td>
<td>$0</td>
<td>$0</td>
<td>$10,215</td>
</tr>
</tbody>
</table>

**Project Construction Cost per Square Foot:** $15.00
**Total Facility Replacement Construction Cost:** $34,000
**Facility Replacement Cost per Square Foot:** $50
**FCNI:** 30%

**Site number:** 9930
The Ranger's Office is a wood framed structure with a composition roofing system on a concrete foundation. It serves as the main park office and has an ADA accessible ramp, entrance and a mostly compliant unisex restroom inside as well as storage rooms and bedrooms converted into office space. There also is a roof mounted packaged HVAC system that serves the facility.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $17,166

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**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. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) were referenced for this project.

**FIRE ALARM SYSTEM INSTALLATION**

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**

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. The cost of tying into the existing water system is not included in this estimate.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $21,180

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**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 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 and ceilings be painted at least once in the next 2-4 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
WINDOW REPLACEMENT

The windows are original, dual pane construction in a metal frame and have reached the end of their useful life. 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.

BUILDING INFORMATION:

Gross Area (square feet): 912
Year Constructed: 1955
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 Supressed: 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>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$17,166</td>
<td>$42.05</td>
<td>$137,000</td>
<td>$150</td>
<td>28%</td>
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<tr>
<td>Priority Class 2:</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
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<tr>
<td>Grand Total:</td>
<td>$38,346</td>
<td></td>
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</tbody>
</table>
The Visitor's Center is a historical wood framed structure with a wood shingle roofing system on a concrete foundation. The facility was designed as a large residence with numerous bedrooms, restrooms, kitchen, living and dining areas, a large great room and an attached garage. There is also an upper level area with a bedroom and restroom. The Visitor's Center is open to the public for tours and also has a small gift shop inside on the lower level. The residence is well maintained and has manicured landscaping and walkway / patio areas surrounding the house. The outdoor pool and pool house no longer exist.

**AIR CONDITIONER REPLACEMENT**
An air conditioner is installed on the west side of this building. It is over ten years old and has reached the end of its useful and expected life. This project would provide for a new air conditioner to be installed including all required connections to utilities. The estimate includes removal and disposal of the old unit.

**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 3-4 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**KITCHEN APPLIANCES REPLACEMENT**
The refrigerator and dishwasher are over twenty years old and are not energy efficient. They have reached the end of their expected life and should be scheduled for replacement. This project recommends the replacement of the refrigerator and dishwasher with more energy efficient mid range, high quality components.

**WINDOW REPLACEMENT**
Most of the windows have been upgraded, but there are two older units left to replace. 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 2 units including vinyl frames. Removal and disposal of the existing windows is included in this estimate.
**BUILDING INFORMATION:**

- **Gross Area (square feet):** 4,228
- **Year Constructed:** 1948
- **Exterior Finish 1:** 100 %  Painted Wood Siding
- **Exterior Finish 2:** 
- **Number of Levels (Floors):** 2  
  - **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:**

<table>
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<tr>
<th>Priority Class 1:</th>
<th>Project Construction Cost per Square Foot: $13.42</th>
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<tbody>
<tr>
<td>Priority Class 2:</td>
<td>Total Facility Replacement Construction Cost: $1,163,000</td>
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<tr>
<td>Priority Class 3:</td>
<td>Facility Replacement Cost per Square Foot: $275</td>
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<td>Grand Total:</td>
<td>FCNI: 5%</td>
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</table>

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
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</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
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<td>Priority Class 3:</td>
<td>$29,596</td>
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<tr>
<td>Grand Total:</td>
<td>$56,736</td>
</tr>
</tbody>
</table>
The Historic Storage Shed is an old wood framed structure with metal siding and roofing system on a concrete slab-on-grade-foundation. It is located in the area of the old ranch structures.

### Priority Class 2 Projects

| Total Construction Cost for Priority 2 Projects | $1,800 |
| Necessary - Not Yet Critical | Two to Four Years |

### Historic Building Maintenance

The metal clad wood structure is over 100 years old. It is important to maintain the finish, weather resistance and appearance of the building. 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 caulking the metal panels, sealing the wood door, replacing metal roof and wall panels as needed and maintaining the exhibit. 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):** 120
- **Year Constructed:** 1870
- **Exterior Finish 1:** 100% Metal 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 | $1,800 | Total Facility Replacement Construction Cost: $1,000 |
| Priority Class 3 | $0 | Facility Replacement Cost per Square Foot: $10 |
| Grand Total | $1,800 | FCNI: 180% |
Residence #6 - Cowhand house is a wood framed structure with a wood shingle roofing system on a concrete foundation.
It is currently not occupied and is in good shape.

**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, doors, flashing, fixtures and all other penetrations and mitigating the earth to wood contact. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 432
- Year Constructed: 1930
- 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 Framed
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0% 

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $2,160
- Priority Class 3: $0
- Grand Total: $2,160

- Project Construction Cost per Square Foot: $5.00
- Total Facility Replacement Construction Cost: $32,000
- Facility Replacement Cost per Square Foot: $75
- FCNI: 7%

**SURVEY DATE:** 5/13/2010
RESIDENCE #5 - SPRING HOUSE
BUILDING REPORT

Residence #5 - Spring House is a wood framed structure with a wood shingle roofing system on a concrete foundation. The building is currently closed to public and is in good shape.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs

Total Construction Cost for Priority 3 Projects: $3,100
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 excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, doors, flashing, fixtures and all other penetrations and mitigating the earth to wood contact. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 620
Year Constructed: 1930
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 Framed
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $0
Priority Class 3: $3,100
Grand Total: $3,100

Project Construction Cost per Square Foot: $5.00
Total Facility Replacement Construction Cost: $46,000
Facility Replacement Cost per Square Foot: $75
FCNI: 7%
State of Nevada / Conservation & Natural Resources

RESIDENCE #4 - OLD BUNKHOUSE / DUPLEX
SPWB Facility Condition Analysis - 1168
Survey Date: 5/13/2010

RESIDENCE #4 - OLD BUNKHOUSE / DUPLEX
BUILDING REPORT

Residence #4 is a wood framed modular style wood framed duplex with a composition roofing system on a concrete foundation. It contains bedrooms, bathrooms, a kitchen and living space in each unit. There is a roof mounted HVAC unit for each side of the building which should be scheduled for replacement. The duplex has smoke detectors and is in good shape.

**PRIORITY CLASS 1 PROJECTS**
Total Construction Cost for Priority 1 Projects: $1,200

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR OUTLET REPLACEMENT</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 1168ELE3</td>
<td>Construction Cost $1,200</td>
</tr>
<tr>
<td>The building has exterior electrical outlets that do not meet current building codes. These outlets should be changed to GFCI type outlets with covers per the 2005 NEC. This project would provide for the purchase and installation of 4 GFCI duplex outlets.</td>
<td></td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 2 PROJECTS**
Total Construction Cost for Priority 2 Projects: $58,900

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td></td>
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<tr>
<td>Project Index #: 1168EXT2</td>
<td>Construction Cost $12,200</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 excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations and mitigating the earth to wood contact.. 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.</td>
<td></td>
</tr>
</tbody>
</table>

| **HVAC UPGRADE** |                      |
| Project Index #: 1168ENR1 | Construction Cost $12,000|
| The building is heated and cooled by two electric roof mounted packaged units. They are reaching the end of their serviceable life and should be scheduled for replacement. This project provides for disposal of the existing units and replacement with two new roof mounted packaged units including connections to utilities. |

| **INTERIOR FINISHES** |                      |
| Project Index #: 1168INT2 | Construction Cost $12,200|
| 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. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. |

| **KITCHEN CABINET REPLACEMENT** |                      |
| Project Index #: 1168INT1 | Construction Cost $10,000|
| The kitchen in each unit is in fair to poor condition. The cabinets and countertops 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 and countertops, excluding the appliances which were recently upgraded for each unit. This project or a portion thereof was previously recommended in the FCA report dated 05/05/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 5/13/2010. |
**LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. Compact fluorescent lamps are suggested in each unit. Occupancy sensors will be installed in the restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

**WATER SOFTENER INSTALLATION**

The domestic water supply is a gravity fed water system and the water is full of minerals. This project recommends the installation of a water softening system to extend the life of the plumbing system, fixtures and appliances. This project or a portion thereof was previously recommended in the FCA report dated 05/05/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 5/13/2010.

**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 12 units. Removal and disposal of the existing windows is included in this estimate.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 2,440
- **Year Constructed:** 1957
- **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 Framed Duplex
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $1,200
- **Priority Class 2:** $58,900
- **Priority Class 3:** $0
- **Grand Total:** $60,100
- **Project Construction Cost per Square Foot:** $24.63
- **Total Facility Replacement Construction Cost:** $305,000
- **Facility Replacement Cost per Square Foot:** $125
- **FCNI:** 20%
RESIDENCE #3 - FOREMAN'S HOUSE

BUILDING REPORT

Residence #3 is a wood framed structure with a composition roofing system on a concrete foundation. It contains bedrooms, bathrooms, kitchen, dining and living areas. There is a roof mounted packaged HVAC system for the building.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $25,825

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 excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, doors, flashing, fixtures and all other penetrations and mitigating the earth to wood contact. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HVAC UPGRADE

The building is heated and cooled by an electric roof mounted packaged unit. It is reaching the end of its service life and should be scheduled for replacement in the next three to four years. This project provides for disposal of the existing unit and replacement with a new electric unit including connections to existing utilities.

KITCHEN CABINET REPLACEMENT

The kitchen is in fair to poor condition. The cabinets and countertops 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 and countertops, excluding the appliances which were recently upgraded.

This project or a portion thereof was previously recommended in the FCA report dated 05/05/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 5/13/2010.

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. Compact fluorescent lamps are suggested. Occupancy sensors will be installed in the restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

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.
WATER SOFTENER INSTALLATION

The domestic water supply is a gravity fed water system and the water is full of minerals. This project recommends the installation of a water softening system to extend the life of the plumbing system, fixtures and appliances. This project or a portion thereof was previously recommended in the FCA report dated 05/05/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 5/13/2010.

Project Index #: 1167PLM1
Construction Cost $2,000

WINDOW REPLACEMENT

The windows are original, dual pane construction in a metal frame and have reached the end of their expected life. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 8 units. Removal and disposal of the existing windows is included in this estimate.

Project Index #: 1167ENR1
Construction Cost $6,000

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $4,625

Long-Term Needs Four to Ten Years

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 3-4 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): 925
Year Constructed: 1957
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 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>$116,000</td>
<td>$125</td>
<td>26%</td>
</tr>
<tr>
<td>2</td>
<td>$25,825</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>$4,625</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$30,450</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Pump Control / Seasonal Shed is a wood framed structure with a wood shingle roofing system on a concrete foundation. It is primarily used for storage but also contains the domestic water telemetry.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $1,185

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 excluding the roof. Included in the cost is sanding, priming and painting and caulking of the doors, flashing, fixtures and all other penetrations and mitigating the earth to wood contact. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 237
- Year Constructed: 1955
- Exterior Finish 1: 100% Painted Wood Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1  Basement? No
- IBC Occupancy Type 1: 100% S-2
- 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: $5.00
- Priority Class 2: $1,185  Total Facility Replacement Construction Cost: $5,000
- Priority Class 3: $0  Facility Replacement Cost per Square Foot: $20
- Grand Total: $1,185  FCNI: 24%
The Power Control Shed is a wood framed structure with a wood shingle roofing system on a concrete foundation. It is primarily used for storage but also has electrical switchgear located inside.

**POWER CONTROL SHED BUILDING REPORT**

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>REPLACE INSULATION</td>
<td></td>
<td>1163INT1</td>
<td>$250</td>
</tr>
</tbody>
</table>

The building has a layer of insulation installed on the interior walls that has reached the end of its useful life. It is falling off the walls and ceiling and should be scheduled for replacement in the next 1-2 years. This project recommends replacement with a foil-backed R-30 insulation.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td></td>
<td>1163EXT1</td>
<td>$625</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 sanding, priming and painting and caulking of the doors, flashing, fixtures and all other penetrations and mitigating the earth to wood contact. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 125
- Year Constructed: 1940
- Exterior Finish 1: 100% Painted 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: $250
- Priority Class 2: $625
- Priority Class 3: $0
- Grand Total: $875
- Project Construction Cost per Square Foot: $7.00
- Total Facility Replacement Construction Cost: $2,000
- Facility Replacement Cost per Square Foot: $20
- FCNI: 44%

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CHICKEN COOP BUILDING REPORT

The Chicken Coop is a wood framed structure with a wood shingle roofing system. The building was not in use at the time of the survey but is in good shape.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $1,767

Necessary - Not Yet Critical Two to Four Years

Project Index #: 1162EXT1
Construction Cost $1,767

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 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.

BUILDING INFORMATION:

Gross Area (square feet): 589
Year Constructed: 1930
Exterior Finish 1: 100 % Painted 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: $3.00
Priority Class 2: $1,767 Total Facility Replacement Construction Cost: $12,000
Priority Class 3: $0
Grand Total: $1,767 Facility Replacement Cost per Square Foot: $20
FCNI: 15%
The Calving Shed is a wood framed structure with a wood shingle roofing system which is part of the original ranch and associated ranch out buildings. The building is in fair shape.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $1,707

Necessary - Not Yet Critical  Two to Four Years

**Project Index #:** 1160EXT1

**Construction Cost:** $1,707

**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 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.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 569
- **Year Constructed:** 1955
- **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 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: $3.00
- **Priority Class 2:** $1,707  Total Facility Replacement Construction Cost: $6,000
- **Priority Class 3:** $0  Facility Replacement Cost per Square Foot: $10
- **Grand Total:** $1,707  FCNI: 28%
The Cattle Feeder Shed is a wood framed structure with a wood shingle roofing system on a concrete foundation. It is part of the original ranch complex and is in fair shape.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$1,945</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 excluding the roof. Included in the cost is sanding, priming and painting and caulking of the 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.

**BUILDING INFORMATION:**

- Gross Area (square feet): 389
- Year Constructed: 1955
- 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 Framed
- IBC Construction Type: V-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:</th>
<th>$5.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$1,945</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$8,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$20</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$1,945</td>
<td>FCNI:</td>
<td>24%</td>
</tr>
</tbody>
</table>
VERA'S STABLES
BUILDING REPORT

Vera's Stables is a wood framed structure with a wood shingle roofing system on a concrete foundation. It is part of the original ranch complex and is no longer in use. The building is in poor to fair 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 sanding, priming and painting and caulking of the 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 buildings roof system has major structural problems and the asphalt composition shingles are due for replacement. Structural members are bowing, sagging, and show large amounts of stress. Some major repairs to the substrate and framing will be required. It is recommended that this building be repaired and re-roofed in the next 2-3 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): 500
- Year Constructed: 1930
- Exterior Finish 1: 100% Painted 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: $25.00
- Priority Class 2: $12,500 Total Facility Replacement Construction Cost: $5,000
- Priority Class 3: $0 Facility Replacement Cost per Square Foot: $10
- Grand Total: $12,500 FCNI: 250%
The Hay & Horse Barn / Corral / Shop is a wood framed structure with a wood shingle roofing system on a concrete foundation. It has been remodeled into a shop with wood working operations, storage areas and office space for park maintenance personnel. There is an electric ceiling hung heating unit as well as a window mounted portable AC unit in the finished portion of the shop. The facility is in good condition.

**Priorities Class 1 Projects**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exit Signs and Egress Lighting Upgrade</td>
<td>1157SFT1</td>
<td>$1,000</td>
</tr>
<tr>
<td>Exterior Finishes</td>
<td>1157EXT1</td>
<td>$10,560</td>
</tr>
<tr>
<td>Safety Cabinets</td>
<td>1157SFT2</td>
<td>$5,000</td>
</tr>
<tr>
<td>Stair Landing / Handrail Installation</td>
<td>1157SFT3</td>
<td>$1,200</td>
</tr>
</tbody>
</table>

**Priorities Class 2 Projects**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Finishes</td>
<td>1157INT1</td>
<td>$6,336</td>
</tr>
</tbody>
</table>
LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

BUILDING INFORMATION:

- Gross Area (square feet): 2,112
- Year Constructed: 1955
- Exterior Finish 1: 100 % Painted Wood Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100 % S-1
- 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>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>$17,760</td>
<td>$12.91</td>
<td>$180,000</td>
<td></td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$9,504</td>
<td></td>
<td>$85</td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$27,264</td>
<td></td>
<td></td>
<td>15%</td>
</tr>
</tbody>
</table>
The Group Use Shelter is a concrete masonry unit column and wood framed structure with a composition roofing system on a concrete foundation. It is located in the group use area of the park close to the theatre and is ADA accessible. There is also ADA accessible parking located in front of the building. The shelter is in good shape.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the structure excluding the roof. This project would provide for cleaning and sealing the wood and the concrete masonry and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 2,592
- Year Constructed: 1983
- Exterior Finish 1: 50% Concrete Masonry U
- Exterior Finish 2: 50% Open / Post & Beam
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2: 
- Construction Type: Concrete Masonry Units & Wood
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0 Project Construction Cost per Square Foot: $2.00
- Priority Class 2: $5,184 Total Facility Replacement Construction Cost: $65,000
- Priority Class 3: $0 Facility Replacement Cost per Square Foot: $25
- Grand Total: $5,184 FCNI: 8%
The Work Shop is a wood framed structure with a composition roofing system on a stone and concrete foundation. There are garage bays, storage areas and a small office and restroom located in the building. The facility is in fair shape.

### PRIORITY CLASS 1 PROJECTS

**Total Construction Cost for Priority 1 Projects:** $8,000

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXHAUST FAN INSTALLATION</td>
<td>The welding shop area does not have adequate ventilation. This project would provide for the purchase and installation of an exhaust fan assembly for the welding shop including connections to utilities.</td>
<td>1155HVA1</td>
<td>$1,500</td>
</tr>
<tr>
<td>EXIT SIGN AND EGRESS LIGHTING UPGRADE</td>
<td>The exit signs do not meet current standards and there is no emergency egress lighting. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.</td>
<td>1155SFT1</td>
<td>$1,500</td>
</tr>
<tr>
<td>SAFETY CABINETS</td>
<td>The work shop contains many different paints, stains, pesticides and other hazardous products on open shelves and on the floor. This does not meet OSHA standards for hazardous materials containment. This project would provide two hazardous storage containers in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d).</td>
<td>1155SFT2</td>
<td>$5,000</td>
</tr>
</tbody>
</table>

### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $34,639

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRAINAGE IMPROVEMENTS</td>
<td>The rear of the building has poor drainage in the corner near the office entrance. The grade does not properly slope away from the building causing water to accumulate next to the structure. This project provides for installing a french drain along the entire length of the wall and regrading to ensure a positive slop away from the structure. This project should coincide with the GUTTER AND DOWNSPOUT INSTALLATION project.</td>
<td>1155SIT1</td>
<td>$3,000</td>
</tr>
<tr>
<td>EXTERIOR FINISHES</td>
<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 excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, doors, 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.</td>
<td>1155EXT1</td>
<td>$9,810</td>
</tr>
</tbody>
</table>
GUTTER AND DOWNSPOUT INSTALLATION

The building does not have gutters or downspouts to control the runoff from the roof. The water currently sheet drains off the roof causing extensive erosion to the grade around the foundation and contributes to the drainage problems at the rear of the building. This will eventually lead to failure of the foundation undermining the integrity of the entire structure. This project would provide funding for the installation of a seamless gutter and downspout system for the building. This project should coincide with the DRAINAGE IMPROVEMENTS project.

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 2-4 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 higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

OVERHEAD DOOR REPLACEMENT

There are two 10'x12' overhead coiling doors which are damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish. They have reached the end of their useful life and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with new manually operated overhead coiling doors.

BUILDING INFORMATION:

- Gross Area (square feet): 1,962
- Year Constructed: 1955
- Exterior Finish 1: 75 % Painted Wood Siding
- Exterior Finish 2: 25 % Metal Siding
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100 % S-1
- 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: $8,000
- Priority Class 2: $34,639
- Priority Class 3: $0
- Grand Total: $42,639

- Project Construction Cost per Square Foot: $21.73
- Total Facility Replacement Construction Cost: $167,000
- Facility Replacement Cost per Square Foot: $85
- FCNI: 26%

Project Index #: 1155EXT3
Construction Cost: $3,000

Project Index #: 1155INT1
Construction Cost: $5,886

Project Index #: 1155ENR1
Construction Cost: $2,943

Project Index #: 1155EXT2
Construction Cost: $10,000
The Theatre Fee Booth is a small wood framed structure which is only used seasonally. It is in fair shape.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $640</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two to Four Years</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 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.

**BUILDING INFORMATION:**

- Gross Area (square feet): 64
- Year Constructed: 1988
- 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:**

<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>$640</td>
<td>Total Facility Replacement Construction Cost: $1,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot: $20</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$640</td>
<td>FCNI: 64%</td>
</tr>
</tbody>
</table>
The Dog Kennel is a wood framed structure with a composition roofing system on a concrete foundation. It is located adjacent to the parking area and driveway of the Visitor's Center. It is currently being used as storage and is in good condition.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $1,845

- **Necessary - Not Yet Critical**
- **Two to Four Years**
  - **ROOF REPLACEMENT**
    - **Project Index #: 1153EXT2**
    - **Construction Cost:** $1,845

  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 2-3 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:** $1,230

- **Long-Term Needs**
- **Four to Ten Years**
  - **EXTERIOR FINISHES**
    - **Project Index #: 1153EXT1**
    - **Construction Cost:** $1,230

  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 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):** 123
- **Year Constructed:** 1955
- **Exterior Finish 1:** 100% Painted 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 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:** $25.00
- **Priority Class 2:** $1,845  **Total Facility Replacement Construction Cost:** $2,000
- **Priority Class 3:** $1,230  **Facility Replacement Cost per Square Foot:** $20
- **Grand Total:** $3,075  **FCNI:** 154%
MILKING BARN
BUILDING REPORT

The Milking Barn is a wood framed structure with a wood shingle roofing system on a stone and concrete foundation. The building is part of the original ranch complex and was not in use at the time of the 2010 survey. It is also in good shape.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $2,105

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 excluding the roof. Included in the cost is sanding, priming and painting the wood siding, re-pointing the stone masonry as needed and caulking of the windows, flashing, fixtures and all other penetrations. 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:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>421</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1930</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 %  Painted Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>%</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>%</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Wood Framed</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</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: $5.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$2,105</td>
<td>Total Facility Replacement Construction Cost: $11,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot: $25</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$2,105</td>
<td>FCNI: 19%</td>
</tr>
</tbody>
</table>

The Comfort Station #2 is a concrete masonry unit and wood framed structure with a composition roofing system on a concrete foundation and is located in the group use area. It is mostly ADA compliant including ADA parking and route to the building but is lacking some signage. The building is in good shape.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>$4,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Currently Critical</td>
<td>Immediate to Two Years</td>
<td></td>
</tr>
</tbody>
</table>

#### DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building has an exterior water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/low ADA drinking fountain.

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>$5,010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Necessary - Not Yet Critical</td>
<td>Two to Four Years</td>
<td></td>
</tr>
</tbody>
</table>

#### DOOR HARDWARE REPLACEMENT

The exterior metal doors are in good shape, but staff has had continuous problems with the hardware. The handles and locks are damaged from age and general wear and tear and have reached the end of their useful life. This project would provide for the replacement of the hardware on six doors. Removal and disposal of the existing hardware is included in this estimate.

### INTERIOR FINISHES

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

### PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
<th>$2,010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Long-Term Needs</td>
<td>Four to Ten Years</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 excluding the roof. Included in the cost are cleaning and sealing the concrete masonry and caulking of the windows, doors, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
BUILDING INFORMATION:

Gross Area (square feet): 402
Year Constructed: 1981
Exterior Finish 1: 100% Concrete Masonry U
Exterior Finish 2: %

Number of Levels (Floors): 1
Basement? No
IBC Occupancy Type 1: 100% B
IBC Occupancy Type 2: %

Construction Type: Concrete Masonry Units & Wood
IBC Construction Type: V-B
Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Amount</th>
<th>Project Construction Cost per Square Foot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$4,000</td>
<td>$27.41</td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$5,010</td>
<td>$70,000</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$2,010</td>
<td>$175</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$11,020</td>
<td>FCNI: 16%</td>
</tr>
</tbody>
</table>
The Comfort Station #1 is a concrete masonry unit and wood framed structure with a composition roofing system on a concrete foundation and is located adjacent to the large grass picnic area. It is mostly ADA compliant but is lacking some signage. The building is in good shape.

### PRIORITY CLASS 1 PROJECTS

**Total Construction Cost for Priority 1 Projects:** $4,000

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADA RESTROOM UPGRADE</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 1150ADA1</td>
<td>Construction Cost $4,000</td>
</tr>
<tr>
<td>The designated ADA accessible restrooms do not fully meet the Americans with Disabilities Act (ADA) requirements. This project would provide for remodeling two of the restrooms into ADA compliant restrooms including but not limited to proper signage, sink, toilet, grab bars, tissue dispensers, mirror, electric hand dryers and door hardware. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.</td>
<td></td>
</tr>
</tbody>
</table>

### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $2,010

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 1150INT1</td>
<td>Construction Cost $2,010</td>
</tr>
<tr>
<td>The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted or sealed at least once in the next 2-4 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.</td>
<td></td>
</tr>
</tbody>
</table>

### PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects:** $2,010

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 1150EXT1</td>
<td>Construction Cost $2,010</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 excluding the roof. Included in the cost are cleaning and sealing the concrete masonry and caulking of the windows, doors, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.</td>
<td></td>
</tr>
</tbody>
</table>
BUILDING INFORMATION:

Gross Area (square feet): 402
Year Constructed: 1981
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & Wood
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $4,000 | Project Construction Cost per Square Foot: | $19.95 |
| Priority Class 2: | $2,010 | Total Facility Replacement Construction Cost: | $70,000 |
| Priority Class 3: | $2,010 | Facility Replacement Cost per Square Foot: | $175 |
| Grand Total:     | $8,020 | FCNI:  | 11% |
The Chinchilla Shed is an unreinforced stone masonry structure with a wood shingle roofing system. It is currently being used for storage and is in fair shape.

**PRIORITIZED CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>Site number: 9930</th>
</tr>
</thead>
<tbody>
<tr>
<td>Necessity - Not Yet Critical</td>
<td>Two to Four Years</td>
<td>Construction Cost $20,980</td>
</tr>
</tbody>
</table>

**DRAINAGE IMPROVEMENTS**

The west wall is largely below grade and experiences water weeping through it during inclement weather. The water erodes the mortar and is causing major cracks in the wall. This project provides for waterproofing the exterior wall below grade and installing a french drain. The work will include excavation to expose the entire wall, applying a 100% polymer waterproof membrane to the wall, backfilling and installing a french drain along the length of the wall. This project should coincide with the GUTTER AND DOWNSPOUT INSTALLATION project.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the sealing and painting of the exterior of the building. Included in the cost is sealing the stone, repairing the cracks and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and repaired in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**GUTTER AND DOWNSPOUT INSTALLATION**

The building does not have gutters or downspouts to control the runoff from the roof. The water currently sheet drains off the roof causing extensive erosion to the grade around the building and allowing water to penetrate into the walls. There are already major cracks in the west wall due to poor water control. This will eventually lead to failure of the foundation and walls undermining the integrity of the entire structure. This project would provide funding for the installation of a seamless gutter and downspout system for the building. This project should coincide with the DRAINAGE IMPROVEMENTS project.
BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>1,296</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1940</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Stone Masonry</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>%</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % S-2</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>%</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Unreinforced Stone Masonry</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</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>$16.19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$20,980</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$26,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$20</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$20,980</td>
<td>FCNI:</td>
<td>81%</td>
</tr>
</tbody>
</table>
HISTORIC BUNKHOUSE
BUILDING REPORT

The Historic Bunkhouse is a wood framed structure with a corrugated metal roof. It is one of the old historical ranch structures and is not being used. It is in fair shape considering the age of the building.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $4,830

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 pieces. 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): 322
Year Constructed: 1870
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 Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$0</td>
<td>$15.00</td>
</tr>
<tr>
<td>2</td>
<td>$4,830</td>
<td>$8,000</td>
</tr>
<tr>
<td>3</td>
<td>$0</td>
<td>$25</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$4,830</td>
<td>FCNI: 60%</td>
</tr>
</tbody>
</table>
The Historic Blacksmith Shop is a wood framed structure with a wood shingle roofing system. It is one of the old historical ranch structures and it open to the public for tours. It is in good shape considering the age of the building.

**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>$6,555</td>
</tr>
</tbody>
</table>

**HISTORIC BUILDING MAINTENANCE**

The structure is made of unreinforced stone masonry. It is over 100 years old and there are numerous areas where the mortar is failing, missing and not sealed properly. This is also an exhibit for the park and requires time to display the artifacts and maintain the signage. This project would provide for the cleaning, repair and re-pointing of the stone work and maintaining the exhibit. 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): 437
- Year Constructed: 1870
- Exterior Finish 1: 100% Stone 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: Unreinforced Stone Masonry
- 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 per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$0</td>
<td>$15.00</td>
</tr>
<tr>
<td>2</td>
<td>$6,555</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$6,555</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Priority Class</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>$44,000</td>
<td>$100</td>
<td>15%</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td></td>
<td></td>
<td></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 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>
Spring Mountain Ranch State Park - Site #9930
Description: ADA accessible parking spaces in upper parking area.

Spring Mountain Ranch State Park - Site #9930
Description: ADA accessible parking space in lower parking area.
Domestic Well / Pump House - Building #3043
Description: Exterior of the building.

Theatre Storage - Building #2410
Description: Exterior of the building.
Irrigation Pump House - Building #1636
Description: Exterior of the building.

Entrance Station - Building #1635
Description: Exterior of the building.
Theatre / Pavilion - Building #1634
Description: Exterior of the building.

Theatre Concession - Building #1633
Description: Exterior of the building.
Wilson Residence / Sandstone Cabin - Building #1174
Description: Exterior of the building.

Ranger’s Office (Guest House) - Building #1173
Description: Exterior of the building.
Visitor’s Center - Building #1172
Description: Exterior of the building.

Visitor’s Center - Building #1172
Description: Interior of the building.
Historic Storage Shed - Building #1171
Description: Exterior of the building (left).

Residence #6 – Cowhand House - Building #1170
Description: Exterior of the building.
Residence #5 – Spring House - Building #1169  
Description: Exterior of the building.

Residence #4 – Old Bunkhouse / Duplex - Building #1168  
Description: Exterior of the building.
Residence #3 – Foreman’s House - Building #1167
Description: Exterior of the building.

Pump Control / Seasonal Shed - Building #1164
Description: Exterior of the building.
Power Control Shed - Building #1163
Description: Exterior of the building.

Chicken Coop - Building #1162
Description: Exterior of the building.
Calving Shed - Building #1160
Description: Exterior of the building.

Cattle Feeder Shed - Building #1159
Description: Exterior of the building.
Vera’s Stables - Building #1158
Description: Exterior of the building.

Hay & Horse Barn / Corral / Shop - Building #1157
Description: Exterior of the building.
Hay & Horse Barn / Corral / Shop - Building #1157
Description: Interior of the Shop.

Group Use Shelter - Building #1156
Description: Exterior of the structure.
Work Shop - Building #1155
Description: Exterior of the building.

Dog Kennel - Building #1153
Description: Exterior of the building.
Milking Barn - Building #1152
Description: Exterior of the building.

Comfort Station #2 – Group Use - Building #1151
Description: Exterior of the building.
Comfort Station #1 - Building #1150
Description: Exterior of the building.

Chinchilla Shed - Building #1149
Description: Exterior of the building.
Historic Bunkhouse - Building #1148
Description: Exterior of the building.

Historic Blacksmith Shop - Building #1147
Description: Exterior of the building.