

State of Nevada
Department of Conservation and Natural Resources
Division of State Parks
Facility Condition Analysis

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.

Site number: 9944		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
3685	ELGIN GENERATOR BUILDING	64	2009	4/12/2016	\$25,000	\$0	\$120	\$25,120	\$12,800	196%
	Post Office Box 985									
	Kershaw-Ryan									
0553	CCC RESTROOM	78	1934	4/12/2016	\$0	\$1,170	\$8,000	\$9,170	\$7,800	118%
	Post Office Box 985									
	Kershaw-Ryan									
3686	ELGIN OUTHOUSE	25	1924	4/12/2016	\$2,300	\$0	\$300	\$2,600	\$7,500	35%
	Post Office Box 985									
	Kershaw-Ryan									
2252	PARK RESIDENCE	1585	1998	4/12/2016	\$0	\$84,370	\$15,850	\$100,220	\$317,000	32%
	Post Office Box 985									
	Kershaw-Ryan									
0527	GROUP USE RAMADA - LOWER	612	1996	4/12/2016	\$30,000	\$0	\$6,120	\$36,120	\$122,400	30%
	Post Office Box 985									
	Kershaw-Ryan									
2930	PARK MAINTENANCE BUILDING	355	2006	4/12/2016	\$5,000	\$14,100	\$0	\$19,100	\$71,000	27%
	Post Office Box 985									
	Kershaw-Ryan									
2537	ELGIN SCHOOLHOUSE	1500	1921	4/12/2016	\$65,000	\$22,500	\$0	\$87,500	\$375,000	23%
	Post Office Box 985									
	Kershaw-Ryan									
2929	GARDEN SHED	120	1996	4/12/2016	\$0	\$0	\$1,200	\$1,200	\$6,000	20%
	Post Office Box 985									
	Kershaw-Ryan									
0529	BRICK PUMP HOUSE	100	2008	4/12/2016	\$0	\$1,000	\$1,000	\$2,000	\$10,000	20%
	Post Office Box 985									
	Kershaw-Ryan									
3716	PUMP HOUSE	120	2009	4/12/2016	\$0	\$3,430	\$1,080	\$4,510	\$24,000	19%
	Post Office Box 985									
	Kershaw-Ryan									
0552	COMFORT STATION #1 - UPPER	452	1996	4/12/2016	\$6,400	\$14,136	\$4,520	\$25,056	\$180,800	14%
	Post Office Box 985									
	Kershaw-Ryan									
2928	PARK MAINTENANCE OFFICE	200	1998	4/12/2016	\$0	\$2,000	\$2,000	\$4,000	\$30,000	13%
	Post Office Box 985									
	Kershaw-Ryan									
2931	GREENHOUSE	495	2006	4/12/2016	\$0	\$2,990	\$0	\$2,990	\$24,750	12%
	Post Office Box 985									
	Kershaw-Ryan									
3702	STORAGE BUILDING	900	2014	4/12/2016	\$0	\$0	\$18,000	\$18,000	\$225,000	8%
	Post Office Box 985									
	Kershaw-Ryan									
2933	FEE KIOSK	18	1996	4/12/2016	\$0	\$0	\$175	\$175	\$2,700	6%
	Post Office Box 985									
	Kershaw-Ryan									
0549	GROUP USE RAMADA - UPPER	612	1996	4/12/2016	\$0	\$0	\$6,120	\$6,120	\$122,400	5%
	Post Office Box 985									
	Kershaw-Ryan									

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
2934	COMFORT STATION #2 - LOWER Post Office Box 985 Kershaw-Ryan	1024	2003	4/12/2016	\$0	\$20,480	\$0	\$20,480	\$409,600	5%
3715	ENTRANCE FEE STATION Post Office Box 985 Kershaw-Ryan	420	2010	4/12/2016	\$0	\$0	\$5,000	\$5,000	\$126,000	4%
2935	ENTRANCE KIOSK Post Office Box 985 Kershaw-Ryan	32	1996	4/12/2016	\$0	\$0	\$175	\$175	\$4,800	4%
2932	PARK RESIDENCE GARAGE Post Office Box 985 Kershaw-Ryan	290	2006	4/12/2016	\$0	\$0	\$580	\$580	\$43,500	1%
9944	KERSHAW-RYAN STATE PARK SITE Post Office Box 985 Kershaw-Ryan			4/12/2016	\$270,000	\$6,500	\$255,760	\$532,260		0%
3688	RAMADA #2 Post Office Box 985 Kershaw-Ryan	108	2009	4/12/2016	\$0	\$0	\$0		\$5,400	
3689	RAMADA #3 Post Office Box 985 Kershaw-Ryan	108	2009	4/12/2016	\$0	\$0	\$0		\$5,400	
3690	RAMADA #4 Post Office Box 985 Kershaw-Ryan	108	2009	4/12/2016	\$0	\$0	\$0		\$5,400	
3691	RAMADA #5 Post Office Box 985 Kershaw-Ryan	108	2009	4/12/2016	\$0	\$0	\$0		\$5,400	
3692	RAMADA #6 Post Office Box 985 Kershaw-Ryan	108	2009	4/12/2016	\$0	\$0	\$0		\$5,400	
3693	RAMADA #7 Post Office Box 985 Kershaw-Ryan	108	2009	4/12/2016	\$0	\$0	\$0		\$5,400	
3694	RAMADA #8 Post Office Box 985 Kershaw-Ryan	108	2009	4/12/2016	\$0	\$0	\$0		\$5,400	
3695	RAMADA #9 Post Office Box 985 Kershaw-Ryan	108	2009	4/12/2016	\$0	\$0	\$0		\$5,400	
3696	RAMADA #10 Post Office Box 985 Kershaw-Ryan	108	2009	4/12/2016	\$0	\$0	\$0		\$5,400	
3697	RAMADA #11 Post Office Box 985 Kershaw-Ryan	108	2009	4/12/2016	\$0	\$0	\$0		\$5,400	
3698	RAMADA #12 Post Office Box 985 Kershaw-Ryan	108	2009	4/12/2016	\$0	\$0	\$0		\$5,400	
3699	RAMADA #13 Post Office Box 985 Kershaw-Ryan	108	2009	4/12/2016	\$0	\$0	\$0		\$5,400	

Site number: 9944

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
3700	RAMADA #14	108	2009	4/12/2016	\$0	\$0	\$0		\$5,400	
	Post Office Box 985									
	Kershaw-Ryan									
3701	RAMADA #15 - ADA	108	2009	4/12/2016	\$0	\$0	\$0		\$5,400	
	Post Office Box 985									
	Kershaw-Ryan									
3687	RAMADA #1	108	2009	4/12/2016	\$0	\$0	\$0		\$5,400	
	Post Office Box 985									
	Kershaw-Ryan									
Report Totals.....:		10,622			\$403,700	\$172,676	\$326,000	\$902,376	\$2,204,050	41 %

Table of Contents

Building Name	Index #	
KERSHAW-RYAN STATE PARK SITE	9944	
PUMP HOUSE	3716	
ENTRANCE FEE STATION	3715	
STORAGE BUILDING	3702	
RAMADA #15 - ADA	3701	No Current Projects
RAMADA #14	3700	No Current Projects
RAMADA #13	3699	No Current Projects
RAMADA #12	3698	No Current Projects
RAMADA #11	3697	No Current Projects
RAMADA #10	3696	No Current Projects
RAMADA #9	3695	No Current Projects
RAMADA #8	3694	No Current Projects
RAMADA #7	3693	No Current Projects
RAMADA #6	3692	No Current Projects
RAMADA #5	3691	No Current Projects
RAMADA #4	3690	No Current Projects
RAMADA #3	3689	No Current Projects
RAMADA #2	3688	No Current Projects
RAMADA #1	3687	No Current Projects
ELGIN OUTHOUSE	3686	
ELGIN GENERATOR BUILDING	3685	
ENTRANCE KIOSK	2935	
COMFORT STATION #2 - LOWER	2934	
FEE KIOSK	2933	
PARK RESIDENCE GARAGE	2932	
GREENHOUSE	2931	
PARK MAINTENANCE BUILDING	2930	
GARDEN SHED	2929	
PARK MAINTENANCE OFFICE	2928	
ELGIN SCHOOLHOUSE	2537	
PARK RESIDENCE	2252	
CCC RESTROOM	0553	
COMFORT STATION #1 - UPPER	0552	

GROUP USE RAMADA - UPPER	0549
BRICK PUMP HOUSE	0529
GROUP USE RAMADA - LOWER	0527

KERSHAW-RYAN STATE PARK SITE

SPWD Facility Condition Analysis - 9944

Survey Date: 4/12/2016

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**Total Construction Cost for Priority 1 Projects: \$270,000****Currently Critical****Immediate to Two Years****ADA UPGRADES****Project Index #: 9944ADA1****Construction Cost \$260,000**

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.

INSTALL HANDRAILS**Project Index #: 9944ADA3****Construction Cost \$10,000**

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 CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$6,500****Necessary - Not Yet Critical****Two to Four Years****TREE REMOVAL****Project Index #: 9944SIT2****Construction Cost \$6,500**

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 CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$255,760****Long-Term Needs****Four to Ten Years****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:

Priority Class 1:	\$270,000
Priority Class 2:	\$6,500
Priority Class 3:	\$255,760
Grand Total:	\$532,260

PUMP HOUSE

SPWD Facility Condition Analysis - 3716

Survey Date: 4/12/2016

**PUMP HOUSE
BUILDING REPORT**

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 **Project Index #: 3716HVA1**
Construction Cost \$2,000

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.

INTERIOR FINISHES **Project Index #: 3716INT1**
Construction Cost \$1,080

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.

LIGHTING UPGRADE **Project Index #: 3716ENR1**
Construction Cost \$350

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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$1,080**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES **Project Index #: 3716EXT0**
Construction Cost \$1,080

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.

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:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$37.58
Priority Class 2:	\$3,430	Total Facility Replacement Construction Cost:	\$24,000
Priority Class 3:	\$1,080	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$4,510	FCNI:	19%

ENTRANCE FEE STATION

SPWD Facility Condition Analysis - 3715

Survey Date: 4/12/2016

ENTRANCE FEE STATION

BUILDING REPORT

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****Project Index #: 3715EXT0****EXTERIOR FINISHES****Construction Cost \$2,500**

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.

Project Index #: 3715INT2**INTERIOR FINISHES****Construction Cost \$2,500**

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.

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%

STORAGE BUILDING

SPWD Facility Condition Analysis - 3702

Survey Date: 4/12/2016

STORAGE BUILDING BUILDING REPORT

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****Project Index #: 3702EXT1****Construction Cost \$9,000**

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.

INTERIOR FINISHES**Project Index #: 3702INT1****Construction Cost \$9,000**

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:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$225,000
Priority Class 3:	\$18,000	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$18,000	FCNI:	8%

ELGIN OUTHOUSE

SPWD Facility Condition Analysis - 3686

Survey Date: 4/12/2016

**ELGIN OUTHOUSE
BUILDING REPORT**

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****Project Index #: 3686EXT2****Construction Cost \$2,000**

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.

EXTERIOR FINISHES**Project Index #: 3686EXT1****Construction Cost \$300**

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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$300****Long-Term Needs****Four to Ten Years****INTERIOR FINISHES****Project Index #: 3686INT1****Construction Cost \$300**

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:

Priority Class 1:	\$2,300	Project Construction Cost per Square Foot:	\$104.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$8,000
Priority Class 3:	\$300	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$2,600	FCNI:	33%

ELGIN GENERATOR BUILDING

SPWD Facility Condition Analysis - 3685

Survey Date: 4/12/2016

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

Project Index #: 3685SFT1
Construction Cost \$25,000

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

Project Index #: 3685EXT1
Construction Cost \$120

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:
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$25,000	Project Construction Cost per Square Foot:	\$392.50
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$13,000
Priority Class 3:	\$120	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$25,120	FCNI:	193%

ENTRANCE KIOSK

SPWD Facility Condition Analysis - 2935

Survey Date: 4/12/2016

ENTRANCE KIOSK BUILDING REPORT

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	Total Construction Cost for Priority 3 Projects:	\$175
Long-Term Needs	Four to Ten Years	

EXTERIOR FINISHES	Project Index #: 2935EXT2
	Construction Cost \$175

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%

COMFORT STATION #2 - LOWER

SPWD Facility Condition Analysis - 2934

Survey Date: 4/12/2016

COMFORT STATION #2 - LOWER

BUILDING REPORT

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$20,480****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2934EXT1****EXTERIOR FINISHES****Construction Cost \$10,240**

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.

Project Index #: 2934INT1**INTERIOR FINISHES****Construction Cost \$10,240**

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:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$20,480	Total Facility Replacement Construction Cost:	\$410,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$20,480	FCNI:	5%

FEE KIOSK

SPWD Facility Condition Analysis - 2933

Survey Date: 4/12/2016

FEE KIOSK BUILDING REPORT

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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$175**

Long-Term Needs **Four to Ten Years**

Project Index #: 2933EXT2

EXTERIOR FINISHES **Construction Cost \$175**

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%

PARK RESIDENCE GARAGE

SPWD Facility Condition Analysis - 2932

Survey Date: 4/12/2016

PARK RESIDENCE GARAGE BUILDING REPORT

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	Total Construction Cost for Priority 3 Projects:	\$580
Long-Term Needs	Four to Ten Years	

EXTERIOR FINISHES	Project Index #: 2932EXT1
	Construction Cost \$580

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 Basement? No
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	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$44,000
Priority Class 3:	\$580	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$580	FCNI:	1 %

GREENHOUSE

SPWD Facility Condition Analysis - 2931

Survey Date: 4/12/2016

GREENHOUSE BUILDING REPORT

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 **Total Construction Cost for Priority 2 Projects: \$2,990**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 2931EXT1
Construction Cost \$990

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

Project Index #: 2931HVA1
Construction Cost \$2,000

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:

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

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%

PARK MAINTENANCE BUILDING

SPWD Facility Condition Analysis - 2930

Survey Date: 4/12/2016

**PARK MAINTENANCE BUILDING
BUILDING REPORT**

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 **Total Construction Cost for Priority 1 Projects: \$5,000**
Currently Critical **Immediate to Two Years**

SAFETY CABINETS

Project Index #: 2930SFT2
Construction Cost \$5,000

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 **Total Construction Cost for Priority 2 Projects: \$14,100**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 2930EXT1
Construction Cost \$710

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.

INTERIOR FINISHES

Project Index #: 2930INT1
Construction Cost \$3,550

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.

LIGHTING UPGRADE

Project Index #: 2930ENR2
Construction Cost \$2,840

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 #: 2930EXT3
Construction Cost \$7,000

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:

Gross Area (square feet): 355
Year Constructed: 2006
Exterior Finish 1: 100 # Metal Siding
Exterior Finish 2: 0 #
Number of Levels (Floors): 0 Basement? No
IBC Occupancy Type 1: 100 # S-2
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:	\$5,000	Project Construction Cost per Square Foot:	\$53.80
Priority Class 2:	\$14,100	Total Facility Replacement Construction Cost:	\$71,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$19,100	FCNI:	27%

GARDEN SHED

SPWD Facility Condition Analysis - 2929

Survey Date: 4/12/2016

GARDEN SHED BUILDING REPORT

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.

PRIORITY CLASS 3 PROJECTSTotal Construction Cost for Priority 3 Projects: **\$1,200****Long-Term Needs****Four to Ten Years**

Project Index #: #####

Construction Cost **\$1,200****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:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$6,000
Priority Class 3:	\$1,200	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$1,200	FCNI:	20%

PARK MAINTENANCE OFFICE

SPWD Facility Condition Analysis - 2928

Survey Date: 4/12/2016

**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**Total Construction Cost for Priority 2 Projects: \$2,000****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 2928INT1****Construction Cost \$2,000**

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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2928EXT1****Construction Cost \$2,000**

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.

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

SPWD Facility Condition Analysis - 2537

Survey Date: 4/12/2016

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**Total Construction Cost for Priority 1 Projects: \$65,000****Currently Critical****Immediate to Two Years****CONCRETE FOUNDATION****Project Index #: 2537EXT4****Construction Cost \$50,000**

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**Project Index #: 2537EXT2****Construction Cost \$15,000**

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**Total Construction Cost for Priority 2 Projects: \$22,500****Necessary - Not Yet Critical****Two to Four Years****HISTORIC BUILDING MAINTENANCE****Project Index #: 2537EXT3****Construction Cost \$22,500**

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.

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%

PARK RESIDENCE

SPWD Facility Condition Analysis - 2252

Survey Date: 4/12/2016

**PARK RESIDENCE
BUILDING REPORT**

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**Total Construction Cost for Priority 2 Projects: \$84,370****Necessary - Not Yet Critical****Two to Four Years****CARPET REPLACEMENT****Project Index #: 2252INT2****Construction Cost \$8,820**

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**Project Index #: 2252EXT2****Construction Cost \$7,500**

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**Project Index #: 2252HVA1****Construction Cost \$15,000**

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**Project Index #: 2252INT1****Construction Cost \$15,850**

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**Project Index #: 2252INT3****Construction Cost \$35,000**

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**Project Index #: 2252PLM2****Construction Cost \$2,200**

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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$15,850****Long-Term Needs****Four to Ten Years****Project Index #: 2252EXT3****EXTERIOR FINISHES****Construction Cost \$15,850**

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:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$63.23
Priority Class 2:	\$84,370	Total Facility Replacement Construction Cost:	\$317,000
Priority Class 3:	\$15,850	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$100,220	FCNI:	32%

CCC RESTROOM

SPWD Facility Condition Analysis - 0553

Survey Date: 4/12/2016

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$1,170**
Necessary - Not Yet Critical **Two to Four Years**

HISTORIC BUILDING MAINTENANCE

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

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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$8,000**
Long-Term Needs **Four to Ten Years**

HISTORIC STRUCTURE REPORT

Project Index #: 0553EXT2
Construction Cost \$8,000

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:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$117.56
Priority Class 2:	\$1,170	Total Facility Replacement Construction Cost:	\$8,000
Priority Class 3:	\$8,000	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$9,170	FCNI:	115%

COMFORT STATION #1 - UPPER

SPWD Facility Condition Analysis - 0552

Survey Date: 4/12/2016

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	Total Construction Cost for Priority 1 Projects:	\$6,400
Currently Critical	Immediate to Two Years	

ADA PARKING UPGRADE

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

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.

PRIORITY CLASS 2 PROJECTS	Total Construction Cost for Priority 2 Projects:	\$14,136
Necessary - Not Yet Critical	Two to Four Years	

DOOR HARDWARE REPLACEMENT

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

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.

INTERIOR FINISHES

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

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.

LIGHTING UPGRADE

Project Index #: 0552ENR1
Construction Cost \$3,616

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.

Project Index #: 0552PLM3
Construction Cost \$2,500

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

Project Index #: 0552EXT1
Construction Cost \$4,520

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:

Priority Class 1:	\$6,400	Project Construction Cost per Square Foot:	\$55.43
Priority Class 2:	\$14,136	Total Facility Replacement Construction Cost:	\$181,000
Priority Class 3:	\$4,520	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$25,056	FCNI:	14%

GROUP USE RAMADA - UPPER

SPWD Facility Condition Analysis - 0549

Survey Date: 4/12/2016

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.

PRIORITY CLASS 3 PROJECTS

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

Long-Term Needs**Four to Ten Years**

Project Index #: 0549EXT1

EXTERIOR FINISHES

Construction Cost \$6,120

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: 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:

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

BRICK PUMP HOUSE

SPWD Facility Condition Analysis - 0529

Survey Date: 4/12/2016

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****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0529INT1****INTERIOR FINISHES****Construction Cost \$1,000**

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****Long-Term Needs****Four to Ten Years****Project Index #: 0529EXT1****EXTERIOR FINISHES****Construction Cost \$1,000**

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.

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%

GROUP USE RAMADA - LOWER

SPWD Facility Condition Analysis - 0527

Survey Date: 4/12/2016

**GROUP USE RAMADA - LOWER
BUILDING REPORT**

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**Total Construction Cost for Priority 1 Projects: \$30,000****Currently Critical****Immediate to Two Years****ADA UPGRADES****Project Index #: 0527ADA1****Construction Cost \$30,000**

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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$6,120****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0527EXT1****Construction Cost \$6,120**

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.

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:

Priority Class 1:	\$30,000	Project Construction Cost per Square Foot:	\$59.02
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$122,000
Priority Class 3:	\$6,120	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$36,120	FCNI:	30%

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.



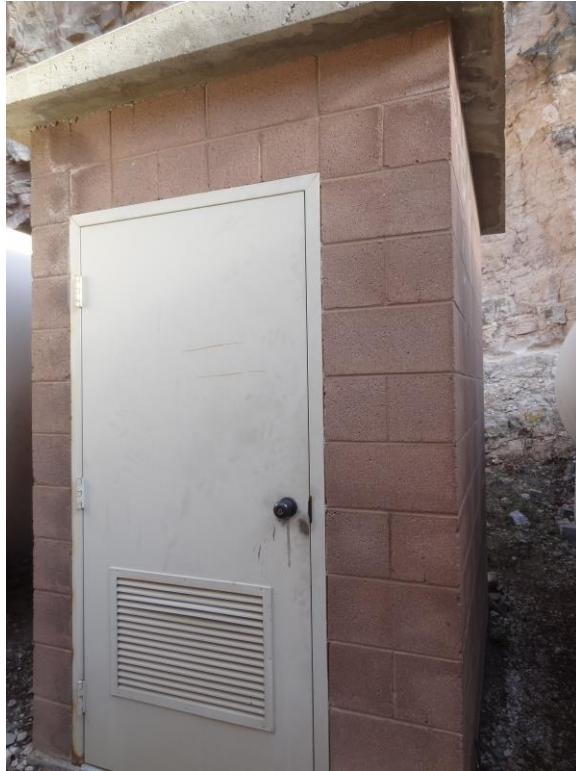
Elgin School House - Building #2537
Description: Rear addition in need of a concrete foundation.



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.