

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

# WALKER RIVER SRA 9 MILE SITE

70 Pine Grove Road  
Yerington, NV 89447

Site Number: 9782  
STATE OF NEVADA PUBLIC WORKS DIVISION  
FACILITY CONDITION ANALYSIS



Report distributed in November 2021

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

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

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

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

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

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

**Class Definitions**

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

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

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

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

**PRIORITY CLASS 3 - (Four to Ten Years)**

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

Site number: 9782

**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
3872	9 MILE STONE HOUSE 38.384296,-118.936517 Walker River SRA/9	2500	1870	12/29/2020	\$0	\$12,500	\$3,211,000	\$3,223,500	\$1,000,000	322%
3873	9 MILE BARN #1 38.384296,-118.936517 Walker River SRA/9	1080	0	12/29/2020	\$0	\$20,000	\$0	\$20,000	\$108,000	19%
4145	STORAGE SHED 2 Hawthorne Mineral Walker River SRA/9	300	0	12/29/2020	\$0	\$4,500	\$0	\$4,500	\$30,000	15%
4143	STONE HOUSE STORAGE SHED Hawthorne Mineral Walker River SRA/9	360	0	12/29/2020	\$0	\$3,600	\$0	\$3,600	\$36,000	10%
3874	9 MILE BARN #2 38.384296,-118.936517 Walker River SRA/9	880	0	12/29/2020	\$0	\$7,000	\$0	\$7,000	\$88,000	8%
4148	RAVENELLE TRAPPER CABIN Hawthorne Mineral Walker River SRA/9	250	0	12/29/2020	\$0	\$7,500	\$0	\$7,500	\$100,000	8%
4147	RAVENELLE FISH CABIN Hawthorne Mineral Walker River SRA/9	800	0	12/29/2020	\$0	\$12,000	\$0	\$12,000	\$160,000	8%
4146	STONE HOUSE PUMP BLDG Hawthorne Mineral Walker River SRA/9	100	0	12/29/2020	\$0	\$1,000	\$0	\$1,000	\$30,000	3%
4140	ELBOW COMFORT STATION 1 38.433709, -118.040871 Walker River SRA/9	112	2018	12/29/2020	\$0	\$0	\$1,100	\$1,100	\$60,000	2%
4144	TRAPPER CABIN Hawthorne Mineral Walker River SRA/9	200	0	12/29/2020	\$0	\$1,000	\$0	\$1,000	\$80,000	1%
4142	ELBOW COMFORT STATION 3 38.430943, -118.042237 Walker River SRA/9	60	2018	12/29/2020	\$0	\$0	\$600	\$600	\$50,000	1%
4141	ELBOW COMFORT STATION 2 38.431160, -118.040257 Walker River SRA/9	60	2018	12/29/2020	\$0	\$0	\$600	\$600	\$50,000	1%
9782	WALKER RIVER SRA - 9 MILE SITE Hawthorne Mineral Walker River SRA/9		0	12/29/2020	\$15,000	\$0	\$0	\$15,000		0%
<b>Report Totals.....:</b>		<b>6,702</b>			<b>\$15,000</b>	<b>\$69,100</b>	<b>\$3,213,300</b>	<b>\$3,297,400</b>	<b>\$1,792,000</b>	<b>184%</b>

## Acronyms List

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

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

SPWD Facility Condition Analysis

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**WALKER RIVER SRA - 9 MILE SITE**

SPWD Facility Condition Analysis - 9782

Survey Date: 12/29/2020

**WALKER RIVER SRA - 9 MILE SITE**

**BUILDING REPORT**

The Walker River State Recreation Area, created in 2018, is located along the East Walker River south of Yerington and encompasses over 12,000 acres. The SRA is comprised of multiple historic ranches (Pitchfork, Rafter 7, Flying M, and 9 Mile) stretching along 28 miles of the Walker river. The 9 Mile Site is a collection of ranches similar to the Flying M; 9 Mile, Ravnelle & the Elbow Ranches. The 9 Mile Ranch, so named as it is located approximately 9 miles north on the main road from the historic town of Aurora, was founded prior to 1862 when it was included on an 1862 Nevada Territory land survey. The main feature of the ranch is a 2 story stone residence and hotel built around 1862. The building has been severely damaged by an earthquake but plans are being developed to restore it. The Ravnelle Ranch is located 12 miles south (upstream on the East Walker River) of the Flying M main ranchyard. The federal land patent for the ranch was obtained in 1905. The Elbow Ranch, located in "the elbow" of the East Walke River was established in approximately 1861. The "ranch" consisted of a hotel and restaurant / bar and was a way station along the route between the Carson Valley and Aurora. None of these structures remain. Three Comfort Stations have been installed on The Elbow to support camping and fishing along the river.

Please note that many of the buildings noted within this report have not been assessed for their historic significance. Per NRS 383 and the National Historic Preservation Act (Section 106), an agency must take into account the effects of their project upon historic resources. If a building or structure is over 50 years of age, the agency must have qualified personnel assess the property and submit their findings to the Nevada State Historic Preservation Office, for their review, prior the start of a project.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects: \$15,000**

**Currently Critical**

**Immediate to Two Years**

**Project Index #: 9782EXT1**

**COMBUSTIBLES REDUCTION FOR FIRE CONTROL**

**Construction Cost \$15,000**

The site and certain buildings have significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structures create a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around all structures on the site. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$15,000</b>
<b>Priority Class 2:</b>	<b>\$0</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$15,000</b>









**TRAPPER CABIN**

SPWD Facility Condition Analysis - 4144

Survey Date: 1/4/2021

**TRAPPER CABIN  
BUILDING REPORT**

Single story dugout cabin made of stone.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$1,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 4144EXT1**  
**Construction Cost \$1,000**

**CONSERVE AND PROTECT VACANT BUILDING**

Until the planning phase for this site is complete and a determination of demolition or rehabilitation is reached, preservation of the structure is recommended. This project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Also included is securing the exterior envelope against water penetration. Roof, windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 200</b>	<b>IBC Occupancy Type 1: 100 % U</b>
<b>Year Constructed: 0</b>	<b>IBC Occupancy Type 2: 0 %</b>
<b>Exterior Finish 1: 100 % Stone</b>	<b>Construction Type:</b>
<b>Exterior Finish 2: 0 %</b>	<b>IBC Construction Type:</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 0 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$5.00</b>
<b>Priority Class 2:</b>	<b>\$1,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$80,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$400</b>
<b>Grand Total:</b>	<b>\$1,000</b>	<b>FCNI:</b>	<b>1%</b>









9 MILE BARN #2

SPWD Facility Condition Analysis - 3874

Survey Date: 12/29/2020

9 MILE BARN #2

BUILDING REPORT

This is a single story barn structure.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$7,000

Necessary - Not Yet Critical Two to Four Years

Project Index #: 3874EXT1

Construction Cost \$7,000

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 and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 880	IBC Occupancy Type 1: 100 % U
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$7.95
Priority Class 2:	\$7,000	Total Facility Replacement Construction Cost:	\$88,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$7,000	FCNI:	8%

9 MILE BARN #1

SPWD Facility Condition Analysis - 3873

Survey Date: 12/29/2020

9 MILE BARN #1

BUILDING REPORT

This is a single story barn structure.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$20,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 3873EXT1

Construction Cost \$20,000

DEMOLISH STRUCTURE

The structure has failed and is a safety hazard. This project would provide funding for the demolition and disposal of the building. 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): 1,080	IBC Occupancy Type 1: 100 % U
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$18.52
Priority Class 2:	\$20,000	Total Facility Replacement Construction Cost:	\$108,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$20,000	FCNI:	19%

9 MILE STONE HOUSE

SPWD Facility Condition Analysis - 3872

Survey Date: 12/29/2020

**9 MILE STONE HOUSE  
BUILDING REPORT**

The Stone House is a 2 story, single family residence constructed from quarried sandstone.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$12,500**  
**Necessary - Not Yet Critical** **Two to Four Years**

**CONSERVE AND PROTECT VACANT BUILDING** **Project Index #: 3872EXT1**  
**Construction Cost \$12,500**

Until the planning phase for this site is complete and a determination of demolition or rehabilitation is reached, preservation of the structure is recommended. 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. Also included is securing the exterior envelope against water penetration. Roof, windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$3,211,000**  
**Long-Term Needs** **Four to Ten Years**

**HISTORIC BUILDING REHABILITATION** **Project Index #: 3872EXT2**  
**Construction Cost \$3,211,000**

The structure was damaged in December 2016 and the State took ownership of it in July 2017. Programming, structural, and historical assessments were completed by H+K Architects, Nevada State Parks, and State Public Works in 2018 via project number 18-A005. This project will rehabilitate, restore, and seismically strengthen the 9 Mile Ranch Stone House at Walker River State Recreation Area. The project will include design and construction resulting in a publicly accessible interpretative center. The site development will include utilities, parking, and accessible access to the building. This project was estimated and recommended under CIP Estimate 21236.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 2,500</b>	<b>IBC Occupancy Type 1: 100 % R-3</b>
<b>Year Constructed: 1870</b>	<b>IBC Occupancy Type 2: 0 %</b>
<b>Exterior Finish 1: 100 % Stone</b>	<b>Construction Type:</b>
<b>Exterior Finish 2: 0 %</b>	<b>IBC Construction Type: III-B</b>
<b>Number of Levels (Floors): 2</b>	<b>Percent Fire Suppressed: 0 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$0</b>	<b>Project Construction Cost per Square Foot: \$1,289.40</b>
<b>Priority Class 2: \$12,500</b>	<b>Total Facility Replacement Construction Cost: \$1,000,000</b>
<b>Priority Class 3: \$3,211,000</b>	<b>Facility Replacement Cost per Square Foot: \$400</b>
<b>Grand Total: \$3,223,500</b>	<b>FCNI: 322%</b>

**NOTES:**

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

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

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

**REPORT DEVELOPMENT:**

State Public Works Division  
Facilities Condition Analysis

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Walker River SRA – 9 Mile Site – FCA Site #9782  
Description: View Northeast from the Stone House.



Walker River SRA – 9 Mile Site – FCA Site #9782  
Description: View Southeast from the Stone House.



Walker River SRA – 9 Mile Site – FCA Site #9782  
Description: View Southwest from Behind Ravenelle Fish Cabin.



Walker River SRA – 9 Mile Site – FCA Site #9782  
Description: View of the River Bottom at The Elbow.



Ravenelle Trapper Cabin - FCA Building #4148  
Description: Exterior of the Building.



Ravenelle Trapper Cabin - FCA Building #4148  
Description: Interior of the Building.



Ravenelle Fish Cabin - FCA Building #4147  
Description: Exterior of the Building.



Ravenelle Fish Cabin - FCA Building #4147  
Description: Interior of the Building.



Stone House Pump Bldg - FCA Building #4146  
Description: Exterior of the Building.



Storage Shed 2 - FCA Building #4145  
Description: Exterior of the Building.



Trapper Cabin - FCA Building #4144  
Description: Exterior of the Building.



Stone House Storage Shed - FCA Building #4143  
Description: Exterior of the Building.



Elbow Comfort Station 3 - FCA Building #4142  
Description: Exterior of the Building.



Elbow Comfort Station 2 - FCA Building #4141  
Description: Exterior of the Building.



Elbow Comfort Station 1 - FCA Building #4140  
Description: Exterior of the Building.



9 Mile Barn #2 - FCA Building #3874  
Description: Exterior of the Building.



9 Mile Barn #1 - FCA Building #3873  
Description: Exterior of the Building.



9 Mile Stone House - FCA Building #3872  
Description: East & North Elevations of Building.



9 Mile Stone House - FCA Building #3872  
Description: West Elevation of Building.



9 Mile Stone House - FCA Building #3872  
Description: South & West Elevations of Building.