The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWB project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Board to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

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

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .60 or 60% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

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

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.
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<td>2273</td>
</tr>
<tr>
<td>RAMADA #1 - DAY USE</td>
<td>2272</td>
</tr>
<tr>
<td>WELL HOUSE</td>
<td>2271</td>
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<tr>
<td>RANGER RESIDENCE</td>
<td>2270</td>
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<tr>
<td>RAMADA #3 - DAY USE</td>
<td>2164</td>
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<tr>
<td>RANGER RESIDENCE WOOD SHED</td>
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</table>
WARD CHARCOAL OVENS STATE HISTORIC PARK
BUILDING REPORT

The Ward Charcoal Ovens State Historic Park is located 11 miles south of Ely. It is a well maintained park, comprising approximately 160 acres, opened under a special use permit from the late 1950s until it became public land in a land trade deal. The ovens were operational from 1876 through 1879, during the silver boom years of the Ward mines. The area was designated as a state monument in 1968, and a state park in 1996. There are approximately a dozen structures at the park.

The park also has a self-guided interpretive trail, constructed by the White Pine County Middle School, to promote education about the ovens and their place in Nevada history.

PRIORITY CLASS 1 PROJECTS
Currently Critical
Total Construction Cost for Priority 1 Projects: $20,000
Immediate to Two Years

ADA PARKING - GROUP USE
The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area near the Group Ramada are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and compliant path of travel to the Group Ramada and the restroom. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/29/2009.

ADA UPGRADES - DAY USE
The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the Day Use restroom are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and path of travel to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

PRIORITY CLASS 3 PROJECTS
Currently Critical
Total Construction Cost for Priority 3 Projects: $3,000
Long-Term Needs
Four to Ten Years

EXTERIOR FINISHES, SHADE RAMADAS
There are 15 steel shade ramadas in the campground which are 100 s.f. each for a total of 1,500 square feet. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for painting of the structures and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structures.
PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $20,000
Priority Class 2: $0
Priority Class 3: $3,000

Grand Total: $23,000
The CXT Comfort Station is a uni-sex precast structure located in the campground area of the park. It is ADA compliant and in excellent shape.

**EXTERIOR/ INTERIOR FINISHES**

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

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>104</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
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</tr>
<tr>
<td>Exterior Finish 1:</td>
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<td>Exterior Finish 2:</td>
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</table>

<table>
<thead>
<tr>
<th>Number of Levels (Floors):</th>
<th>1 Basement?</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100% U</td>
<td></td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Precast Concrete</td>
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<tr>
<td>IBC Construction Type:</td>
<td>III-B</td>
<td></td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
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</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>
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<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td>Total Facility Replacement Construction Cost:</td>
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<tr>
<td>Priority Class 3:</td>
<td>$1,040</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$173</td>
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<tr>
<td>Grand Total:</td>
<td>$1,040</td>
<td>FCNI:</td>
<td>6%</td>
</tr>
</tbody>
</table>
The CXT Comfort Station is a uni-sex precast structure located in the campground area of the park. It is ADA compliant and in excellent shape.

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: $1,040

**Long-Term Needs**

Four to Ten Years

**EXTERIOR/ INTERIOR FINISHES**

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

**BUILDING INFORMATION:**

- Gross Area (square feet): 104
- Year Constructed: 2009
  - Exterior Finish 1: 100% Precast Concrete
  - Exterior Finish 2: 0%
- Number of Levels (Floors): 1
  - Basement?: No
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2: 0%
- Construction Type: Precast Concrete
- IBC Construction Type: III-B
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $1,040
- Grand Total: $1,040

- Project Construction Cost per Square Foot: $10.00
- Total Facility Replacement Construction Cost: $18,000
- Facility Replacement Cost per Square Foot: $173
- FCNI: 6%
CXT COMFORT STATION #2 - CAMPGROUND

BUILDING REPORT

The CXT Comfort Station is a uni-sex precast structure located in the campground area of the park. It is ADA compliant and in excellent shape.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $1,040

Long-Term Needs Four to Ten Years

EXTERIOR/ INTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 104
Year Constructed: 2009
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $10.00
Priority Class 2: $0 Total Facility Replacement Construction Cost: $18,000
Priority Class 3: $1,040 Facility Replacement Cost per Square Foot: $173
Grand Total: $1,040 FCNI: 6%

State of Nevada / Conservation & Natural Resources
CXT COMFORT STATION #2 - CAMPGROUND
SPWB Facility Condition Analysis - 3016
Survey Date: 9/29/2009

CXT COMFORT STATION #2 - CAMPGROUND

Site number: 9942
The CXT Comfort Station is a uni-sex precast structure located in the day use area of the park. It is ADA compliant and in excellent shape.

**PRIORITY CLASS 2 PROJECTS**

- **Total Construction Cost for Priority 2 Projects:** $1,040
- **Necessary - Not Yet Critical**
- **Two to Four Years**

**Project Index #: 3015EXT1**

**Construction Cost:** $1,040

**EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 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>
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</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
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<tr>
<td>Exterior Finish 1:</td>
<td>100 % Precast Concrete</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0   %</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1 Basement? No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % U</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Construction Type:</td>
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<td>IBC Construction Type:</td>
<td>III-B</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0 %</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $10.00
- **Priority Class 2:** $1,040
- **Total Facility Replacement Construction Cost:** $18,000
- **Priority Class 3:** $0
- **Facility Replacement Cost per Square Foot:** $173
- **Grand Total:** $1,040
- **FCNI:** 6%
GROUP RAMADA - CAMPGROUND
BUILDING REPORT

The Ramada is an open steel post and beam shade structure with a metal roof. It is located in the group camp area.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $800

Long-Term Needs
Four to Ten Years

EXTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 400
Year Constructed: 2009
Exterior Finish 1: 100 % Steel Post & Beam /
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Steel Post & Beam
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $2.00
Priority Class 2: $0 Total Facility Replacement Construction Cost: $12,000
Priority Class 3: $800 Facility Replacement Cost per Square Foot: $30
Grand Total: $800 FCNI: 7%
The six charcoal ovens were built in 1876 and were constructed by Swiss-Italian charcoal workers called "Carbonari". The ovens were made from quartz welded tuff that was quarried from the nearby hills. The beehive shaped ovens were designed as a replacement for the open-pit system that originated in Italy. The ovens were a more efficient way to reduce all types of wood to charcoal. Vents on the bottom of the kiln allowed for fine adjustment of temperature, and the parabolic (beehive) shape reflected heat back into the center. Each oven could hold 35 cords of wood per firing, and would produce between 30 to 50 bushels of charcoal per cord of wood. All wood types were used in the ovens, including pinion pine, juniper, aspen and even sagebrush.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
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<td>Construction Cost</td>
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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 for protecting the exterior of the oven. Included in the cost is applying new mortar to the stone. It is recommended that the building be mortared 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): 600

Year Constructed: 1876

Exterior Finish 1: 100 % Stone

Exterior Finish 2: %

Number of Levels (Floors): 1

Basement? No

IBC Occupancy Type 1: 100 % U

IBC Occupancy Type 2: 0 %

Construction Type: Stone

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
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<th>Project Construction Cost per Square Foot:</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
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<td>Total Facility Replacement Construction Cost:</td>
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<td>Priority Class 3:</td>
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<td>Facility Replacement Cost per Square Foot:</td>
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<tr>
<td>Grand Total:</td>
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<td>FCNI:</td>
<td>20%</td>
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</table>

Site number: 9942
Survey Date: 9/29/2009
OVEN #5
BUILDING REPORT

The six charcoal ovens were built in 1876 and were constructed by Swiss-Italian charcoal workers called "Carbonari". The ovens were made from quartz welded tuff that was quarried from the nearby hills. The beehive shaped ovens were designed as a replacement for the open-pit system that originated in Italy. The ovens were a more efficient way to reduce all types of wood to charcoal. Vents on the bottom of the kiln allowed for fine adjustment of temperature, and the parabolic (beehive) shape reflected heat back into the center. Each oven could hold 35 cords of wood per firing, and would produce between 30 to 50 bushels of charcoal per cord of wood. All wood types were used in the ovens, including pinion pine, juniper, aspen and even sagebrush.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs Four to Ten Years
Total Construction Cost for Priority 3 Projects: $6,000

EXTERIOR FINISHES
It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for protecting the exterior of the oven. Included in the cost is applying new mortar to the stone. It is recommended that the building be mortared 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): 600
Year Constructed: 1876
Exterior Finish 1: 100 % Stone
Exterior Finish 2: 
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Stone
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: $10.00 |
| Priority Class 2: | $0 | Total Facility Replacement Construction Cost: $30,000 |
| Priority Class 3: | $6,000 | Facility Replacement Cost per Square Foot: $50 |
| Grand Total: | $6,000 | FCNI: 20% |
The six charcoal ovens were built in 1876 and were constructed by Swiss-Italian charcoal workers called "Carbonari". The ovens were made from quartz welded tuff that was quarried from the nearby hills. The beehive shaped ovens were designed as a replacement for the open-pit system that originated in Italy. The ovens were a more efficient way to reduce all types of wood to charcoal. Vents on the bottom of the kiln allowed for fine adjustment of temperature, and the parabolic (beehive) shape reflected heat back into the center. Each oven could hold 35 cords of wood per firing, and would produce between 30 to 50 bushels of charcoal per cord of wood. All wood types were used in the ovens, including pinion pine, juniper, aspen and even sagebrush.

### PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Four to Ten Years</td>
<td>$6,000</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 for protecting the exterior of the oven. Included in the cost is applying new mortar to the stone. It is recommended that the building be mortared 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):** 600
- **Year Constructed:** 1876
- **Exterior Finish 1:** 100% Stone
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1  Basement? No
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:** 0%  
- **Construction Type:** Stone
- **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>
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<tbody>
<tr>
<td>Priority Class 2:</td>
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<td>Total Facility Replacement Construction Cost:</td>
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<td>Priority Class 3:</td>
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<td>Facility Replacement Cost per Square Foot:</td>
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<td>Grand Total:</td>
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<td>FCNI:</td>
<td>20%</td>
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</table>
OVEN #3
BUILDING REPORT

The six charcoal ovens were built in 1876 and were constructed by Swiss-Italian charcoal workers called "Carbonari". The ovens were made from quartz welded tuff that was quarried from the nearby hills. The beehive shaped ovens were designed as a replacement for the open-pit system that originated in Italy. The ovens were a more efficient way to reduce all types of wood to charcoal. Vents on the bottom of the kiln allowed for fine adjustment of temperature, and the parabolic (beehive) shape reflected heat back into the center. Each oven could hold 35 cords of wood per firing, and would produce between 30 to 50 bushels of charcoal per cord of wood. All wood types were used in the ovens, including pinion pine, juniper, aspen and even sagebrush.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs Four to Ten Years
Total Construction Cost for Priority 3 Projects: $6,000

EXTERIOR FINISHES
It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for protecting the exterior of the oven. Included in the cost is applying new mortar to the stone. It is recommended that the building be mortared 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): 600
Year Constructed: 1876
Exterior Finish 1: 100 % Stone
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Stone
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 Construction Cost per Square Foot</th>
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<tbody>
<tr>
<td>Class 1</td>
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<tr>
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<td>$6,000</td>
<td>$50</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$6,000</td>
<td>FCNI: 20%</td>
</tr>
</tbody>
</table>

Total Facility Replacement Construction Cost: $6,000
Facility Replacement Cost per Square Foot: $50

Page 11 of 19
OVEN #2

BUILDING REPORT

The six charcoal ovens were built in 1876 and were constructed by Swiss-Italian charcoal workers called "Carbonari". The ovens were made from quartz welded tuff that was quarried from the nearby hills. The beehive shaped ovens were designed as a replacement for the open-pit system that originated in Italy. The ovens were a more efficient way to reduce all types of wood to charcoal. Vents on the bottom of the kiln allowed for fine adjustment of temperature, and the parabolic (beehive) shape reflected heat back into the center. Each oven could hold 35 cords of wood per firing, and would produce between 30 to 50 bushels of charcoal per cord of wood. All wood types were used in the ovens, including pinion pine, juniper, aspen and even sagebrush.

PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
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<tbody>
<tr>
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<td>Construction Cost</td>
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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 for protecting the exterior of the oven. Included in the cost is applying new mortar to the stone. It is recommended that the building be mortared 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): 600
- Year Constructed: 1876
- Exterior Finish 1: 100% Stone
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2: 0%
- Construction Type: Stone
- 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>$10.00</th>
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<tbody>
<tr>
<td>Priority Class 2:</td>
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<td>Total Facility Replacement Construction Cost:</td>
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<td>Priority Class 3:</td>
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<td>Facility Replacement Cost per Square Foot:</td>
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<tr>
<td>Grand Total:</td>
<td>$6,000</td>
<td>FCNI:</td>
<td>20%</td>
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</tbody>
</table>
OVEN #1

BUILDING REPORT

The six charcoal ovens were built in 1876 and were constructed by Swiss-Italian charcoal workers called "Carbonari". The ovens were made from quartz welded tuff that was quarried from the nearby hills. The beehive shaped ovens were designed as a replacement for the open-pit system that originated in Italy. The ovens were a more efficient way to reduce all types of wood to charcoal. Vents on the bottom of the kiln allowed for fine adjustment of temperature, and the parabolic (beehive) shape reflected heat back into the center. Each oven could hold 35 cords of wood per firing, and would produce between 30 to 50 bushels of charcoal per cord of wood. All wood types were used in the ovens, including pinion pine, juniper, aspen and even sagebrush.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $6,000

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for protecting the exterior of the oven. Included in the cost is applying new mortar to the stone. It is recommended that the building be mortared 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): 600
Year Constructed: 1876
Exterior Finish 1: 100% Stone
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100% U
IBC Occupancy Type 2: 0%
Construction Type: Stone
IBC Construction Type: V-B
Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $10.00
Priority Class 2: $0 Total Facility Replacement Construction Cost: $30,000
Priority Class 3: $6,000 Facility Replacement Cost per Square Foot: $50
Grand Total: $6,000 FCNI: 20%
RAMADA #2 - DAY USE
BUILDING REPORT

The Ramada is an open wood post and beam shade structure with a metal roof. It is located above the picnic table in the day use area.

PRIORIT Y CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $480

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 240
Year Constructed:
Exterior Finish 1: 100 % Wood Post & Beam /
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Wood Post & Beam
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $2.00
Priority Class 2: $0 Total Facility Replacement Construction Cost: $6,000
Priority Class 3: $480 Facility Replacement Cost per Square Foot: $25
Grand Total: $480 FCNI: 8%
The Ramada is an open wood post and beam shade structure with a metal roof. It is located above the picnic table in the day use area.

**EXTERIOR FINISHES**

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

**BUILDING INFORMATION:**

- Gross Area (square feet): 240
- Year Constructed:
  - Exterior Finish 1: 100 % Wood Post & Beam /
  - Exterior Finish 2:  %
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100 % U
- IBC Occupancy Type 2: 0  %
- Construction Type: Wood Post & Beam
- Percent Fire Suppressed: 0  %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0  Project Construction Cost per Square Foot: $2.00
- Priority Class 2: $0  Total Facility Replacement Construction Cost: $6,000
- Priority Class 3: $480  Facility Replacement Cost per Square Foot: $25
- Grand Total: $480  FCNI: 8%
The Well House is a precast concrete structure located in the campground area. The well and pumps provide water to 2 underground storage tanks which provide water to the campground area. It is in good shape.

PRIORITR CLASS 3 PROJECTS
Total Construction Cost for Priority 3 Projects: $800
Long-Term Needs Four to Ten Years

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

BUILDING INFORMATION:

Gross Area (square feet): 80
Year Constructed: 2001
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $10.00
Priority Class 2: $0 Total Facility Replacement Construction Cost: $4,000
Priority Class 3: $800 Facility Replacement Cost per Square Foot: $50
Grand Total: $800 FCNI: 20%

Site number: 9942

**RANGER RESIDENCE**

**BUILDING REPORT**

The Ranger Residence is a wood framed structure with a metal roofing system on a concrete masonry unit foundation. It has 3 bedrooms, 2 baths, kitchen, living and dining areas and has a full daylight basement garage / storage space. The bathrooms, kitchen and laundry rooms were remodeled in 2006. The State purchased the residence around 1994 and it is in fair shape.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Total Construction Cost for Priority 1 Projects: $22,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Currently Critical</td>
<td>Immediate to Two Years</td>
</tr>
</tbody>
</table>

**CONCRETE WALKWAY REPLACEMENT**

The exterior walkway from the garage and driveway up to the entrance of the house does not meet code and is a safety hazard. The ramp/ walkway does not have acceptable slopes or proper landings nor does it have handrails. Due to the effects of the extreme weather conditions of the area, particularly ice and snow on the walkway, the existing sloped concrete surface poses a significant injury risk. This project would provide for an upgrade to the ramp/ walkway to make it fully compliant with 2006 IBC Chapter 10. A combination of concrete sloped walks and steps with handrails is suggested.

- **Construction Cost**: $10,000

**INTERIOR STAIRWAY REPLACEMENT**

The stairs and handrails between the first floor and the basement do not meet the requirements in the 2006 International Building Code sections 1009 and 1012. This project would provide for the rebuilding of the stairway to provide for a code compliant stairway.

- **Construction Cost**: $9,000

**REMOVE AWNING**

There is a metal awning attached to the roof on the west side of the building near the front door. The main structure was not designed to carry this additional lateral load and the awning structure itself is not in good condition. It is recommended to remove and dispose of the structure. Included in the estimate is removing and disposing of the awning as well as patching the roof and concrete patio where attachments were made.

- **Construction Cost**: $500

**STRUCTURAL ASSESSMENT**

There are a couple of suspect structural issues for this building. In the past, the fireplace chimney was filled in with concrete to seal off the chimney. The additional weight appears to be damaging the foundation which will eventually cause the chimney to overturn. The basement floor is also cracked from heaving and should be investigated to assess any damage to the foundation. This project recommends that a licensed engineer perform a structural investigation to assess these issues and provide a report on their findings. Future projects would be based on this report.

- **Construction Cost**: $2,500

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Total Construction Cost for Priority 2 Projects: $6,750</th>
</tr>
</thead>
<tbody>
<tr>
<td>Necessary - Not Yet Critical</td>
<td>Two to Four Years</td>
</tr>
</tbody>
</table>

**OVERHEAD DOOR REPLACEMENT**

There is a 10'x12' overhead garage door which is damaged and does not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead door and purchase and installation of a new door.

- **Construction Cost**: $3,000
WATER HEATER REPLACEMENT

There is a 50 gallon electric water heater in the basement. 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 3-4 years. It is recommended that a new propane-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

BUILDING INFORMATION:

Gross Area (square feet): 2,400
Year Constructed:
Exterior Finish 1: 100 % Vinyl Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? Yes
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: 0 %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$22,000</td>
<td>$240,000</td>
</tr>
<tr>
<td>2</td>
<td>$6,750</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>$36,000</td>
<td>Facility Replacement Cost per Square Foot</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$100</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$64,750</td>
<td>FCNI: 27%</td>
</tr>
</tbody>
</table>

15-Dec-09
The Ramada is an open wood post and beam shade structure with a metal roof. It is located above the picnic table in the day use area.

**EXTERIOR FINISHES**

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

**BUILDING INFORMATION:**

- Gross Area (square feet): 104
- Number of Levels (Floors): 1 (No Basement?)
- Exterior Finish 1: 100% Wood Post & Beam
- Exterior Finish 2: 0%
- IBC Occupancy Type 1: U
- IBC Occupancy Type 2: 0%
- IBC Construction Type: Wood Post & Beam
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Project Construction Cost per Square Foot: $2.00
- Priority Class 2: $0
- Total Facility Replacement Construction Cost: $3,000
- Priority Class 3: $208
- Facility Replacement Cost per Square Foot: $29
- Grand Total: $208
- FCNI: 7%

**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.
Ward Charcoal Ovens State Park Site - Site #9942
Description: Kiosk & access walk to ovens.

CXT Comfort Stations - Campground - Buildings #3018-3016
Description: Exterior and ADA accessible parking.
CXT Comfort Station – Day Use - Building #3015
Description: Exterior of the building.

Group Ramada - Campground - Building #3014
Description: Exterior of the structure.
Typical Campground Ramadas - Buildings #3013-2999
Description: Exterior of the structure.

Typical Charcoal Ovens - Buildings #2274-2279
Description: Exterior of the structure.
Typical Day Use Ramadas - Buildings #2273, 2272, 2164
Description: Exterior of the structure.

Well House - Building #2271
Description: Exterior of the building.
Ranger Residence - Building #2270
Description: Exterior of the building.

Ranger Residence - Building #2270
Description: Basement stairs in need of remodeling.
Ranger Residence Barn - Building #0577
Description: Exterior of the building.

Ranger Residence Wood Shed - Building #0551
Description: Exterior of the structure.