KERSHAW-RYAN STATE PARK
300 Kershaw Canyon Road
Caliente, Nevada

Site Number: 9944
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report distributed in April 2017
State of Nevada  
Department of Conservation and Natural Resources  
Division of State Parks  
Facility Condition Analysis

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 the 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.
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<th>Facility Condition Needs Index Report</th>
</tr>
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GROUP USE RAMADA - UPPER  0549
BRICK PUMP HOUSE       0529
GROUP USE RAMADA - LOWER 0527
KERSHAW-RYAN STATE PARK SITE
BUILDING REPORT

The Kershaw-Ryan State Park is located 3 miles south of Caliente. The park was designated as a public park in 1934 and is Nevada's first State Park. Some of the original buildings were constructed by the Civilian Conservation Corps. Much of the site was destroyed by flooding in 1984, and the park was closed for a decade. The facility was re-built in the mid 1990's and includes picnic areas with shade ramadas, a wading pond, comfort stations, a volleyball court, horseshoe pits, barbeque areas, gardens and interpretive trails. A new campground was constructed in 2008. The Elgin Schoolhouse building and site is included in this report.

PRIORITY CLASS 1 PROJECTS

Currently Critical

ADA UPGRADES

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The upper area of the park including the Ramada #1 - Upper, wading pool and children's playground should be accessible to comply with ADA regulations. A hard-surfaced parking area with an adjacent passenger loading zone should be installed near Ramada #1 - Upper, including compliant signage and striping. A compliant path of travel should be provided from the ADA parking space to the ramada, wading pool and playground. The path will likely include several accessible ramps. IBC 2012, ICC/ANSI A117.1 - 2009 and Americans with Disabilities Act Accessibility Guidelines (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 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

Priority 1 Projects: $270,000

Construction Cost

9944ADA1

INSTALL HANDRAILS

The existing stone and concrete stairs which connect the access road to Ramada #1 - Upper are missing handrails. The 2012 International Building Code (IBC) Chapter 1009.15 states that stairways shall have handrails on each side. This project would provide for 1-1/2 inch diameter steel handrails, one on each side of the stairway to meet the 2012 IBC code requirements. Painting of the handrails is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

Priority 1 Projects: $260,000

Construction Cost

9944ADA3

PRIORITY CLASS 2 PROJECTS

Tree Removal

There are five large cottonwood trees that pose a hazard to several buildings on the site. The trees drop large branches on the buildings as well as leaves and sap which contribute to the deterioration of the exterior of the building. The trees are dying and pose a threat to fall on the buildings. The trees should be removed before damage occurs. This project would provide funding to remove the trees and debris.

This project or a portion thereof was previously recommended in the FCA report dated 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

Priority 2 Projects: $6,500

Construction Cost

9944SIT2

Necessary - Not Yet Critical

Two to Four Years
PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $255,760

CRACK FILL & SEAL ASPHALT PAVING

Project Index #: 9944SIT3
Construction Cost $250,000

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the pavement site wide including the access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 200,000 square feet of asphalt was used to generate this estimate. It is recommended for this project to coincide with the ADA Parking Space project.

EXTERIOR FINISHES

Project Index #: 9944EXT2
Construction Cost $5,760

There are 17 wood and steel shade ramadas in different locations throughout the site which are either 144 s.f., 108 s.f. or 612 s.f. for a total of 2,880 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 is scheduled on a cyclical basis to maintain the integrity of the structures.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
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<tr>
<td>Grand Total:</td>
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The Pump House is a concrete masonry unit (CMU) structure with a metal roof on a slab-on-grade foundation. The Pump House is a facility that has equipment for pumping water from the wells to the storage tanks.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $3,430

**Necessary - Not Yet Critical**

**Two to Four Years**

**ELECTRIC HEATER REPLACEMENT**

There is an electric heater in the building that has reached the end of its expected life. This project recommends replacing the electric heater. The estimate includes removal and disposal of the existing equipment.

**Project Index #:** 3716HVA1

**Construction Cost:** $2,000

**INTERIOR FINISHES**

It is recommended to repair and seal the interior concrete block walls at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to sealing, all surfaces should be repaired and prepped.

**Project Index #:** 3716INT1

**Construction Cost:** $1,080

**LIGHTING UPGRADE**

The interior light in the building has an old light fixture and is not energy efficient. This project would provide for the replacement of the interior light fixture and bulb with a new light fixture and LED bulb. An occupancy sensor will be installed for additional savings. Electrical wiring upgrades have not been included in this estimate.

**Project Index #:** 3716ENR1

**Construction Cost:** $350

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $1,080

**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 excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #:** 3716EXT0

**Construction Cost:** $1,080
BUILDING INFORMATION:

Gross Area (square feet): 120
Year Constructed: 2009
Exterior Finish 1: 100 # Concrete Masonry U
Exterior Finish 2: 0 #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # U
IBC Occupancy Type 2: 0 #
Construction Type: Concrete Masonry Units
IBC Construction Type: V-B
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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$0
$3,430
$1,080
$4,510
The Entrance Fee Station is a CMU masonry structure with a concrete slab-on-grade foundation and has a seamless metal roofing system. It is located at the entrance road to the park. The facility is a fee collection and information station for park visitors. There is a paved area for parking vehicles which includes designated ADA parking spaces.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $5,000

**Long-Term Needs**

**Four to Ten Years**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Construction Cost:** $2,500

**Project Index #:** 3715EXT0

**INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Construction Cost:** $2,500

**Project Index #:** 3715INT2

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 420
- **Year Constructed:** 2010
- **Exterior Finish 1:** 100 # CMU
- **Exterior Finish 2:** 0 #
- **Number of Levels (Floors):** 1
- **Basement?:** No
- **IBC Occupancy Type 1:** 100 # B
- **IBC Occupancy Type 2:** 0 #
- **Construction Type:** Concrete Masonry Units and Steel
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 100 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $11.90
- **Priority Class 2:** $0
- **Total Facility Replacement Construction Cost:** $126,000
- **Priority Class 3:** $5,000
- **Facility Replacement Cost per Square Foot:** $300
- **Grand Total:** $5,000
- **FCNI:** 4%
The Storage Building is a wood framed structure on a slab-on-grade foundation with composite shingle roofing and Hardie Board siding. Overhead fire suppression is installed.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $18,000

**Long-Term Needs**

**Four to Ten Years**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming, painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 9-10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Construction Cost**

$9,000

**Project Index #:** 3702EXT1

**INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings at least once in the next 9-10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 900
- **Year Constructed:** 2014
- **Exterior Finish 1:** 70 # Fiber Cement Board
- **Exterior Finish 2:** 30 # Concrete
- **Number of Levels (Floors):** 1
- **Basement?:** No
- **IBC Occupancy Type 1:** 100 # S-2
- **IBC Occupancy Type 2:** 0 #
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 100 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

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There is an Outhouse constructed of wood with a pit toilet and a metal roof located at the Elgin Schoolhouse.

**PRIORITY CLASS 1 PROJECTS**

Total Construction Cost for Priority 1 Projects: $2,300

Currently Critical  Immediate to Two Years

**EXTERIOR DOOR REPLACEMENT**

The exterior door was missing at the time of the survey. This project would provide for the replacement and installation of a new metal door, frame and hardware. Removal and disposal of the existing door frame and painting of the new door is included in this estimate.

Construction Cost $2,000

**EXTERIOR FINISHES**

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

Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

Construction Cost $300

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: $300

Long-Term Needs  Four to Ten Years

**INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.
BUILDING INFORMATION:

Gross Area (square feet): 25
Year Constructed: 1924
Exterior Finish 1: 100 # Wood
Exterior Finish 2: 0 #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # U
IBC Occupancy Type 2: 0 #
Construction Type:
IBC Construction Type: III-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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<tr>
<td>Priority Class 3:</td>
<td>$300</td>
<td>$300</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$2,600</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
ELGIN GENERATOR BUILDING
BUILDING REPORT

The Generator Building is a metal building sitting on concrete blocks with a metal roofing system. The building contains the emergency generator, backup batteries, security system, solar and switchgear for the Elgin Schoolhouse.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: $25,000
Currently Critical
Immediate to Two Years

BATTERY STORAGE IMPROVEMENTS
Section 608 of the 2012 International Fire Code (IFC) explains the requirements for stationary storage of battery systems. This project will provide funding to properly store, charge and/or use batteries indoors. IFC Section 608 states batteries shall have safety caps, spill control and neutralization, mechanical ventilation and/or cabinet ventilation, supervision over the mechanical ventilation, building or cabinet signage, seismically braced, and a smoke alarm. This project would provide funding for the requirements of Section 608 of the 2012 IFC.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $120
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 excluding the roof. Included in the cost is the caulking and sealing of the doors, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 64
Year Constructed: 2009
Exterior Finish 1: 100 # Metal Siding
Exterior Finish 2: 0 #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # S-2
IBC Occupancy Type 2: 0 #
Construction Type: Metal Siding
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $25,000
Priority Class 2: $0
Priority Class 3: $120
Grand Total: $25,120

Project Construction Cost per Square Foot: $392.50
Total Facility Replacement Construction Cost: $13,000
Facility Replacement Cost per Square Foot: $200

FCNI: 193%
The Entrance Kiosk is a wood post and beam signage structure with a standing seam metal roof which displays information to park visitors.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $175</th>
</tr>
</thead>
<tbody>
<tr>
<td>Four to Ten Years</td>
<td></td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the 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): 32
- Year Constructed: 1996
- Exterior Finish 1: 100 # Wood & Glass
- Exterior Finish 2: 0 #
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100 # U
- IBC Occupancy Type 2: 0 #
- Construction Type: Wood Framing
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0 Project Construction Cost per Square Foot: $5.47
- Priority Class 2: $0 Total Facility Replacement Construction Cost: $5,000
- Priority Class 3: $175 Facility Replacement Cost per Square Foot: $150
- Grand Total: $175 FCNI: 4%
The Comfort Station #2 - Lower is a concrete masonry and steel framed structure on a concrete slab-on-grade foundation with a standing seam metal roof. It provides restroom and shower facilities with flush toilets, sinks and is equipped with ADA accessible restrooms. There are wall mounted electrical heaters which allow this building to remain operational year round.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. 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 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

**INTERIOR FINISHES**

It is recommended to repair and seal the interior concrete block walls in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

This project or a portion thereof was previously recommended in the FCA report dated 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

**BUILDING INFORMATION:**

- Gross Area (square feet): 1,024
- Year Constructed: 2003
- Exterior Finish 1: 100 # Concrete Masonry U
- Exterior Finish 2: 0 #
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100 # B
- IBC Occupancy Type 2: 0 #
- Construction Type: Concrete Masonry Units & Steel
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost per Square Foot</th>
<th>Project Construction Cost per Square Foot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$0</td>
<td>$20.00</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$20,480</td>
<td>$20,480</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$20,480</td>
<td>$20,480</td>
</tr>
</tbody>
</table>

04-Apr-17
The Fee Kiosk is a wood post and beam signage structure with a standing seam metal roof which displays information to park visitors. There is also a drop box located next to the kiosk for payment collection.

**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): 18
- Year Constructed: 1996
- Exterior Finish 1: 100 # Wood & Glass
- Exterior Finish 2: 0 #
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 0 # U
- IBC Occupancy Type 2: 0 #
- Construction Type: Wood Framing
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0 Project Construction Cost per Square Foot: $9.72
- Priority Class 2: $0 Total Facility Replacement Construction Cost: $3,000
- Priority Class 3: $175 Facility Replacement Cost per Square Foot: $150
- Grand Total: $175 FCNI: 6%
The Park Residence Garage is an engineered steel structure on a concrete slab-on-grade foundation. The building is located adjacent to the Park Residence.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $580</th>
</tr>
</thead>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is caulking and sealing the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4-5 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 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 290
- **Year Constructed:** 2006
- **Exterior Finish 1:** 100 # Metal Siding
- **Exterior Finish 2:** 0 #
- **Number of Levels (Floors):** 1
- **IBC Occupancy Type 1:** 100 # U
- **IBC Occupancy Type 2:** 0 #
- **Construction Type:** Engineered Steel Building
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $0
- **Priority Class 3:** $580
- **Grand Total:** $580

- **Project Construction Cost per Square Foot:** $2.00
- **Total Facility Replacement Construction Cost:** $44,000
- **Facility Replacement Cost per Square Foot:** $150
- **FCNI:** 1%
The Greenhouse is a prefabricated structure on a concrete slab-on-grade foundation located in the Park Residence area. There is an evaporative cooler, propane-fired heaters and electrical service to the structure.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects: $2,990</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Index #:</td>
<td>2931EXT1</td>
<td>Construction Cost $990</td>
</tr>
<tr>
<td>Project Index #:</td>
<td>2931HVA1</td>
<td>Construction Cost $2,000</td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the structure. This project recommends work to protect the exterior building envelope including repairs to the exterior membrane and caulking around the flashing, fixtures, and other penetrations to maintain the building in good weather tight condition. It is recommended that this project be implemented 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 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

**HEATER REPLACEMENT**

The building is heated by two wall mounted propane-fired heating units. One of the two heaters is original to the building and is reaching the end of its useful life. This project provides for the disposal of the existing unit and the replacement with a new propane-fired unit and includes all connections to utilities.

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>495</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>2006</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 # Fabric</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 #</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1 Basement? No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 # U</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 #</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Prefabricated Greenhouse</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0 #</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: $6.04 |
| Priority Class 2: | $2,990 | Total Facility Replacement Construction Cost: $25,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: $50 |
| Grand Total:     | $2,990 | FCNI: 12% |
The Park Maintenance Building is an insulated engineered steel structure on a concrete slab-on-grade foundation. The interior is finished and it has a wall mounted HVAC unit. It provides work space for park personnel to store and service equipment used in the day to day operations of the park.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAFETY CABINETS</td>
<td>$5,000</td>
</tr>
</tbody>
</table>

**SAFETY CABINETS**

The building contains many different paints, stains, and other hazardous products located on open shelves and on the floor. This does not meet Occupational Safety and Health Administration (OSHA) standards or International Fire Code (IFC) for hazardous materials containment. This project would provide for a self-closing hazardous storage container in the building and installing placards on the building’s exterior in accordance with OSHA 1910.106 (d) and IFC Chapter 57 Section 5704.3.2.1.3.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td>$14,100</td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>INTERIOR FINISHES</td>
<td>$3,550</td>
</tr>
</tbody>
</table>

**INTERIOR FINISHES**

It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and every 5-7 years thereafter to maintain the integrity of the interior of the building. 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 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIGHTING UPGRADE</td>
<td>$2,840</td>
</tr>
</tbody>
</table>

**LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 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.

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>OVERHEAD DOOR REPLACEMENT</td>
<td>$7,000</td>
</tr>
</tbody>
</table>

**OVERHEAD DOOR REPLACEMENT**

There is an overhead coiling 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 coiling door and replacement with a motorized door.
**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>355</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>2006</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 Metal Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>0 Basement? No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 S-2</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Engineered Steel Building</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$5,000</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$53.80</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$14,100</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$71,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$200</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$19,100</td>
<td>FCNI:</td>
<td>27%</td>
</tr>
</tbody>
</table>
The Garden Shed is a wood framed structure on a concrete slab-on-grade foundation with a standing seam metal roof. It provides storage for tools and other equipment for park maintenance personnel. The building is located adjacent to the Park Maintenance Office.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet): 120  
Year Constructed: 1996  
Exterior Finish 1: 100 # Wood Siding  
Exterior Finish 2: 0 #  
Number of Levels (Floors): 1  
Basement? No  
IBC Occupancy Type 1: 100 # S-2  
IBC Occupancy Type 2: 0 #  
Construction Type: Wood Framing  
IBC Construction Type: V-B  
Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$0</td>
<td>$6,000</td>
<td>$50</td>
<td>20%</td>
</tr>
<tr>
<td>2</td>
<td>$0</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>3</td>
<td>$1,200</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Grand Total</td>
<td>$1,200</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Construction Cost for Priority 3 Projects:** $1,200  
**Project Index #:** #

**Construction Cost** $1,200
PARK MAINTENANCE OFFICE
BUILDING REPORT

The Park Maintenance Office is a modular building located along the main entrance road to the park. It has space for two employee work stations and has a small wall mounted HVAC unit. The State of Nevada currently has a long term lease on the structure and is responsible for all maintenance related to the structure.

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical Two to Four Years

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

Project Index #: 2928INT1
Construction Cost $2,000

INTERIOR FINISHES

It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and every 5-7 years thereafter to maintain the integrity of the interior of the building. 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 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4-5 years and it is also 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 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $2,000

Project Index #: 2928EXT1
Construction Cost $2,000
BUILDING INFORMATION:

Gross Area (square feet): 200
Year Constructed: 1998
Exterior Finish 1: 100 # Painted Wood Siding
Exterior Finish 2: 0 #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: 0 #
Construction Type: Modular Building
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $20.00
Priority Class 2: $2,000 Total Facility Replacement Construction Cost: $30,000
Priority Class 3: $2,000 Facility Replacement Cost per Square Foot: $150
Grand Total: $4,000 FCNI: 13%
ELGIN SCHOOLHOUSE
BUILDING REPORT

The Elgin Schoolhouse is a historic school in rural Nevada's Lincoln County, south of Kershaw-Ryan State Park. The schoolhouse was used from 1922 through 1967, when its last student reached eighth grade. In 1998, the building was restored to its original appearance and volunteers opened the building for tours by request. The Elgin Schoolhouse Site features half of the house's original items. The rest are authentic to the time period. Elgin Schoolhouse is located about 20 miles south of Caliente on State Route (SR) 317, known as Rainbow Canyon, in Lincoln County. This facility will be included in the Facility Condition Analysis report for Kershaw-Ryan State Park.

PRIORITY CLASS 1 PROJECTS

CONCRETE FOUNDATION

The addition to the backside of the Elgin Schoolhouse has wood to earth contact. This can lead to wood rot and insect infestation. Per 2012 International Building Code (IBC) Section 2304 wood siding, clearance between wood siding and earth on the exterior of the building shall not be less than 6 inches; wood shall be protected from decay and termites. This project will remove the addition on the backside of the Elgin Schoolhouse. A concrete foundation will be poured and the addition will be installed on top of the new concrete foundation.

HISTORIC STRUCTURES REPORT

The building was constructed in 1921 and is currently operating as a living museum. It may be eligible to be on the National Register of Historic Places. A historic structure report would provide documentary, graphic, and physical information about a property's history and existing condition. It also provides guidelines for maintenance of the building. This project recommends obtaining the report in accordance with the U.S. Department of Interior Recommended Guidelines in Preservation Brief 43. This property may be eligible for federal grants or special funding if this project is implemented.

This project or a portion thereof was previously recommended in the FCA report dated 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

PRIORITY CLASS 2 PROJECTS

HISTORIC BUILDING MAINTENANCE

The Elgin Schoolhouse is over 95 years old and there are numerous areas where the wood siding is missing and not painted or sealed properly. This is an exhibit for the park and requires maintenance and signage. This project would provide for the cleaning, repair and re-siding where needed and maintaining the exhibit. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate. It is recommended that the work be done in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Total Construction Cost for Priority 1 Projects: $65,000
Project Index #: 2537EXT4
Construction Cost: $50,000

Total Construction Cost for Priority 2 Projects: $22,500
Project Index #: 2537EXT3
Construction Cost: $22,500
**BUILDING INFORMATION:**

- Gross Area (square feet): 1,500
- Year Constructed: 1921
- Exterior Finish 1: 100 # Painted Wood Siding
- Exterior Finish 2: 0 #
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100 # R-3
- IBC Occupancy Type 2: 0 #
- Construction Type: Wood Framing
- IBC Construction Type: V-N
- Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $65,000 | Project Construction Cost per Square Foot: | $58.33 |
| Priority Class 2: | $22,500 | Total Facility Replacement Construction Cost: | $375,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: | $250 |
| Grand Total:     | $87,500 | FCNI: | 23% |

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The Park Residence is a modular home located on the north side of the park entrance road. It contains bedrooms, bathrooms, a kitchen and living areas. There is a propane fired furnace with an air cooled condensing unit outside.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 2 Projects: $84,370</th>
</tr>
</thead>
<tbody>
<tr>
<td>2252INT2</td>
<td>$8,820</td>
<td></td>
</tr>
<tr>
<td>2252EXT2</td>
<td>$7,500</td>
<td></td>
</tr>
<tr>
<td>2252HVA1</td>
<td>$15,000</td>
<td></td>
</tr>
<tr>
<td>2252INT1</td>
<td>$15,850</td>
<td></td>
</tr>
<tr>
<td>2252INT3</td>
<td>$35,000</td>
<td></td>
</tr>
<tr>
<td>2252PLM2</td>
<td>$2,200</td>
<td></td>
</tr>
</tbody>
</table>

**CARPET REPLACEMENT**

The carpet in the building is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2-3 years.

**HANDRAIL & CONCRETE LANDING INSTALLATION**

The entry deck and stairs/ landing do not meet current code. This project would provide for a guardrail around the deck, guardrail and handrail at the stairs and a 4” thick concrete landing at the bottom of the stairs. The 2012 International Building Code (IBC) Chapter 10, Section's 1009.4, 1012 and 1013 were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

**HVAC EQUIPMENT REPLACEMENT**

The building is heated by a propane-fired heater and cooled with an air conditioner (split system). It is original to the building and is reaching the end of its useful life. This project provides for the disposal of the existing split system and the replacement with a new split system, and includes all connections to the utilities.

**INTERIOR FINISHES**

It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and every 5-7 years thereafter to maintain the integrity of the interior of the building. 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 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

**KITCHEN REMODEL**

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

**WATER HEATER REPLACEMENT**

There is a 40 gallon propane fired water heater in the building. The average life span of a water heater is 8-10 years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new propane fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.
**PRIORd CLASS 3 PROJECTS**

Long-Term Needs

Four to Ten Years

**PROJECT INDEX #:** 2252EXT3

**Construction Cost:** $15,850

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**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 1,585
- Year Constructed: 1998
- Exterior Finish 1: 100 # Painted Wood Siding
- Exterior Finish 2: #
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100 # R-3
- IBC Occupancy Type 2: #
- Construction Type: Modular Home
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot:</th>
<th>Total Facility Replacement Construction Cost:</th>
<th>Facility Replacement Cost per Square Foot:</th>
<th>FCNI:</th>
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<tbody>
<tr>
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<td>$100,220</td>
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<td>32%</td>
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</table>
CCC RESTROOM
BUILDING REPORT

The CCC Restroom is a native stone outhouse that was built by the Civilian Conservation Corps around 1934. It is a historical structure which is no longer in use. There is a short trail from the picnic area to the outhouse for the public to access.

PRIORITIY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $1,170

Necessary - Not Yet Critical Two to Four Years

HISTORIC BUILDING MAINTENANCE

The structure is made of unreinforced stone masonry. It is over 82 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 and requires 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.

Project Index #: 0553EXT1
Construction Cost $1,170

PRIORITIY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $8,000

Long-Term Needs Four to Ten Years

HISTORIC STRUCTURE REPORT

The building was constructed in 1934. It may be eligible to be on the National Register of Historic Places. A historic structure report would provide documentary, graphic, and physical information about a property's history and existing condition. It also provides guidelines for maintenance of the building. This project recommends obtaining the report in accordance with the U.S. Department of Interior Recommended Guidelines in Preservation Brief 43. This property may be eligible for federal grants or special funding if this project is implemented.

BUILDING INFORMATION:

Gross Area (square feet): 78
Year Constructed: 1934
Exterior Finish 1: 100 # Native Stone
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # U
IBC Occupancy Type 2: #
Construction Type: Native Stone Masonry
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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<tr>
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<td>Total Facility Replacement Construction Cost: $8,000</td>
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<td>Priority Class 3:</td>
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<td>Facility Replacement Cost per Square Foot: $100</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$9,170</td>
<td>FCNI: 115%</td>
</tr>
</tbody>
</table>

04-Apr-17
COMFORT STATION #1 - UPPER
BUILDING REPORT

The Comfort Station #1 - Upper is a concrete masonry and steel framed structure on a concrete slab-on-grade foundation with a standing seam metal roof. It provides restroom facilities with flush toilets, sinks and has ADA accessible restrooms. There are wall mounted electrical heaters which allow this building to remain operational year round. There is a designated ADA parking stall which is gravel with a hard surface loading zone providing access to the building. Numerous shade trees surround the area.

PRIORITY CLASS 1 PROJECTS

Currently Critical

ADA PARKING UPGRADE

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. There is a designated ADA parking space which does not meet the intent of the code. This project provides funding to bring the existing ADA parking space up to code including a concrete parking stall and loading zone, updated signage, striping and any other necessary upgrades. International Building Code (IBC) 2012, ICC/ANSI A117.1 - 2009 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2009 were referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

Total Construction Cost for Priority 1 Projects: $6,400

Project Index #: 0552ADA1
Construction Cost $6,400

Immediate to Two Years

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical

DOOR HARDWARE REPLACEMENT

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

Total Construction Cost for Priority 2 Projects: $14,136

Project Index #: 0552INT2
Construction Cost $3,500

Two to Four Years

INTERIOR FINISHES

It is recommended that the interior walls and ceilings be painted or sealed at least once in the next 2-3 years and every 5-6 years thereafter to maintain the integrity of the interior of the building. Prior to painting or sealing, 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 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

Total Construction Cost: $4,520

Project Index #: 0552INT1
Construction Cost $4,520

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade the 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. Electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

Total Construction Cost: $3,616

Project Index #: 0552ENR1
Construction Cost $3,616
WATER HEATER REPLACEMENT

There is a 12 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new on-demand electric water heater be installed. 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 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $4,520

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 excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. 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 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

BUILDING INFORMATION:

Gross Area (square feet): 452
Year Constructed: 1996
Exterior Finish 1: 100 # Concrete Masonry U
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: #
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Priority Class 2:</th>
<th>Priority Class 3:</th>
<th>Total Facility Replacement Construction Cost:</th>
<th>Facility Replacement Cost per Square Foot:</th>
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</thead>
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<tr>
<td>$6,400</td>
<td>$14,136</td>
<td>$4,520</td>
<td>$181,000</td>
<td>$400</td>
</tr>
</tbody>
</table>

Project Construction Cost per Square Foot: $55.43
Grand Total: $25,056

FCNI: 14%

04-Apr-17
GROUP USE RAMADA - UPPER
BUILDING REPORT

The Ramada #1 - Upper is a concrete masonry and steel framed structure on a concrete slab-on-grade foundation with a standing seam metal roof. It is located in the upper garden area and has a concrete bar with sinks and a barbeque area. The wading pond is located adjacent to the building. The area is not fully ADA compliant and is lacking a designated ADA parking area and route of travel to the Ramada. Numerous shade trees and gardens surround the area.

PRIORITIZED 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $6,120

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the structure. This project recommends work to protect the exterior of the structure, other than the roof, including sealing, painting or other applied finishes, and caulking around, flashing, and other penetrations to maintain the building in good, weather tight condition. 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): | 612 |
| Year Constructed: | 1996 |
| Exterior Finish 1: | Concrete Masonry U |
| Exterior Finish 2: | Open |
| Number of Levels (Floors): | 1 |
| IBC Occupancy Type 1: | 100 |
| IBC Occupancy Type 2: | |
| Construction Type: | Concrete Masonry Units & Steel |
| IBC Construction Type: | V-B |
| Percent Fire Suppressed: | 0 |

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $0 |
| Priority Class 2: | $0 |
| Priority Class 3: | $6,120 |
| Grand Total: | $6,120 |
| Project Construction Cost per Square Foot: | $10.00 |
| Total Facility Replacement Construction Cost: | $122,000 |
| Facility Replacement Cost per Square Foot: | $200 |
| FCNI: | 5% |
BRICK PUMP HOUSE
BUILDING REPORT

The Brick Pump House is a CMU and steel framed structure on a concrete slab-on-grade foundation with a standing seam metal roof. It contains the pumping equipment for the well. Adjacent to the Brick Pump House are water storage tanks that provide a gravity fed water system.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $1,000

INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $1,000

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulkling of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

BUILDING INFORMATION:

Gross Area (square feet): 100
Year Constructed: 2008
Exterior Finish 1: 100 # Brick Masonry
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # U
IBC Occupancy Type 2: #
Construction Type: Brick Masonry
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $20.00
Priority Class 2: $1,000 Total Facility Replacement Construction Cost: $10,000
Priority Class 3: $1,000 Facility Replacement Cost per Square Foot: $100
Grand Total: $2,000

FCNI: 20%

04-Apr-17
The Ramada #1 - Lower is a concrete masonry and steel framed structure on a concrete slab-on-grade foundation with a standing seam metal roof. It is located in the lower garden and has a barbeque area. The area is not fully ADA compliant and is lacking a designated ADA parking area and route of travel to the Ramada. Numerous shade trees and gardens surround the area.

### PRIORITY CLASS 1 PROJECTS

#### ADA UPGRADES

The Americans with Disabilities Act (ADA) provides for accessibility to Ramada #1 – Lower and services for people with physical limitations. There is a designated ADA parking space which does not meet the intent of the code. This project provides funding to bring the existing ADA parking space up to code including a concrete parking stall and loading zone, updated signage, striping and an ADA accessible pathway, picnic table and barbeque. International Building Code (IBC) 2012, ICC/ANSI A117.1 - 2009 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2009 were referenced for this project.

- **Project Index #:** 0527ADA1
- **Construction Cost:** $30,000

### PRIORITY CLASS 3 PROJECTS

#### EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the structure. This project recommends work to protect the exterior of the structure, other than the roof, including sealing, painting or other applied finishes, and caulking around, flashing, and other penetrations to maintain the building in good, weather tight condition. 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 09/16/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2016.

- **Project Index #:** 0527EXT1
- **Construction Cost:** $6,120

### Total Construction Costs

- **Total Construction Cost for Priority 1 Projects:** $30,000
- **Total Construction Cost for Priority 3 Projects:** $6,120
BUILDING INFORMATION:

Gross Area (square feet): 612
Year Constructed: 1996
Exterior Finish 1: 60 # Concrete Masonry U
Exterior Finish 2: 40 # Open
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # U
IBC Occupancy Type 2: #
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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

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

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 515 E. Musser Street, Suite 102 (775) 684-4141 voice
Facilities Condition Analysis Carson City, Nevada 89701-4263 (775) 684-4142 facsimile
Kershaw-Ryan State Park Site - Site #9944
Description: Outdoor wading pool in need of ADA Upgrades.

Kershaw-Ryan State Park Site - Site #9944
Description: New campground with shade ramadas and a comfort station.
Pump House - Building #3716
Description: Exterior finishes.

Entrance Fee Station - Building #3715
Description: Exterior finishes.
Generator Building - Building #3685
Description: Exterior finishes.

Comfort Station #2 - Lower - Building #2934
Description: Exterior finishes.
Park Maintenance Building - Building #2930
Description: Interior finishes.

Elgin School House - Building #2537
Description: Rear addition in need of a concrete foundation.
Park Residence - Building #2252
Description: Residential kitchen due for a remodel.

Comfort Station #1 - Upper - Building #0552
Description: Exterior finishes and ADA parking space.
Brick Pump House - Building #0529
Description: Exterior finishes.