



DEPT OF CONSERVATION AND NATURAL RESOURCES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

SOUTH REGION

-

9745 - ELGIN SCHOOLHOUSE STATE HISTORIC SITE
6181 PENNSYLVANIA CANYON ROAD
CALIENTE, NV 89008-
LINCOLN COUNTY

SURVEY DATE: 03/05/2024



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*The **FCA PROGRAM**, established by the State Public Works Division (SPWD), fulfills oversight responsibilities under **NRS 341.128** (periodically inspect state-owned institutions) and **NRS 331.110** (inventory of state property).*

*The **Property Portfolio Review** is a two-part evaluation offering an assessment of a property's condition and prioritized project recommendations with preliminary cost estimates.*

INTRODUCTION

The **Facility Insights** report serves as the foundation of the **Property Portfolio Review**, evaluating the property and its facilities. The Project Addendum, part two, builds on this foundation by detailing specific projects and their preliminary cost estimates, excluding soft costs (e.g., consultant fees, permits, furnishings).

This report emphasizes the **Facility Condition Index (FCI)**, (see Appendix A), a critical metric used to assess the overall health, functionality, and maintenance priorities of each facility. The observations and data in this report are based on a visual assessment conducted at the time of the review and reflect the conditions observed.

The data in this report was gathered through the following methods:

- **Research:** Historical data of past repairs and improvements. Current trends in energy enhancements.
- **Document Review:** Examination of building plans, maintenance logs, and previous reports.
- **Interviews:** Consultations with key stakeholders to gather insights.
- **Site Visit:** Visual and photographic inspection of the site and facilities. Inspections include review of building systems such as fire alarm, electrical and HVAC systems as well as interior and exterior finishes, roofing systems, paving and landscape.

- **Disclaimer:** Observations are limited to **accessible areas** and conditions present during the survey.
- **Accurate Forecasting:** Updated estimates must be obtained that include soft costs and professional evaluations.

KEY FINDINGS

OVERALL RECOMMENDATIONS

The following recommendations address the primary concerns identified during the assessment and prioritize actions for the site and building.

- **Property:** The overall condition of the site is classified as POOR derived from the average FCI of its buildings. Please note that establishing an FCI for historic buildings can be problematic because the denominator (replacement cost) is hard to define. Historical structures often have unique architectural, cultural, and heritage value that cannot be replicated, so assigning a "replacement cost" is quite arbitrary. For historical buildings, recommended repairs will be limited to preservation i.e. building envelope and roofing. All repairs to historic structures shall be approved through the State Historical Preservation Office (SHPO).

The site was expanded in December of 2022 with the acquisition of the adjacent property to the southwest. The acquired property appears to be an old residence and miscellaneous outbuildings developed in the early 1900's. The site is scheduled to open to the public once per month and any time that Park personnel are on site.

OVERALL SITE CONDITION

- **Infrastructure:** Minimal yet adequate for the site and no issues reported.
- **Findings:** This historic site needs significant investment, primarily for accessibility. The adjacent property purchased in 2022 is still under planning development and therefore preservation of the existing structures is the focus and no recommendations for improvements.
 - The site is open to the public and in need of accessible parking and restroom.
 - The Schoolhouse needs entry stair replacement and recommend incorporating an accessible ramp.
 - The Train Caboose is in planning for refurbishment and a project recommendation has been added to make the car accessible.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** New well and pumphouse in 2023 in good working condition.
- **Electrical Systems:** Solar with generator backup in good working order.
- **Stormwater Drainage:** Site sloped and grades adequate around the buildings.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is not up to date with current ADA and safety standards.
- **Fire Safety:** Fire extinguishers maintained on site and well water power on backup generator.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** Minimal with the site left mostly to native vegetation: The site is not up to date with current ADA and safety standards.

PROPERTY MAP, 6181 PENNSYLVANIA CANYON ROAD, CALIENTE

SITE IS:

OWNED

OCCUPIED


9 BUILDINGS




B#	NAME	STATUS	RIGHTS
2537	ELGIN SCHOOLHOUSE	OCCUPIED	OWNED
3685	ELGIN GENERATOR BUILDING	OCCUPIED	OWNED
3686	ELGIN OUTHOUSE	OCCUPIED	OWNED
4433	PUMPHOUSE #1	OCCUPIED	EASEMENT
4595	HISTORIC TRAIN CABOOSE	UNOCCUPIED	OWNED
4596	PUMPHOUSE #2	OCCUPIED	
4597	BARN	ARRESTED DECAY	OWNED
4598	RESIDENCE	ARRESTED DECAY	OWNED
9745	ELGIN SCHOOLHOUSE STATE HISTORIC SITE	OCCUPIED	OWNED

PROPERTY SNAPSHOT, ELGIN SCHOOLHOUSE STATE HISTORIC SITE


LINCOLN COUNTY




GIFTED 2007




SITE-SRA




19 YEARS




OWNED
OCCUPIED



1.8 ACRES






APN: 008-111-04 37.352031000 -114.534583000

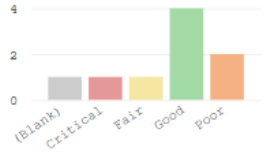
Nestled in the Rainbow Canyon, James Bradshaw donated seven acres of ranchland to house the school. In 2005, the Bradshaws privately funded historic preservation, and donated this property to Nevada State Parks.

34.27

AVERAGE FCI %



FCI DISTRIBUTION



PRIORITY	COUNT	COST
PRIORITY 1	1	\$350,000
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	1	\$350,000


PROJECT TYPE BREAKDOWN - SITE ONLY

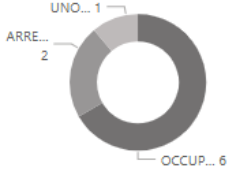
MAINT	\$0.35M
CAPITAL	\$0.00M
PLANT	\$0.00M
SURVEY	\$0.00M

PROJECT CATEGORY BREAKDOWN - SITE ONLY

ADA	\$0.35M
CUL	\$0.00M
ELE	\$0.00M
ENR	\$0.00M
ENV	\$0.00M
EXT	\$0.00M
FRC	\$0.00M
HVA	\$0.00M
INT	\$0.00M
LGT	\$0.00M
PLM	\$0.00M
SEC	\$0.00M
SFT	\$0.00M
SIT	\$0.00M

9 BUILDINGS



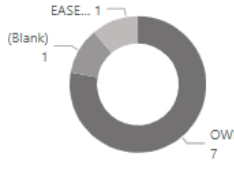


\$683,400

BUILDINGS WITH PROJECTS

\$1,994,000

FRC - PROJECT BLDGS ONLY



FACILITY DETAILS, ELGIN SCHOOLHOUSE

YEAR BUILT 1921
GIFTED 2005



CLASSROOM



21 YEARS



OWNED
OCCUPIED



1,500 SF



FCI %

13.13



The Elgin Schoolhouse is a historic rural school in Lincoln County, Nevada, about 20 miles south of Caliente on SR 317 (Rainbow Canyon), near Kershaw-Ryan State Park. It operated from 1922 to 1967, closing when its last student finished eighth grade. Restored in 1998, it now offers tours by request and displays a mix of original and period-authentic items.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-N

OCC: 100% - R-3

Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.

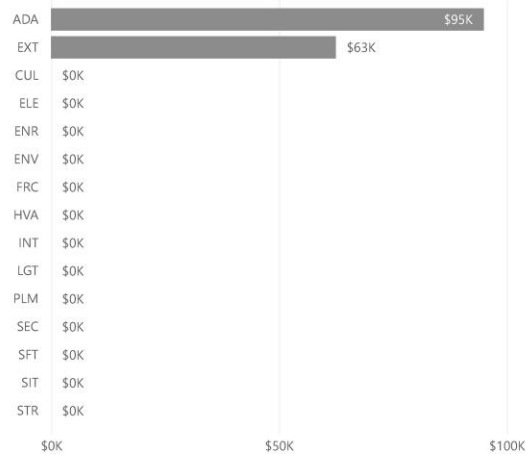
FIRE: 0% suppressed

2537 - BUILDING COMPONENTS

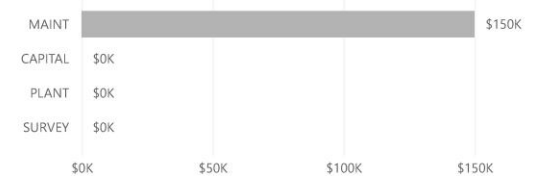
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

\$1,200,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$95,000
PRIORITY 3	2	\$62,500
TOTAL	3	\$157,500

\$157,500

FACILITY DETAILS, ELGIN GENERATOR BUILDING

YEAR BUILT 2009
CONSTRUCTED 2009



UTILITY



17 YEARS



OWNED
OCCUPIED



64 SF



FCI %

3.00



The Generator Building is a metal building sitting on concrete blocks with a metal roofing system. The building is currently used for storage.



CODE COMPLIANCE SUMMARY

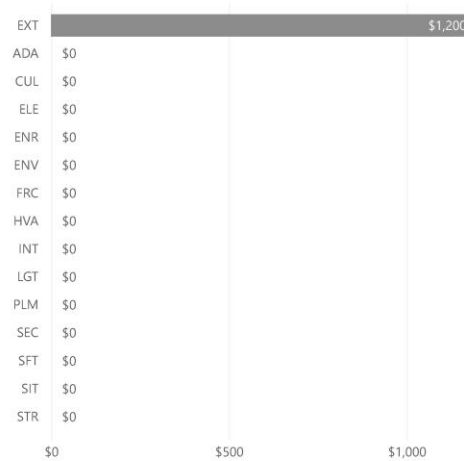
CODE YR: UNKNOWN
CONS TYPE: V-B
OCC: 100% - S-2
Low hazard storage
FIRE: 0% suppressed

3685 - BUILDING COMPONENTS

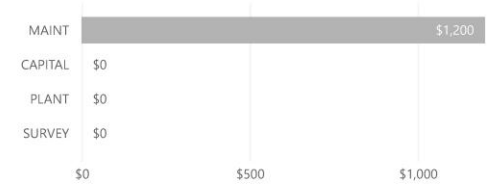
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$40,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,200
TOTAL	1	\$1,200

\$1,200

FACILITY DETAILS, ELGIN OUTHOUSE

YEAR BUILT 1924
GIFTED 2005



RESTROOM



21 YEARS



OWNED
OCCUPIED



25 SF



FCI %

8.67



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



CODE COMPLIANCE SUMMARY

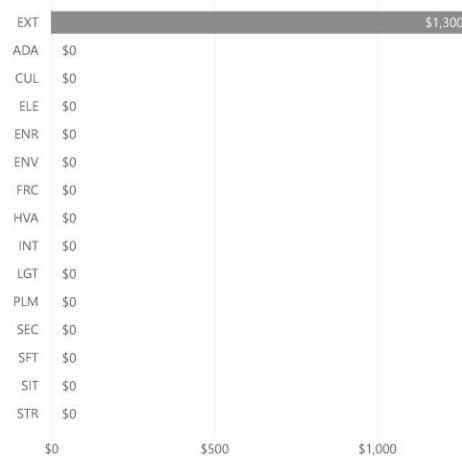
CODE YR: UNKNOWN
 CONS TYPE: III-B
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3686 - BUILDING COMPONENTS

FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: SITE-BUILT
 EXPOSURE: ENCLOSED

\$15,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$1,300
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	2	\$1,300

\$1,300

FACILITY DETAILS, PUMPHOUSE #1

YEAR BUILT 2023
CONSTRUCTED 2023



UTILITY



3 YEARS



EASEMENT
OCCUPIED



189 SF



FCI %

1.44



This structure is a single story, wood frame, slab on grade, painted shiplap wood siding, with a standing seam metal roof.



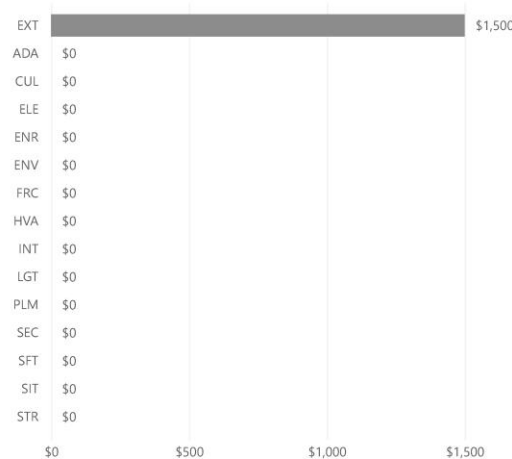
CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: V-B
OCC: 100% - U
Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
FIRE: 0% suppressed

4433 - BUILDING COMPONENTS

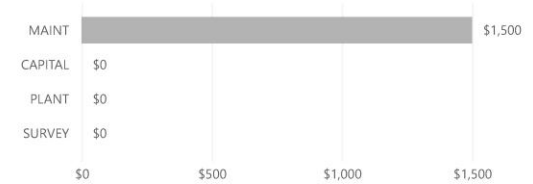
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING



\$104,000
REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,500
TOTAL	1	\$1,500

\$1,500

FACILITY DETAILS, HISTORIC TRAIN CABOOSE

YEAR BUILT 1944
PURCHASED 2018



MUSEUM



8 YEARS



OWNED
UNOCCUPIED



320 SF



FCI %

315.00



The train caboose was purchased and installed at the Elgin Schoolhouse site in approximately 2018. The caboose was originally built in 1944 with all steel construction which was a major upgrade to earlier wooden construction.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE:

OCC: 0% -

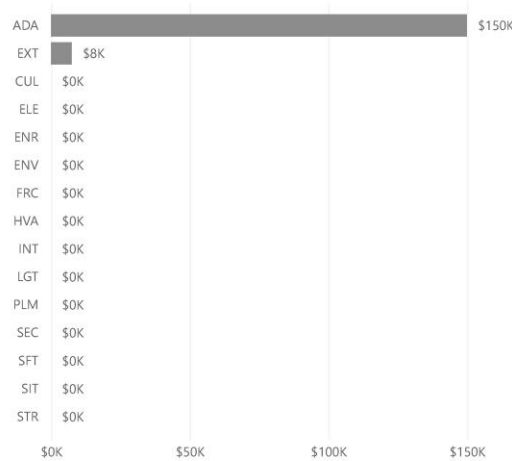
FIRE: 0% suppressed

4595 - BUILDING COMPONENTS

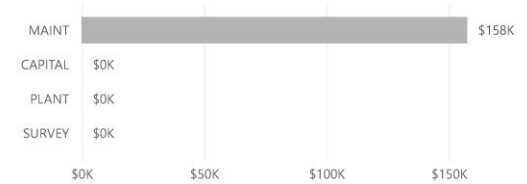
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: PREFABRICATED
- EXPOSURE: ENCLOSED

\$50,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$157,500
PRIORITY 3	0	\$0
TOTAL	2	\$157,500

\$157,500

FACILITY DETAILS, PUMPHOUSE #2

YEAR BUILT 2020
PURCHASED 2022



UTILITY



4 YEARS



N/A
OCCUPIED



32 SF



FCI %

10.00



The well was drilled and pumphouse built in approximately 2010. The well has been shut down until plans for the property is developed.



CODE COMPLIANCE SUMMARY

CODE YR: 2018

CONS TYPE: TYPE: V-B Wood Construction (Unprotected)

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

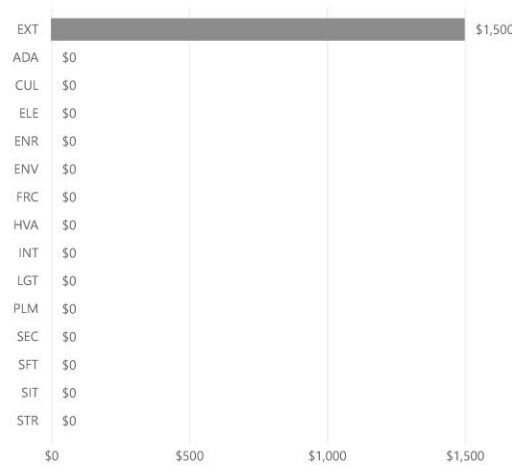
FIRE: 0% suppressed

4596 - BUILDING COMPONENTS

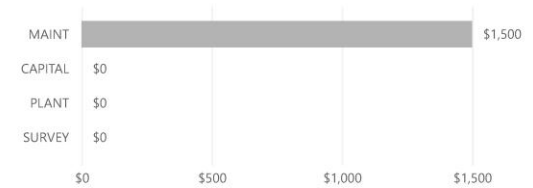
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$15,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$1,500
PRIORITY 3	0	\$0
TOTAL	1	\$1,500

\$1,500

FACILITY DETAILS, BARN

YEAR BUILT 1951
PURCHASED 2022



UTILITY



4 YEARS



OWNED
ARRESTED DECAY



600 SF



FCI %

1.00



The building is a wood framed structure with site fabricated trusses and corrugated metal roofing on a concrete foundation.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

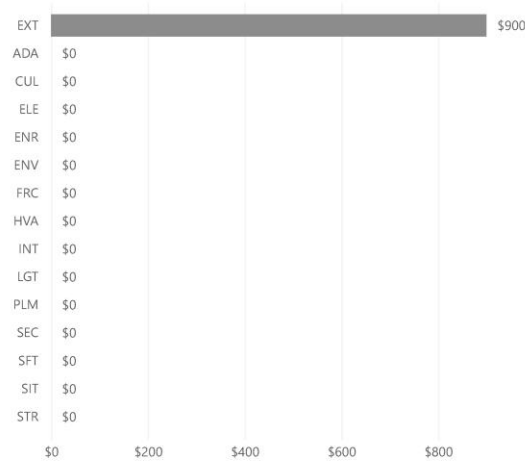
FIRE: 0% suppressed

4597 - BUILDING COMPONENTS

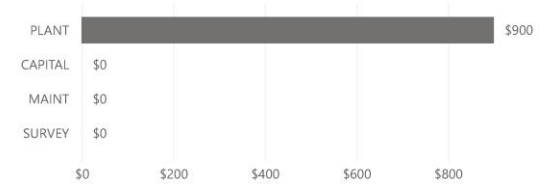
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

\$90,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$900
PRIORITY 3	0	\$0
TOTAL	1	\$900

\$900

FACILITY DETAILS, RESIDENCE

YEAR BUILT 1951
PURCHASED 2022



RESIDENCE



4 YEARS



OWNED
ARRESTED DECAY



1,200 SF



FCI %

2.50



The building is a wood framed structure with a mix of transite and T1-11 siding and standing seam metal roofing on a concrete foundation.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - R-3

Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.

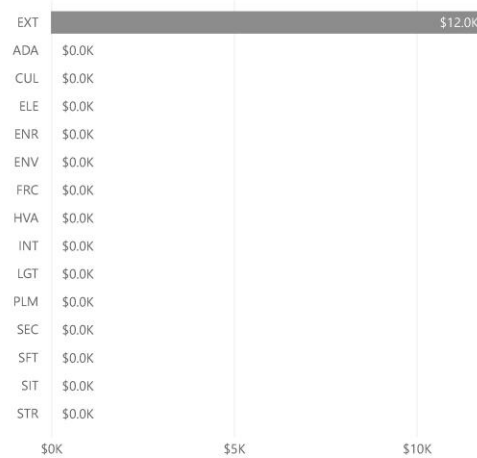
FIRE: 0% suppressed

4598 - BUILDING COMPONENTS

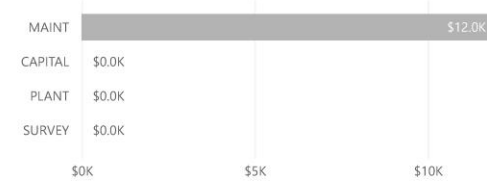
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

\$480,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



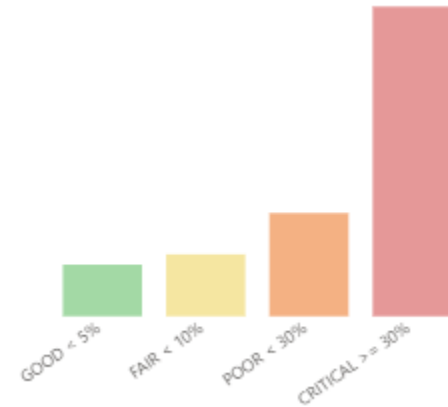
TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$12,000
TOTAL	1	\$12,000

\$12,000

APPENDIX A - FACILITY CONDITION INDEX (FCI)

- **What It Is:** A widely used critical metric to evaluate the overall health, functionality, and maintenance priorities of each facility
- **Purpose:**
 - Provides a quick snapshot of a facility’s health, expressed as a percentage
 - **Lower FCI Values:**
 - **0.05:** Indicates a facility is good condition
 - **0.06 – 0.10:** Indicates a facility is in fair condition
 - **Higher FCI Values:**
 - **0.11 – 0.30:** Indicates a facility is in poor condition
 - **0.30:** Indicates a facility is in critical condition
- **Use Cases:**
 - Helps prioritize repairs
 - Guides funding allocation by comparing conditions across multiple facilities in a portfolio
- **Calculation:**
$$FCI = \frac{\text{Cost of necessary repairs or Deferred Maintenance}}{\text{Current Replacement Value}}$$
- **Example:** The facility’s replacement cost is \$11,540,000, and the required repairs total \$2,236,200, resulting in an FCI of **19%** (0.19)



APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD

EXTERIOR



INTERIOR



APPENDIX C – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	TITLE
CNR	DIRECTOR
CNR	DEPUTY DIRECTOR
CNR	DIVISION ADMINISTRATOR, STATE PARKS
CNR	SUPERVISOR, PROFESSIONAL ENGINEER
CNR	FACILITY MANAGER
CNR	FACILITY MANAGER

STATEWIDE CONTACTS CC'D

The following positions across various departments are CC'D:

- **GFO Budget**
 - Executive Branch Budget Officer
- **DCNR Lands Division**
 - Division Administrator
 - Deputy Division Administrator
 - State Land Agent 2
- **Legislative Counsel Bureau**
 - Senior Program Analyst
 - Principal Program Analyst
- **Administration Risk Management Division**
 - Division Administrator
 - Insurance/Loss Prevention Specialist
 - Program Officer
 - Management Analyst 4
 - Safety Specialist Consultant

APPENDIX D - FCA RESOURCES



KEN FORBES

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YADHIRA PIMENTEL

Administrative Assistant IV

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775.684-4126

APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	4/20/2026	Initial.