

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

WARD CHARCOAL OVENS STATE HISTORIC PARK

Post Office Box 151761
Ely, Nevada 89315

Site Number: 9942
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in May 2021

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

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

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

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

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

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

Class Definitions

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

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

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

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

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9942

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3017	CXT COMFORT STATION #3 - CAMPGROUND	104	2009	7/11/2017	\$33,600	\$2,330	\$0	\$35,930	\$18,000	200%
	P. O. Box 151761									
	Ward Charcoal Oven									
3016	CXT COMFORT STATION #2 - CAMPGROUND	104	2009	7/11/2017	\$33,600	\$2,330	\$0	\$35,930	\$18,000	200%
	P. O. Box 151761									
	Ward Charcoal Oven									
2270	RANGER RESIDENCE	2400	1995	7/11/2017	\$25,200	\$131,072	\$0	\$156,272	\$240,000	65%
	P. O. Box 151761									
	Ward Charcoal Oven									
2271	WELL HOUSE	80	2001	7/11/2017	\$0	\$1,792	\$0	\$1,792	\$4,000	45%
	P. O. Box 151761									
	Ward Charcoal Oven									
2279	OVEN #6	600	1876	7/11/2017	\$0	\$10,080	\$0	\$10,080	\$30,000	34%
	P. O. Box 151761									
	Ward Charcoal Oven									
2278	OVEN #5	600	1876	7/11/2017	\$0	\$10,080	\$0	\$10,080	\$30,000	34%
	P. O. Box 151761									
	Ward Charcoal Oven									
2277	OVEN #4	600	1876	7/11/2017	\$0	\$10,080	\$0	\$10,080	\$30,000	34%
	P. O. Box 151761									
	Ward Charcoal Oven									
2276	OVEN #3	600	1876	7/11/2017	\$0	\$10,080	\$0	\$10,080	\$30,000	34%
	P. O. Box 151761									
	Ward Charcoal Oven									
2275	OVEN #2	600	1876	7/11/2017	\$0	\$10,080	\$0	\$10,080	\$30,000	34%
	P. O. Box 151761									
	Ward Charcoal Oven									
2274	OVEN #1	600	1876	7/11/2017	\$0	\$10,080	\$0	\$10,080	\$30,000	34%
	P. O. Box 151761									
	Ward Charcoal Oven									
2272	RAMADA #1 - DAY USE	240		7/11/2017	\$0	\$1,075	\$0	\$1,075	\$6,000	18%
	P. O. Box 151761									
	Ward Charcoal Oven									
2273	RAMADA #2 - DAY USE	240		7/11/2017	\$0	\$1,075	\$0	\$1,075	\$6,000	18%
	P. O. Box 151761									
	Ward Charcoal Oven									
2164	RAMADA #3 - DAY USE	104	0	7/11/2017	\$0	\$0	\$466	\$466	\$3,000	16%
	P. O. Box 151761									
	Ward Charcoal Oven									
3014	GROUP RAMADA - CAMPGROUND	400	2009	7/11/2017	\$0	\$1,792	\$0	\$1,792	\$12,000	15%
	P. O. Box 151761									
	Ward Charcoal Oven									
3015	CXT COMFORT STATION #1 - DAY USE	104	0	7/11/2017	\$0	\$2,330	\$0	\$2,330	\$18,000	13%
	P. O. Box 151761									
	Ward Charcoal Oven									

Site number: 9942		Facility Condition Needs Index Report								
Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3018	CXT COMFORT STATION #4 - CAMPGROUND	104	2009	7/11/2017	\$0	\$2,330	\$0	\$2,330	\$18,000	13%
	P. O. Box 151761 Ward Charcoal Oven									
9942	WARD CHARCOAL OVENS STATE HISTORIC PARK			7/11/2017	\$22,840	\$0	\$6,720	\$29,560		0%
	P. O. Box 151761 Ward Charcoal Oven									
2999	RAMADA #4 - CAMPGROUND	100	2009	7/11/2017	\$0	\$0	\$0		\$3,500	
	P. O. Box 151761 Ward Charcoal Oven									
3003	RAMADA #8 - CAMPGROUND	100	2009	7/11/2017	\$0	\$0	\$0		\$3,500	
	P. O. Box 151761 Ward Charcoal Oven									
0577	RANGER RESIDENCE BARN	800	1995	7/11/2017	\$0	\$0	\$0		\$8,000	
	P. O. Box 151761 Ward Charcoal Oven									
3000	RAMADA #5 - CAMPGROUND	100	2009	7/11/2017	\$0	\$0	\$0		\$3,500	
	P. O. Box 151761 Ward Charcoal Oven									
0551	RANGER RESIDENCE WOOD SHED	1600	1995	7/11/2017	\$0	\$0	\$0		\$1,600	
	P. O. Box 151761 Ward Charcoal Oven									
3002	RAMADA #7 - CAMPGROUND	100	2009	7/11/2017	\$0	\$0	\$0		\$3,500	
	P. O. Box 151761 Ward Charcoal Oven									
3004	RAMADA #9 - CAMPGROUND	100	2009	7/11/2017	\$0	\$0	\$0		\$3,500	
	P. O. Box 151761 Ward Charcoal Oven									
3005	RAMADA #10 - CAMPGROUND	100	2009	7/11/2017	\$0	\$0	\$0		\$3,500	
	P. O. Box 151761 Ward Charcoal Oven									
3006	RAMADA #11 - CAMPGROUND	100	2009	7/11/2017	\$0	\$0	\$0		\$3,500	
	P. O. Box 151761 Ward Charcoal Oven									
3007	RAMADA #12 - CAMPGROUND	100	2009	7/11/2017	\$0	\$0	\$0		\$3,500	
	P. O. Box 151761 Ward Charcoal Oven									
3008	RAMADA #13 - CAMPGROUND	100	2009	7/11/2017	\$0	\$0	\$0		\$3,500	
	P. O. Box 151761 Ward Charcoal Oven									
3009	RAMADA #14 - CAMPGROUND	100	2009	7/11/2017	\$0	\$0	\$0		\$3,500	
	P. O. Box 151761 Ward Charcoal Oven									
3010	RAMADA #15 - CAMPGROUND	100	2009	7/11/2017	\$0	\$0	\$0		\$3,500	
	P. O. Box 151761 Ward Charcoal Oven									
3011	RAMADA #16 - CAMPGROUND	100	2009	7/11/2017	\$0	\$0	\$0		\$3,500	
	P. O. Box 151761 Ward Charcoal Oven									

Site number: 9942		Facility Condition Needs Index Report								
Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3012	RAMADA #17 - CAMPGROUND	100	2009	7/11/2017	\$0	\$0	\$0		\$3,500	
	P. O. Box 151761									
	Ward Charcoal Oven									
3013	RAMADA #18 - CAMPGROUND	100	2009	7/11/2017	\$0	\$0	\$0		\$3,500	
	P. O. Box 151761									
	Ward Charcoal Oven									
3001	RAMADA #6 - CAMPGROUND	100	2009	7/11/2017	\$0	\$0	\$0		\$3,500	
	P. O. Box 151761									
	Ward Charcoal Oven									
Report Totals.....:		11,380			\$115,240	\$206,605	\$7,186	\$329,031	\$585,100	56%

Acronyms List

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

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

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RAMADA #18 - CAMPGROUND	3013	No Current Projects
RAMADA #17 - CAMPGROUND	3012	No Current Projects
RAMADA #16 - CAMPGROUND	3011	No Current Projects
RAMADA #15 - CAMPGROUND	3010	No Current Projects
RAMADA #14 - CAMPGROUND	3009	No Current Projects
RAMADA #13 - CAMPGROUND	3008	No Current Projects
RAMADA #12 - CAMPGROUND	3007	No Current Projects
RAMADA #11 - CAMPGROUND	3006	No Current Projects
RAMADA #10 - CAMPGROUND	3005	No Current Projects
RAMADA #9 - CAMPGROUND	3004	No Current Projects
RAMADA #8 - CAMPGROUND	3003	No Current Projects
RAMADA #7 - CAMPGROUND	3002	No Current Projects
RAMADA #6 - CAMPGROUND	3001	No Current Projects
RAMADA #5 - CAMPGROUND	3000	No Current Projects
RAMADA #4 - CAMPGROUND	2999	No Current Projects
OVEN #6	2279	
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RANGER RESIDENCE BARN	0577	No Current Projects

RANGER RESIDENCE WOOD SHED

0551 No Current Projects

WARD CHARCOAL OVENS STATE HISTORIC PARK

SPWD Facility Condition Analysis - 9942

Survey Date: 7/11/2017

WARD CHARCOAL OVENS STATE HISTORIC PARK**BUILDING REPORT**

The Ward Charcoal Ovens State Historic Park is located 11 miles south of Ely. The park is approximately 160 acres. The ovens were operational from 1876 through 1879, during the silver boom years of the Ward mines. It opened under a special use permit from the late 1950s until it became public land in a land trade deal. 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 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**Total Construction Cost for Priority 1 Projects: \$22,840****Currently Critical****Immediate to Two Years****ADA PARKING SPACE UPGRADES****Project Index #: 9942ADA1****Construction Cost \$15,000**

The 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 - 2018, ICC/ANSI A117.1 - 2009 and ADAAG - 2010 were referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

ADA UPGRADES**Project Index #: 9942ADA2****Construction Cost \$7,840**

The 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 - 2018, ICC/ANSI A117.1 - 2009 and ADAAG - 2010 were referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$6,720****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES, SHADE RAMADAS****Project Index #: 9942EXT1****Construction Cost \$6,720**

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$22,840
Priority Class 2:	\$0
Priority Class 3:	\$6,720
Grand Total:	\$29,560

CXT COMFORT STATION #4 - CAMPGROUND

SPWD Facility Condition Analysis - 3018

Survey Date: 7/11/2017

CXT COMFORT STATION #4 - CAMPGROUND BUILDING REPORT

The CXT Comfort Station is a uni-sex precast structure located in the campground area of the park.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$2,330

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 3018EXT1

Construction Cost \$2,330

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$22.40
Priority Class 2:	\$2,330	Total Facility Replacement Construction Cost:	\$18,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$173
Grand Total:	\$2,330	FCNI:	13%

CXT COMFORT STATION #3 - CAMPGROUND

SPWD Facility Condition Analysis - 3017

Survey Date: 7/11/2017

CXT COMFORT STATION #3 - CAMPGROUND BUILDING REPORT

The CXT Comfort Station is a uni-sex precast structure located in the campground area of the park.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$33,600****Currently Critical****Immediate to Two Years****Project Index #: 3017ADA1****ADA ACCESSIBLE PATH OF TRAVEL****Construction Cost \$33,600**

The 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 office are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project. 750 square feet of concrete was used for this estimate. It is recommended that this project coincide with the paving project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,330****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3017EXT1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$2,330**

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$33,600	Project Construction Cost per Square Foot:	\$345.48
Priority Class 2:	\$2,330	Total Facility Replacement Construction Cost:	\$18,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$173
Grand Total:	\$35,930	FCNI:	200%

CXT COMFORT STATION #2 - CAMPGROUND

SPWD Facility Condition Analysis - 3016

Survey Date: 7/11/2017

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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$33,600****Currently Critical****Immediate to Two Years****Project Index #: 3016ADA1****ADA ACCESSIBLE PATH OF TRAVEL****Construction Cost \$33,600**

The 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 office are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project. 750 square feet of concrete was used for this estimate. It is recommended that this project coincide with the paving project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,330****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3016EXT1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$2,330**

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$33,600	Project Construction Cost per Square Foot:	\$345.48
Priority Class 2:	\$2,330	Total Facility Replacement Construction Cost:	\$18,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$173
Grand Total:	\$35,930	FCNI:	200%

CXT COMFORT STATION #1 - DAY USE

SPWD Facility Condition Analysis - 3015

Survey Date: 7/11/2017

CXT COMFORT STATION #1 - DAY USE BUILDING REPORT

The CXT Comfort Station is a uni-sex precast structure located in the day use area of the park.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$2,330

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 3015EXT1

Construction Cost \$2,330

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$22.40
Priority Class 2:	\$2,330	Total Facility Replacement Construction Cost:	\$18,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$173
Grand Total:	\$2,330	FCNI:	13%

GROUP RAMADA - CAMPGROUND

SPWD Facility Condition Analysis - 3014

Survey Date: 7/11/2017

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 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,792****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3014EXT1****Construction Cost \$1,792****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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$4.48
Priority Class 2:	\$1,792	Total Facility Replacement Construction Cost:	\$12,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$30
Grand Total:	\$1,792	FCNI:	15%

OVEN #6

SPWD Facility Condition Analysis - 2279

Survey Date: 7/11/2017

OVEN #6**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 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$10,080****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2279EXT2****Construction Cost \$10,080****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 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): 600	IBC Occupancy Type 1: 100 % U
Year Constructed: 1876	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Stone	Construction Type: Stone
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$16.80
Priority Class 2:	\$10,080	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$10,080	FCNI:	34%

OVEN #5

SPWD Facility Condition Analysis - 2278

Survey Date: 7/11/2017

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 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$10,080****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2278EXT2****Construction Cost \$10,080****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 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): 600	IBC Occupancy Type 1: 100 % U
Year Constructed: 1876	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Stone	Construction Type: Stone
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$16.80
Priority Class 2:	\$10,080	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$10,080	FCNI:	34%

OVEN #4

SPWD Facility Condition Analysis - 2277

Survey Date: 7/11/2017

OVEN #4**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 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$10,080****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2277EXT2****Construction Cost \$10,080****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 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): 600	IBC Occupancy Type 1: 100 % U
Year Constructed: 1876	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Stone	Construction Type: Stone
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$16.80
Priority Class 2:	\$10,080	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$10,080	FCNI:	34%

OVEN #3

SPWD Facility Condition Analysis - 2276

Survey Date: 7/11/2017

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 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$10,080****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2276EXT2****Construction Cost \$10,080****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 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): 600	IBC Occupancy Type 1: 100 % U
Year Constructed: 1876	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Stone	Construction Type: Stone
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$16.80
Priority Class 2:	\$10,080	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$10,080	FCNI:	34%

OVEN #2

SPWD Facility Condition Analysis - 2275

Survey Date: 7/11/2017

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 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$10,080****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2275EXT2****Construction Cost \$10,080****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 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): 600	IBC Occupancy Type 1: 100 % U
Year Constructed: 1876	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Stone	Construction Type: Stone
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$16.80
Priority Class 2:	\$10,080	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$10,080	FCNI:	34%

OVEN #1

SPWD Facility Condition Analysis - 2274

Survey Date: 7/11/2017

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 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$10,080****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2274EXT2****Construction Cost \$10,080****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 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): 600	IBC Occupancy Type 1: 100 % U
Year Constructed: 1876	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Stone	Construction Type: Stone
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$16.80
Priority Class 2:	\$10,080	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$10,080	FCNI:	34%

RAMADA #2 - DAY USE

SPWD Facility Condition Analysis - 2273

Survey Date: 7/11/2017

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,075****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2273EXT1****Construction Cost \$1,075****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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$4.48
Priority Class 2:	\$1,075	Total Facility Replacement Construction Cost:	\$6,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$1,075	FCNI:	18%

RAMADA #1 - DAY USE

SPWD Facility Condition Analysis - 2272

Survey Date: 7/11/2017

RAMADA #1 - 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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,075****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2272EXT1****EXTERIOR FINISHES****Construction Cost \$1,075**

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$4.48
Priority Class 2:	\$1,075	Total Facility Replacement Construction Cost:	\$6,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$1,075	FCNI:	18%

WELL HOUSE

SPWD Facility Condition Analysis - 2271

Survey Date: 7/11/2017

WELL HOUSE BUILDING REPORT

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$1,792**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR/ INTERIOR FINISHES **Project Index #: 2271EXT1**
Construction Cost \$1,792

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

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 %
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PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$22.40
Priority Class 2:	\$1,792	Total Facility Replacement Construction Cost:	\$4,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$1,792	FCNI:	45%

RANGER RESIDENCE

SPWD Facility Condition Analysis - 2270

Survey Date: 7/11/2017

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 bathrooms, 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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$25,200****Currently Critical****Immediate to Two Years****INTERIOR STAIRWAY REPLACEMENT****Project Index #: 2270SFT1****Construction Cost \$10,080**

The stairs and handrails between the first floor and the basement do not meet the sections 1009 and 1012 requirements of the 2018 IBC. This project would provide for the rebuilding of the stairway to provide for a code compliant stairway. This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

REMOVE AWNING**Project Index #: 2270SFT2****Construction Cost \$1,120**

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

SIDEWALK REPLACEMENT**Project Index #: 2270SIT1****Construction Cost \$11,200**

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 2018 IBC Chapter 10. A combination of concrete sloped walks and steps with handrails is suggested.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

SMOKE AND CARBON MONOXIDE ALARM INSTALLATION**Project Index #: 2270SFT3****Construction Cost \$2,800**

IRC 2018 Section R314 and R315.3 explain the requirements for smoke alarms in dwelling units. This includes: installing and maintaining smoke alarms in each sleeping room; having a carbon monoxide and smoke detector on the ceiling or wall outside of each sleeping area; in the immediate vicinity of bedrooms when an alteration, repair or addition requiring a permit occurs. IRC 2018 requires that smoke detectors and carbon monoxide alarms be UL rated. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring in a building and include a battery for emergency backup power. This project would provide funding for the purchase and installation of smoke alarms and carbon monoxide alarms in accordance with IRC and NAC laws.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$131,072****Necessary - Not Yet Critical****Two to Four Years****BASEMENT FLOOR REPAIRS****Project Index #: 2270INT2****Construction Cost \$9,408**

The concrete floor in the basement is worn and damaged and should be resurfaced. This project provides for cleaning and repairing the existing concrete floor, applying a bonding agent, pouring a new polymer surface and applying an appropriate finish product.

EXTERIOR FINISHES**Project Index #: 2270EXT1****Construction Cost \$27,360**

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

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

HEATER REPLACEMENT**Project Index #: 2270HVA1****Construction Cost \$25,000**

There are five wall mounted heaters in the building that have reached the end of their expected life. This project recommends replacing the heaters with a packaged unit and new ductwork. The estimate includes removal and disposal of the existing equipment.

INTERIOR FINISHES**Project Index #: 2270INT1****Construction Cost \$27,360**

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

LIGHTING UPGRADE**Project Index #: 2270ENR1****Construction Cost \$21,504**

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. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

OVERHEAD DOOR REPLACEMENT**Project Index #: 2270EXT2****Construction Cost \$7,840**

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

WATER HEATER REPLACEMENT**Project Index #: 2270PLM1****Construction Cost \$4,200**

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

Project Index #: 2270EXT3
Construction Cost \$8,400

WINDOW REPLACEMENT

The windows are original, double pane construction in metal frames. 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 5 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 2,400	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1995	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Vinyl Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? Yes	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$25,200	Project Construction Cost per Square Foot: \$65.11
Priority Class 2: \$131,072	Total Facility Replacement Construction Cost: \$240,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$156,272	FCNI: 65%

RAMADA #3 - DAY USE

SPWD Facility Condition Analysis - 2164

Survey Date: 7/11/2017

RAMADA #3 - 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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$466****Long-Term Needs****Four to Ten Years****Project Index #: 2164EXT1****EXTERIOR FINISHES****Construction Cost \$466**

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$4.48
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$3,000
Priority Class 3: \$466	Facility Replacement Cost per Square Foot: \$29
Grand Total: \$466	FCNI: 16%

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

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

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division
Facilities Condition Analysis

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

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Ward Charcoal Ovens State Historic Park Site - Site #9942
Description: View of Site.



Ward Charcoal Ovens State Historic Park Site - Site #9942
Description: ADA Upgrades Day Use CXT.



CXT Comfort Station #4 - Campground - Building #3018
Description: Exterior and ADA Accessible Parking.



CXT Comfort Station #3 - Campground - Building #3017
Description: View of Exterior.



CXT Comfort Station #2 - Campground - Building #3016
Description: View of Exterior.



CXT Comfort Station #1 – 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 and ADA Parking.



Typical Charcoal Ovens - Buildings #2279 - #2274
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: Interior Stair Replacement.



Ranger Residence - Building #2270
Description: Remove Awning.



Ranger Residence Barn - Building #0577
Description: Exterior of the Building.



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