



DEPT OF CONSERVATION AND NATURAL RESOURCES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

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 **Project Addendum** is part two of the **Property Portfolio Review**, building on the foundation of the Facility Insights report, which assesses the condition of the property and its facilities. It outlines post-assessment projects, categorized within the SPWD's building management system, by priority, status designation, and preliminary cost estimate. Building management components include ADA, culinary, electrical, energy, environmental, exterior, HVAC, interior, plumbing, safety, security, site, and structural systems.

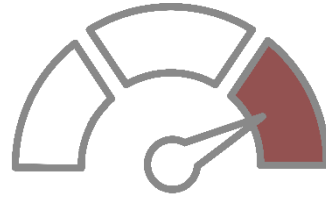
Projects are prioritized by urgency and address the most pressing needs effectively:

- **Priority 1**, 0 - 2 years, **Currently Critical**: Requires immediate action.
- **Priority 2**, 2 - 4 years, **Necessary – Not Yet Critical**: Preemptive attention to avoiding deterioration.
- **Priority 3**, 4 - 10 years, **Long Term Needs**: Investment planning and functional improvements.

Projects are assigned a status designation of **new**, **in progress**, **completed**, **deferred** or **canceled**. Preliminary cost estimates are based on multiple sources, including the **RS Means Cost Estimating Guide**, similar **SPWD construction projects**, and **contractor pricing**, factoring in labor, location, materials, profit, and overhead. **Soft costs** (design fees, testing, permits) are not included.



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.



PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION

ELGIN SCHOOLHOUSE STATE HISTORIC SITE



\$350,000

PRIORITY 1
0 - 2 years



NEW ADA - 12/24/2025

9745-ADA-1: ACCESSIBLE COMFORT STATION INSTALLATION

The Elgin Schoolhouse State Historic Site currently lacks accessibility for visitors with mobility challenges. This project proposes installing an ADA-compliant concrete parking space with additional compacted base for general parking, a concrete sidewalk providing an accessible path of travel to a comfort station that meets ADA standards. These improvements will ensure compliance with accessibility requirements and enhance visitor experience.

ELGIN OUTHOUSE



\$ 1,000

**PRIORITY 1
0 - 2 years**

**NEW BUILDING EXTERIOR - 12/23/2025
3686-EXT-3: WINDOW REPLACEMENT**

The existing windows are broken and need replacement.

ELGIN OUTHOUSE

\$ 300

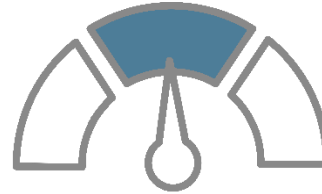
PRIORITY 1
0 - 2 years



REINSTATED BUILDING EXTERIOR - 12/23/2025

3686-EXT-1: EXTERIOR FINISHES

The exterior finishes were in poor condition. 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.



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

HISTORIC TRAIN CABOOSE



\$150,000

PRIORITY 2
2 - 4 years



NEW ADA - 12/24/2025

4595-ADA-1: CABOOSE ACCESSIBILITY

The train caboose is planned for historical refurbishment and display, but currently lacks safe access to its end platforms. Providing an accessible ramp and decking ensures safe entry and exit for visitors with mobility impairments, meeting ADA requirements for program accessibility. If interior access cannot be achieved without compromising historic integrity, an alternative solution—adding exterior decking with interpretive signage and clear sightlines through windows—offers an equivalent experience

consistent with ADA guidelines for historic properties. This approach balances accessibility with preservation.

ELGIN SCHOOLHOUSE



\$95,000

PRIORITY 2
2 - 4 years

NEW ADA - 12/24/2025

2537-ADA-1: SCHOOLHOUSE ACCESSIBILITY

To improve accessibility and comply with ADA requirements, this project recommends installing an ADA-compliant ramp to provide safe and equitable access to the historic building. The ramp will be designed to meet slope, handrail, and landing standards while minimizing impact on the building's historic character. This solution ensures visitors with mobility impairments can enter the facility without barriers, supporting inclusive access and preserving the site's cultural significance.

This project should be implemented concurrently with the CONCRETE STAIR REPLACEMENT project.

HISTORIC TRAIN CABOOSE



\$ 7,500

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 12/23/2025 4595-EXT-1: HISTORIC PRESERVATION

The historic train caboose appears to be in poor condition; however, assessing its true state can be challenging because repairing deteriorated elements with historically appropriate materials is often complex and costly. If extensive repairs become necessary, engaging qualified experts in historic preservation is strongly recommended. This project prioritizes protecting the building's exterior envelope, including walls and windows, to safeguard interior assets and maintain the structure's historical integrity.

PUMPHOUSE #2



\$ 1,500

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 12/23/2025
4596-EXT-1: REPLACE EXTERIOR DOOR

The exterior door was misaligned and does not appear to secure the building. 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.

BARN



\$ 900

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 12/23/2025
4597-EXT-1: CONSERVE AND PROTECT VACANT BUILDING

In order to preserve the building for future rehabilitation and reuse, this project recommends protecting the building by ensuring the roof is weather tight to protect the interior components of the structure.



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

ELGIN SCHOOLHOUSE



\$55,000

**PRIORITY 3
4 - 10 years**



NEW BUILDING EXTERIOR - 12/23/2025 2537-EXT-6: CONCRETE STAIR REPLACEMENT

The concrete entry stairs show significant deterioration, with past patches and repairs clearly evident. This project recommends a complete replacement of the stairs, installation of porch-mounted pressure-treated support blocks, and the replacement of a guard rail to ensure safety and durability while maintaining the building's historic character.

This project should be implemented concurrently with the SCHOOLHOUSE ACCESSIBILITY project.

RESIDENCE



\$12,000

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 12/23/2025

4598-EXT-1: CONSERVE AND PROTECT VACANT BUILDING

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

ELGIN SCHOOLHOUSE



\$ 7,500

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 12/23/2025 2537-EXT-5: HISTORIC BUILDING PRESERVATION

The historic building appears to be in good condition; however, assessing its true state can be challenging because repairing deteriorated elements with historically appropriate materials is often complex and costly. If extensive repairs become necessary, engaging qualified experts in historic preservation is strongly recommended. This project prioritizes protecting the building's exterior envelope, including walls and windows, to safeguard interior assets and maintain the structure's historical integrity.

PUMPHOUSE #1



\$ 1,500

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 12/23/2025

4433-EXT-1: EXTERIOR FINISHES

The exterior finishes of the building are in good condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 7 - 9 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

ELGIN GENERATOR BUILDING



\$ 1,200

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 12/23/2025 3685-EXT-1: EXTERIOR FINISHES

The exterior finishes were in fair condition. 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.

APPENDIX A – BUILDING MANAGEMENT CATEGORIES

BUILDING SYSTEMS

FIGURE 3 is a list of the current project building management categories. The Project ID contains the following:

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>
Example: **9999ADA1** and **9999HVA2**

FIGURE 3.



APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	4/20/2026	Initial.