WALKER RIVER SRA
RAINTER 7 RANCH SITE

211 E Walker Road
Yerington, NV 89447

Site Number: 9784
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report distributed in November 2021
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.
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<thead>
<tr>
<th>Site number: 9784</th>
<th>Facility Condition Needs Index Report</th>
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<td>Index #</td>
<td>Building Name</td>
</tr>
<tr>
<td>3851</td>
<td>CHICKEN COOP</td>
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<td>4082</td>
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<td>3861</td>
<td>SANTA MARGARITA WELL HOUSE</td>
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<td>JACUZZI HOUSE</td>
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<td>STONEHOUSE</td>
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<td>3866</td>
<td>SHED 2</td>
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<td>SHED</td>
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<tr>
<td>3854</td>
<td>PUMP HOUSE #2</td>
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<td>4081</td>
<td>SATELLITE COMM HUT (abandoned)</td>
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<td>STONEHOUSE ANNEX</td>
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<td>Index #</td>
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<tr>
<td>3868</td>
<td>SILO 2</td>
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<td>3863</td>
<td>BARN 2</td>
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<td>MERINO HOUSE</td>
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<td>RAFTERHOUSE BARN</td>
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<td>9784</td>
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<td>Sq. Feet</td>
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Report Totals: 58,093

Survey Date: Tuesday, November 16, 2021
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<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
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<tbody>
<tr>
<td>AHJ</td>
<td>Authority Having Jurisdiction</td>
</tr>
<tr>
<td>AWWA</td>
<td>American Water Works Association</td>
</tr>
<tr>
<td>HVAC</td>
<td>Heating, Ventilating &amp; Air Conditioning</td>
</tr>
<tr>
<td>IBC</td>
<td>International Building Code</td>
</tr>
<tr>
<td>ICC</td>
<td>International Code Council</td>
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<tr>
<td>IEBC</td>
<td>International Existing Building Code</td>
</tr>
<tr>
<td>IECC</td>
<td>International Energy Conservation Code</td>
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<tr>
<td>IFC</td>
<td>International Fire Code</td>
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<td>International Fuel Gas Code</td>
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<td>IRC</td>
<td>International Residential Code</td>
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<td>NFPA</td>
<td>National Fire Protection Association</td>
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<td>NEC</td>
<td>National Electrical Code</td>
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<td>OSHA</td>
<td>Occupational Safety and Health Administration</td>
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<tr>
<td>SAD</td>
<td>Standards for Accessible Design</td>
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<td>SMACNA</td>
<td>Sheet Metal and Air Conditioning Contractors National Association</td>
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<tr>
<td>UMC</td>
<td>Uniform Mechanical Code</td>
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<td>UPC</td>
<td>Uniform Plumbing Code</td>
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**State of Nevada**

<table>
<thead>
<tr>
<th>Acronym</th>
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<tbody>
<tr>
<td>CIP</td>
<td>Capital Improvement Project</td>
</tr>
<tr>
<td>FCA</td>
<td>Facility Condition Analysis</td>
</tr>
<tr>
<td>FCNI</td>
<td>Facility Condition Needs Index</td>
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<tr>
<td>FRC</td>
<td>Facility Replacement Cost</td>
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<tr>
<td>NAC</td>
<td>Nevada Administrative Code</td>
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<td>NDEP</td>
<td>Nevada Department of Environmental Protection</td>
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<td>NRS</td>
<td>Nevada Revised Statutes</td>
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<tr>
<td>SFM</td>
<td>State Fire Marshal</td>
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<td>SHPO</td>
<td>State Historic Preservation Office</td>
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<td>SPWD</td>
<td>State Public Works Division</td>
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**Miscellaneous**

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
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<tbody>
<tr>
<td>DDC</td>
<td>Direct Digital Controls</td>
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<tr>
<td>FRP</td>
<td>Fiberglass Reinforced Plastic</td>
</tr>
<tr>
<td>GFCI</td>
<td>Ground Fault Circuit Interrupter</td>
</tr>
<tr>
<td>LED</td>
<td>Light Emitting Diode</td>
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<tr>
<td>PRV</td>
<td>Pressure Regulating Valve</td>
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<tr>
<td>TDD</td>
<td>Telecommunications Device for the Deaf</td>
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<tr>
<td>VCT</td>
<td>Vinyl Composite Tile</td>
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This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.
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<td>WALKER RIVER SRA - RAFTER 7 RANCH SITE</td>
<td>9784</td>
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<tr>
<td>SHED 4</td>
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<td>SATELLITE COMM HUT (abandoned)</td>
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<tr>
<td>MAN CAMP #1</td>
<td>4080</td>
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<tr>
<td>SILO 2</td>
<td>3868</td>
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<td>3867</td>
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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 4 historic ranches (Pitchfork, Rafter 7, Flying M, and Nine Mile) stretching along 28 miles of the Walker river. The Rafter 7 ranch site comprises 3,200 acres of the SRA. The main ranch site is located approximately 14 miles south (upriver) of the Pitchfork Site along the East Walker River. The Rafter 7 site is currently in the planning phase with no SRA development at this time. ADA upgrades to some existing buildings will need to be considered depending on their future usage and occupancy. The ranch is still intact including 5 occupied residences, multiple barns and outbuildings, and 3 domestic wells.

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**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Index #:</td>
<td>9784SFT0</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$5,000</td>
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</tbody>
</table>

**COMBUSTIBLES REDUCTION FOR FIRE CONTROL**

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:**

| Priority Class 1: | $5,000 |
| Priority Class 2: | $0     |
| Priority Class 3: | $0     |
| Grand Total:      | $5,000 |
Shed 4 is a lean-to wood post and frame shed open on three sides. It provides weather protection for a large Ag well. It is located approximately 800 feet south of #3857 Ranch Shed.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $5,000

**Currently Critical**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Construction Cost</th>
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</thead>
<tbody>
<tr>
<td>ARC FLASH and ELECTRICAL COORDINATION STUDY</td>
<td>$5,000</td>
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**Project Index #:** 4082ELE1

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $2,400

**Necessary - Not Yet Critical**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Construction Cost</th>
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<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td>$2,400</td>
</tr>
</tbody>
</table>

**Project Index #:** 4082EXT1

The exterior of the building is 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): 300
- IBC Occupancy Type 1: 100 %
- Year Constructed: 0
- IBC Occupancy Type 2: 0 %
- Exterior Finish 1: 100 % Wood
- Construction Type: Open wood framing enclosed on
- 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: | $5,000 | Project Construction Cost per Square Foot: | $24.67 |
| Priority Class 2: | $2,400 | Total Facility Replacement Construction Cost: | $8,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: | $25 |
| Grand Total: | $7,400 | FCNI: | 93% |
The Satellite Comm Hut (Abandoned) is a wood framed shed on a wood foundation with an asphalt shingle roof. It appears to have previously been used to provide satellite communication to the main ranch site. The building is located on the west side of the main ranch yard. The building is currently vacant and in very poor condition. Due to the poor condition, safety concerns and the cost to refurbish, it is recommended to demolish this structure.

**PRIORITY CLASS 2 PROJECTS**

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

**DEMOLISH STRUCTURE**

The structure is a shed set on a wood foundation that is no longer in use. A visual survey of the structure shows significant deterioration of the wood foundation, roofing, door and interior and exterior finishes. It is recommended that this structure be demolished due to safety concerns and cost of refurbishment.

**BUILDING INFORMATION:**

- Gross Area (square feet): 80
- 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-A
- 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: $25.00
- Priority Class 2: $2,000
- Total Facility Replacement Construction Cost: $6,000
- Priority Class 3: $0
- Facility Replacement Cost per Square Foot: $75
- Grand Total: $2,000
- FCNI: 33%
The Man Camp trailer consists of three separate sleeping quarters each with its own bathroom. It has painted wood siding with a prefinished metal roof. It is used as sleeping quarters for seasonal employees. This trailer was constructed per ANSI-A119.5, Standards for Recreational Park Trailers.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>4080SFT1</th>
<th>Construction Cost</th>
<th>$500</th>
</tr>
</thead>
</table>

**EGRESS DOOR LANDING ADJUSTMENT**

Section R311.3.1 of the 2018 IRC describes the requirements for landings at exterior egress doors. The landing shall not be more than 1 1/2” inches below the top of the threshold (for doors that swing out over the landing) and shall have a minimum dimension of 36 inches measured in the direction of travel. There are three doors that do not comply with this code and pose a safety hazard. This project would provide for re-grading the earth supporting the prefabricated stair/landing to elevate the landings to within 1 1/2” of the top of threshold.

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>4080SFT2</th>
<th>Construction Cost</th>
<th>$500</th>
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</thead>
</table>

**WATER HEATER SEISMIC BRACING**

The water heaters are not properly seismically anchored to the structure. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>4080EXT1</th>
<th>Construction Cost</th>
<th>$2,800</th>
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</table>

**EXTERIOR FINISHES**

The exterior finishes are in good 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 flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 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:**

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<table>
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<tr>
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<tr>
<td>Exterior Finish 1:</td>
<td>100 %</td>
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<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
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<tr>
<td>Number of Levels (Floors):</td>
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<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % R-3</td>
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<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 %</td>
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<td>IBC Construction Type:</td>
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<tr>
<td>Construction Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0 %</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $1,000 | Project Construction Cost per Square Foot: | $16.54 |
| Priority Class 2: | $0     | Total Facility Replacement Construction Cost: | $80,000 |
| Priority Class 3: | $5,600 | Facility Replacement Cost per Square Foot: | $200   |
| Grand Total:      | $6,600 | FCNI: | 8%    |
SILO 2
BUILDING REPORT

Metal silo set on a wood foundation. The wood foundation is deteriorating and is a safety issue. The Silo is located at the northern end of the ranch, south of East Walker Rd.

PRIORITY CLASS 1 PROJECTS
Total Construction Cost for Priority 1 Projects: $10,000
Currently Critical
Immediate to Two Years

DEMONISH STRUCTURE
The structure is an old silo set on a wood foundation that is no longer in use. A visual survey of the structure shows no evidence of anchoring to the foundation. In addition, the wood foundation has split making the silo susceptible to toppling. It is recommended that this structure be demolished due to safety concerns.

BUILDING INFORMATION:
Gross Area (square feet): 250
Year Constructed: 0
Exterior Finish 1: 100 % Metal
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: II-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
Priority Class 1: $10,000
Priority Class 2: $0
Priority Class 3: $0
Grand Total: $10,000
Project Construction Cost per Square Foot: $40.00
Total Facility Replacement Construction Cost: $38,000
Facility Replacement Cost per Square Foot: $150
FCNI: 26%
Old shed.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $15,000

**Necessary - Not Yet Critical**  
Two to Four Years

**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:**

- **Gross Area (square feet):** 300
- **Year Constructed:** 0
- **Exterior Finish 1:** 100% Wood
- **Exterior Finish 2:** 0% Wood
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:** 0% U
- **Construction Type:**
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $50.00
- **Priority Class 2:** $15,000
- **Total Facility Replacement Construction Cost:** $15,000
- **Priority Class 3:** $0
- **Facility Replacement Cost per Square Foot:** $50
- **Grand Total:** $15,000
- **FCNI:** 100%
Old shed.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $25,100

**Necessary - Not Yet Critical**

**Two to Four Years**

**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:**

- **Gross Area (square feet):** 1,000
- **Year Constructed:** 0
- **Exterior Finish 1:** 100% **Wood**
- **Exterior Finish 2:** 0% **Wood**
- **Number of Levels (Floors):** 1 **Basement:** No

**IBC Occupancy Type 1:** 100% **U**

**IBC Occupancy Type 2:** 0% **U**

**IBC Construction Type:**

- **Construction Type:**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $25,100
- **Priority Class 3:** $0
- **Grand Total:** $25,100

- **Project Construction Cost per Square Foot:** $25.10
- **Total Facility Replacement Construction Cost:** $50,000
- **Facility Replacement Cost per Square Foot:** $50
- **FCNI:** 50%
Old shed.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects: $16,300</th>
</tr>
</thead>
</table>

**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:**

<table>
<thead>
<tr>
<th>Gross Area (square feet): 650</th>
<th>IBC Occupancy Type 1: 100 % U</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed: 0</td>
<td>IBC Occupancy Type 2: 0 %</td>
</tr>
<tr>
<td>Exterior Finish 1: 100 % Wood</td>
<td>Construction Type:</td>
</tr>
<tr>
<td>Exterior Finish 2: 0 %</td>
<td>IBC Construction Type: V-B</td>
</tr>
<tr>
<td>Number of Levels (Floors): 1</td>
<td>Basement? No</td>
</tr>
<tr>
<td></td>
<td>Percent Fire Suppressed: 0 %</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1: $0</th>
<th>Project Construction Cost per Square Foot: $25.08</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2: $16,300</td>
<td>Total Facility Replacement Construction Cost: $32,000</td>
</tr>
<tr>
<td>Priority Class 3: $0</td>
<td>Facility Replacement Cost per Square Foot: $50</td>
</tr>
<tr>
<td>Grand Total: $16,300</td>
<td>FCNI: 51 %</td>
</tr>
</tbody>
</table>
Metal roof wooden barn.

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical Two to Four Years

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:

- Gross Area (square feet): 1,400
- IBC Occupancy Type 1: 100 % U
- Year Constructed: 0
- IBC Occupancy Type 2: 0 %
- Exterior Finish 1: 100 % Wood
- Construction Type:
- Exterior Finish 2: 0 %
- IBC Construction Type: V-B
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $0
- Project Construction Cost per Square Foot: $25.00
- Priority Class 2: $35,000
- Total Facility Replacement Construction Cost: $140,000
- Priority Class 3: $0
- Facility Replacement Cost per Square Foot: $100
- Grand Total: $35,000
- FCNI: 25%
Metal roof wooden barn.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $42,700

Necessary - Not Yet Critical Two to Four Years

**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:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>1,700</th>
</tr>
</thead>
<tbody>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % U</td>
</tr>
<tr>
<td>Year Constructed:</td>
<td>0</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Wood</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Exterior Finish Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>0 %</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1:         | $0   | Project Construction Cost per Square Foot: $25.12 |
| Priority Class 2:         | $42,700 | Total Facility Replacement Construction Cost: $170,000 |
| Priority Class 3:         | $0   | Facility Replacement Cost per Square Foot: $100 |
| Grand Total:             | $42,700 | FCNI: 25% |
Old abandoned schoolhouse.

### SCHOOLHOUSE BUILDING REPORT

- **Site number:** 9784
- **Survey Date:** 10/22/2020

**Old abandoned schoolhouse.**

**PRIORITY CLASS 2 PROJECTS**

- **Total Construction Cost for Priority 2 Projects:** $18,800
- **Project Index #:** 3862EXT1
- **Construction Cost:** $18,800

**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:**

- **Gross Area (square feet):** 750
- **IBC Occupancy Type 1:** 100 % U
- **Year Constructed:** 0
- **IBC Occupancy Type 2:** 0 %
- **Exterior Finish 1:** 100 % Wood
- **Construction Type:**
- **Exterior Finish 2:** 0 %
- **IBC Construction Type:** V-B
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $25.07
- **Priority Class 2:** $18,800
- **Total Facility Replacement Construction Cost:** $188,000
- **Priority Class 3:** $0
- **Facility Replacement Cost per Square Foot:** $250
- **Grand Total:** $18,800
- **FCNI:** 10%
The Santa Margarita Well House is a small domestic well house. It is a wood framed structure with painted ship lap siding and a wood shingle roof. It is located east of the Santa Margarita House and the finishes are in poor condition.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3861PLM1</td>
<td>$1,000</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

**REPLACE INSULATION**

The piping and pressure tank have a layer of insulation inadequately installed to protect against freezing temperatures. Some of the insulation batts have been damaged and removed. This project recommends the existing insulation be replaced with suitable materials.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3861EXT3</td>
<td>$6,000</td>
<td>$1,500</td>
</tr>
</tbody>
</table>

**EXTERIOR DOOR REPLACEMENT**

The exterior wood man door appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement of the wood door with a new metal door, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

**EXTERIOR FINISHES**

The exterior of the building is 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.

**INTERIOR FINISHES**

The interior finishes are in poor condition. It is recommended to stain 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 staining, all surfaces should be repaired and adequately prepared to receive the coating. An epoxy-based stain should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3861EXT2</td>
<td>$5,700</td>
<td>$5,700</td>
</tr>
</tbody>
</table>

**ROOF REPLACEMENT**

The building currently has a wood shake roofing system and it is weathered and deteriorating. It has reached the end of its useful life and planned for replacement. Due to its historic nature, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional requirements. This project will fund the replacement of the wood shingle roofing systems. This estimate includes removal and disposal of the old roof.
BUILDING INFORMATION:

Gross Area (square feet): 150
Year Constructed: 0
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: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $1,000
Priority Class 2: $6,000
Priority Class 3: $5,700
Grand Total: $12,700

Project Construction Cost per Square Foot: $84.67
Total Facility Replacement Construction Cost: $15,000
Facility Replacement Cost per Square Foot: $100

FCNI: 85%
The house is a wood framed building on pier block footings and an asphalt shingle roof. The building contains 7 sleeping units with each unit consisting of one bedroom and one bath. The Dormitory is located on the west side of the main ranch yard. The building is currently vacant and in very poor condition.

**PRIORIT ZY CLASS 2 PROJECTS**

**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:**

<table>
<thead>
<tr>
<th>Gross Area (square feet)</th>
<th>1,000</th>
<th>IBC Occupancy Type 1:</th>
<th>100</th>
<th>R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>0</td>
<td>IBC Occupancy Type 2:</td>
<td>0</td>
<td>%</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100</td>
<td>Wood</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0</td>
<td>%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
<td>Basement?</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0</td>
<td>%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$30,000</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$250,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
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<td>Facility Replacement Cost per Square Foot:</td>
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</tr>
<tr>
<td>Grand Total:</td>
<td>$30,000</td>
<td>FCNI:</td>
<td>12%</td>
</tr>
</tbody>
</table>
SANTA MARGARITA HOUSE SHED
BUILDING REPORT

The Santa Margarita House Shed is a small storage shed north of the Santa Margarita House.

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical Two to Four Years
Total Construction Cost for Priority 2 Projects: $3,500

DRAINAGE UPGRADES
The grade does not slope away effectively from the shed and the earth is covering the bottom edge of the siding. It is recommended per IBC 1804.4 grading the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical unit in 20 units horizontal (5-percent slope). It is recommended that the grading be completed within 2 - 3 years.

EXTERIOR FINISHES
The exterior finishes are in poor condition. 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 the building be painted in the next 3 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:
Gross Area (square feet): 300
Year Constructed: 0
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: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
Priority Class 1: $0 Project Construction Cost per Square Foot: $11.67
Priority Class 2: $3,500 Total Facility Replacement Construction Cost: $15,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $50
Grand Total: $3,500 FCNI: 23%
The Santa Margarita House is a wood framed residence on a concrete stem wall foundation and a wood shake roof. It is a 2 bedroom, 1 bathroom house that is currently occupied by a park employee. The residence is located at the northern end of the Rafter 7 ranch and is in fair condition.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $5,700

**Currently Critical**

**CARBON MONOXIDE DETECTOR INSTALLATION**

Project Index #: 3858SFT1

Construction Cost $300

This building is lacking sufficient carbon monoxide detection systems. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer’s instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

**FIRE EXTINGUISHER INSTALLATION**

Project Index #: 3858SFT4

Construction Cost $300

It is recommended that this residence have a fire extinguisher installed due to the distance to the nearest fire station. It shall be provided for the occupant's use. The fire extinguisher type shall be selected and located based on the classes of anticipated fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 1 fire extinguisher, cabinets, and the hardware necessary to install them.

**GFCI OUTLET INSTALLATION**

Project Index #: 3858ELE1

Construction Cost $100

The existing receptacles in the kitchen and some bathrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

Project Index #: 3858SFT2

Construction Cost $5,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $20,900

**Necessary - Not Yet Critical**

**CARPET REPLACEMENT**

Project Index #: 3858INT2

Construction Cost $4,400

The carpet in the residence is in poor condition 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.
EVAPORATIVE COOLER REPLACEMENT

An evaporative cooler is installed on the roof of this building. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

EXTERIOR FINISHES

The exterior finishes are in poor condition. 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 the building be painted in the next 3 - 4 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: $81,200

FIRE SUPPRESSION SYSTEM INSTALLATION

This building is an R occupancy. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an "R" occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted 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.

ROOF REPLACEMENT

The building currently has a wood shake roofing system and it is weathered and deteriorating. It has reached the end of its useful life and planned for replacement. Due to its historic nature, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional requirements. This project will fund the replacement of the wood shingle roofing systems. This estimate includes removal and disposal of the old roof.

BUILDING INFORMATION:

Gross Area (square feet): 1,400
Year Constructed: 0
Exterior Finish 1: 100 % Wood
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement?: No
Percent Fire Supressed: 0 %

IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: 0%
Construction Type: V-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $5,700
Priority Class 2: $20,900
Priority Class 3: $81,200
Grand Total: $107,800

Project Construction Cost per Square Foot: $77.00
Total Facility Replacement Construction Cost: $350,000
Facility Replacement Cost per Square Foot: $250
FCNI: 31%

Project Index #: 3858HVA1
Construction Cost $2,500

Project Index #: 3858EXT1
Construction Cost $14,000

Project Index #: 3858SFT3
Construction Cost $25,200

Project Index #: 3858INT1
Construction Cost $14,000

Project Index #: 3858EXT2
Construction Cost $42,000

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16-Nov-21
RANCH SHED
BUILDING REPORT

The Ranch Shed is a pre-engineered metal building structure that contains 4 open bays and one enclosed storage room. The shed is located south of the Colossal Shed and is in good condition.

PRIORITY CLASS 1 PROJECTS
Total Construction Cost for Priority 1 Projects: $500
Currently Critical Immediate to Two Years

VEGETATION REMOVAL
The building has weeds and organic vegetation which are growing up against the structure and are a fire hazard. This project recommends they be removed to reduce the fire hazard.

BUILDING INFORMATION:

Gross Area (square feet): 4,200
Year Constructed: 0
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: Metal Siding
IBC Construction Type: II-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $500 Project Construction Cost per Square Foot: $0.12
Priority Class 2: $0 Total Facility Replacement Construction Cost: $420,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $100
Grand Total: $500 FCNI: 0%

Site number: 9784
Survey Date: 10/22/2020

PRIORITY CLASS 1 PROJECTS
Currently Critical Immediate to Two Years

VEGETATION REMOVAL
The building has weeds and organic vegetation which are growing up against the structure and are a fire hazard. This project recommends they be removed to reduce the fire hazard.

BUILDING INFORMATION:

Gross Area (square feet): 4,200
Year Constructed: 0
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: Metal Siding
IBC Construction Type: II-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $500 Project Construction Cost per Square Foot: $0.12
Priority Class 2: $0 Total Facility Replacement Construction Cost: $420,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $100
Grand Total: $500 FCNI: 0%
COLOSSAL SHED
BUILDING REPORT

The Colossal Shed is a large pre-engineered metal building structure that contains 6 room office area, small kitchen, restrooms, 3 bay maintenance shop, and large open area with 6 rollup doors which was used for sheep operations. The building is not ADA compliant and it is recommended upgrades be made to bring the facility into compliance due to public access. This facility periodically is used for camping purposes for AmeriCorp members. Currently, the shed houses a road grader, dump truck, tools, and supplies. The structure is in good condition. The shed is located south of the main ranch yard.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: $58,700

Currently Critical  Immediate to Two Years

ADA PARKING SPACE

The ADA provides for accessibility to sites and services for people with physical limitations. Typically, ADA does not apply to Group U occupancies, however, an exception exists in 2018 IBC 1103.2.4 #1: "In agricultural buildings, access is required to paved work areas and areas open to the general public." A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and walkway to the existing sidewalk. This will require regrading, installing concrete, striping, signage and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

Construction Cost $10,000

Project Index #: 3856ADA1

ADA RESTROOM UPGRADE

The building does not have accessible restrooms and the existing restrooms do not meet the ADA requirements. A complete retrofit is necessary. Typically, ADA does not apply to Group U occupancies, however, an exception exists in 2018 IBC 1103.2.4 #1: "In agricultural buildings, access is required to paved work areas and areas open to the general public." This project would provide funding to upgrade the existing restrooms to accessible restrooms. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

Construction Cost $31,100

Project Index #: 3856ADA2

EXIT SIGN AND EGRESS LIGHTING UPGRADE

The emergency egress lighting is insufficient and some exit signs are broken. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC 2018 Chapter 10 was referenced for this project.

Construction Cost $11,500

Project Index #: 3856SFT1

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

Construction Cost $5,000

Project Index #: 3856SFT2

VEGETATION REMOVAL

The building has weeds and organic vegetation which are growing up against the structure and are a fire hazard. This project recommends they be removed to reduce the fire hazard.
WATER HEATER SEISMIC BRACING

The water heater is not properly seismically anchored to the structure and is missing a drip pan. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.

PRIORITY CLASS 2 PROJECTS

| Total Construction Cost for Priority 2 Projects: | $10,000 |
| Necessary - Not Yet Critical | Two to Four Years |

OVERHEAD DOOR REPLACEMENT

There is a 14'x20' overhead coiling door on the south side 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 new overhead coiling door.

PRIORITY CLASS 3 PROJECTS

| Total Construction Cost for Priority 3 Projects: | $57,750 |
| Long-Term Needs | Four to Ten Years |

EXTERIOR FINISHES

The painted wood awning finishes are in good condition. 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 the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted 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.

TASK LIGHTING UPGRADE

The existing task lighting fixtures over the workbench in the shop are the older T-12 fluorescent type, and are not energy efficient. This project will replace the T-12 fixtures with LED strip fixtures, resulting in increased efficiency and improved lighting quality. Any electrical wiring upgrades are not included in this estimate.

BUILDING INFORMATION:

| Gross Area (square feet): | 23,000 |
| IBC Occupancy Type 1: | 100 % U |
| Year Constructed: | 0 |
| IBC Occupancy Type 2: | 0 % |
| Exterior Finish 1: | 100 % Metal Siding |
| Construction Type: | |
| Exterior Finish 2: | 0 % |
| IBC Construction Type: | II-B |
| Number of Levels (Floors): | 1 |
| Basement? | No |
| Percent Fire Supressed: | 0 % |

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $58,700 |
| Project Construction Cost per Square Foot: | $5.50 |
| Priority Class 2: | $10,000 |
| Total Facility Replacement Construction Cost: | $3,450,000 |
| Priority Class 3: | $57,750 |
| Facility Replacement Cost per Square Foot: | $150 |
| Grand Total: | $126,450 |
| FCNI: | 4% |
The Silo located at the Rafter 7 Ranch is a metal siding grain silo currently used to store various items.

**PRIORITIZED CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $2,500

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Index #: 3855EXT1</td>
<td>Construction Cost $2,500</td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

The exterior finishes are in poor condition. 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 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:**

<table>
<thead>
<tr>
<th>Gross Area (square feet): 250</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed: 0</td>
</tr>
<tr>
<td>Exterior Finish 1: 100% Metal Siding</td>
</tr>
<tr>
<td>Exterior Finish 2: 0%</td>
</tr>
<tr>
<td>Number of Levels (Floors): 1</td>
</tr>
<tr>
<td>Basement? No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1: 100% U</td>
</tr>
<tr>
<td>IBC Occupancy Type 2: 0%</td>
</tr>
<tr>
<td>IBC Construction Type: II-B</td>
</tr>
<tr>
<td>Construction Type:</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1: $0</th>
<th>Project Construction Cost per Square Foot: $10.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2: $2,500</td>
<td>Total Facility Replacement Construction Cost: $38,000</td>
</tr>
<tr>
<td>Priority Class 3: $0</td>
<td>Facility Replacement Cost per Square Foot: $150</td>
</tr>
<tr>
<td>Grand Total: $2,500</td>
<td></td>
</tr>
</tbody>
</table>

| FCNI: 7% |
The Pump House #2 building contains a pump house room with water holding tanks and a storage room.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRAINAGE UPGRADES</td>
<td>$1,500</td>
</tr>
<tr>
<td>GFCI OUTLET INSTALLATION</td>
<td>$100</td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td>$1,800</td>
</tr>
<tr>
<td>ROOF REPLACEMENT</td>
<td>$10,500</td>
</tr>
</tbody>
</table>
BUILDING INFORMATION:

Gross Area (square feet): 350  
Year Constructed: 0  
Exterior Finish 1: 100 % Wood  
Exterior Finish 2: 0 %  
Number of Levels (Floors): 1  
Basement? No  
Percent Fire Suppressed: 0 %

IBC Occupancy Type 1: 100 % U  
IBC Occupancy Type 2: 0 %  
Construction Type:  
IBC Construction Type: V-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Amount</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$1,600</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$12,300</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$13,900</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Project Construction Cost per Square Foot: $39.71  
Total Facility Replacement Construction Cost: $35,000  
Facility Replacement Cost per Square Foot: $100  
FCNI: 40%
The Pump House building contains a pump house room with water holding tanks and a storage room.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3853ELE1</td>
<td>$75</td>
<td>GFCI Outlet Installation</td>
</tr>
</tbody>
</table>

*The existing receptacles in the pump house are standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.*

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3853INT2</td>
<td>$1,500</td>
<td>Gypsum Board Repair</td>
</tr>
</tbody>
</table>

*Water leaks and moisture has damaged the gypsum board in the pump house. The gypsum board must be replaced. This project recommends removing the gypsum board, inspecting for any structural damage and replacing it with green board and repainting the walls. This project should be implemented concurrently with the PLUMBING REPLACEMENT.*

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3853PLM1</td>
<td>$1,500</td>
<td>Plumbing Replacement</td>
</tr>
</tbody>
</table>

*The existing galvanized piping system in the building is failing in numerous areas and the leaks are causing damage to the building. This project would provide for saw excavation and installation of a new water line lines in the building. This project includes removal of the existing piping and fittings as required. This project should be implemented concurrently with the GYPSUM BOARD REPAIR.*

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3853EXT2</td>
<td>$500</td>
<td>Tree and Shrub Pruning / Removal</td>
</tr>
</tbody>
</table>

*The building has trees with dead branches overhanging the structure. Additionally, there is organic debris and weeds surrounding the structure that need to be removed to reduce fire hazards and allow proper clearance to the bottom of wood siding. The trees move in windy conditions, rubbing the roofs and exterior walls, which can cause premature failure of the roof system and voiding roof warranties. This project recommends that these issues be addressed, before additional damage is done.*

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3853EXT4</td>
<td>$2,000</td>
<td>Exterior Door Replacement</td>
</tr>
</tbody>
</table>

*The 2 exterior wood man doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.*
EXTERIOR FINISHES

The exterior finishes are in poor condition. 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 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.

ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 3 - 4 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $1,800

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 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): 350  
Year Constructed: 0  
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: V-B  
IBC Construction Type:  
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $3,575  
Priority Class 2: $8,700  
Priority Class 3: $1,800  
Grand Total: $14,075  
Project Construction Cost per Square Foot: $40.21  
Total Facility Replacement Construction Cost: $35,000  
Facility Replacement Cost per Square Foot: $100  
FCNI: 40%
The Roost is a pre-fabricated modular building with a rolled asphalt roof. The building contains one bedroom and one bath. The Roost is located on the west side of the main ranch yard. The building is currently vacant and in very poor condition. Due to the poor condition, safety concerns and the cost to refurbish, it is recommended to demolish this structure.

**PRIORITY CLASS 1 PROJECTS**  
Total Construction Cost for Priority 1 Projects: $6,500

**Currently Critical**  
Immediate to Two Years

**DEMOLISH STRUCTURE**

The structure is dilapidated, deteriorating and is a safety concern. It has reached the end of its useful life. This project would provide funding for the demolition and disposal of the building.

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>520</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>0</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Wood</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?:</td>
<td>No</td>
</tr>
</tbody>
</table>

**IBC OCCUPANCY AND CONSTRUCTION:**

<table>
<thead>
<tr>
<th>IBC Occupancy Type 1:</th>
<th>100 % R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Construction Type:</td>
<td></td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $6,500 |
| Priority Class 2: | $0 |
| Priority Class 3: | $0 |
| Grand Total: | $6,500 |

| Project Construction Cost per Square Foot: | $12.50 |
| Total Facility Replacement Construction Cost: | $350,000 |
| Facility Replacement Cost per Square Foot: | $673 |
| FCNI: | 2% |
CHICKEN COOP
BUILDING REPORT

The Chicken Coop is a CMU block structure with masonite wood siding on a slab on grade concrete foundation. It has a wood shake roof that is in fair shape but should be replaced to reduce fire hazard. The main structure contains an electrical service entrance and meter, a disabled domestic well and a domestic water pressure tank. A wood framed lean-to on the east side is a small chicken coop building with screened-in roaming area. The lean-to is heated by an infrared heater fed by a portable propane tank. The building is located on the northern edge of the ranch yard.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
</table>

ARC FLASH and ELECTRICAL COORDINATION STUDY
An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

CONCRETE FLOOR REPAIRS
The slab on grade concrete floor is damaged and open to below grade where water piping penetrates the floor. The damaged area needs to be repaired to eliminate rodent infestation.

EXTerior SIDING REPLACEMENT
The structure has painted T1-11 siding that is damaged and those damaged areas need to be replaced to eliminate rodent infestation. This project recommends replacing the damaged siding and repaint.

PEST CONTROL
There are numerous signs inside this building of rodent infestation. Due to the potential risk of disease and damage to the building, this project provides for treatment and cleanup of the rodent and insects by a licensed pest control business. It is recommended that the building be treated in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain control of the pests.

PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
</table>

EXTERIOR FINISHES
The exterior finishes are in good condition. 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 the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
ROOF REPLACEMENT

The building currently has a wood shake roofing system and it is weathered and deteriorating. It has reached the end of its useful life and planned for replacement. Due to its historic nature, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional requirements. This project will fund the replacement of the wood shingle roofing systems. This estimate includes removal and disposal of the old roof.

BUILDING INFORMATION:

- Gross Area (square feet): 100
- Year Constructed: 0
- Exterior Finish 1: 100% Wood
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1
- Basement?: No

IBC Occupancy Types:
- Type 1: 100% U
- Type 2: 0%

IBC Construction Types:
- Construction Type: 
- IBC Construction Type: V-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $12,500
- Priority Class 2: $0
- Priority Class 3: $4,000
- Grand Total: $16,500

- Project Construction Cost per Square Foot: $165.00
- Total Facility Replacement Construction Cost: $5,000
- Facility Replacement Cost per Square Foot: $50
- FCNI: 330%
The Dormitory is a pre-fabricated modular building with a rolled asphalt roof. The building contains 7 sleeping units with each unit consisting of one bedroom and one bath. The Dormitory is located on the west side of the main ranch yard. The building is currently vacant and in very poor condition. Due to the poor condition, safety concerns and the cost to refurbish, it is recommended to demolish this structure.

**PRIORITY CLASS 1 PROJECTS**

**Currently Critical**

**Total Construction Cost for Priority 1 Projects:** $22,600

**Immediate to Two Years**

**Project Index #:** 3850EXT1

**Construction Cost** $22,600

**DEMOLISH STRUCTURE**

The structure is dilapidated, deteriorating and is a safety concern. It has reached the end of its useful life. This project would provide funding for the demolition and disposal of the building.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 1,800
- **Year Constructed:** 0
- **Exterior Finish 1:** 100 % Wood
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Basement?** No

**IBC Occupancy Type 1:** 100 % R-1

**IBC Occupancy Type 2:** 0 %

**Construction Type:**

**IBC Construction Type:** V-B

**Priority Class 1:** $22,600

**Priority Class 2:** $0

**Priority Class 3:** $0

**Grand Total:** $22,600

**Project Construction Cost per Square Foot:** $12.56

**Total Facility Replacement Construction Cost:** $350,000

**Facility Replacement Cost per Square Foot:** $194

**FCNI:** 6%
The Merino Shed is a 5 bay structure open to the east. There is a one room finished with drywall and lighting at the north end of the building. The exterior walls and roof are covered with corrugated metal sheeting. The shed is located just west of the Merino House.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $21,600

**Necessary - Not Yet Critical**

**Two to Four Years**

**EXTERIOR FINISHES**

The exterior painted finishes are in poor condition. 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 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.

**Project Index #:** 3849EXT1

**Construction Cost** $21,600

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $56,700

**Long-Term Needs**

**Four to Ten Years**

**INTERIOR FINISHES**

The interior finishes are in fair condition. The non-finished interior of the shed is excluded from this project. It is recommended that the interior walls and ceilings be painted 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.

**Project Index #:** 3849INT1

**Construction Cost** $8,100

**ROOF REPLACEMENT**

The corrugated metal roof on this building was in fair condition at the time of the survey. It is recommended that this building be re-roofed in the next 8 - 10 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing system.

**Project Index #:** 3849EXT2

**Construction Cost** $48,600

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 2,700
- **Year Constructed:** 0
- **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:**
- **IBC Construction Type:** II-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $29.00
- **Priority Class 2:** $21,600
- **Total Facility Replacement Construction Cost:** $270,000
- **Priority Class 3:** $56,700
- **Facility Replacement Cost per Square Foot:** $100
- **Grand Total:** $78,300
- **FCNI:** 29%

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The Merino House is a premanufactured double wide home with an asphalt composition roof. It is a 3 bedroom, 2 bathroom house currently occupied by a State Parks employee. It is located on the south side of the main ranch yard.

**PRIORITY CLASS 1 PROJECTS**

**FIRE EXTINGUISHER INSTALLATION**

It is recommended that this residence have a fire extinguisher installed due to the distance to the nearest fire station. It shall be provided for the occupant's use. The fire extinguisher type shall be selected and located based on the classes of anticipated fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 1 fire extinguisher, cabinets, and the hardware necessary to install them.

**GFCI OUTLET INSTALLATION**

The existing receptacles in the kitchen and bathrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

**PRIORITY CLASS 2 PROJECTS**

**EVAPORATIVE COOLER REPLACEMENT**

An evaporative cooler is installed on the roof of this building. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

**HEATER REPLACEMENT**

The building is heated by one forced air propane-fired heating unit. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement with a new propane-fired unit including connections to utilities.
**DECK REPLACEMENT**

The decking material is severely weather damaged, deteriorated and has reached the end of its useful life. This project would provide for the removal and replacement of failed structural members, and decking with new composite decking material. Removal and disposal of the existing decking is included in this estimate.

**EXTERIOR FINISHES**

The exterior finishes are in fair condition. 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 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.

**FIRE SUPPRESSION SYSTEM INSTALLATION**

This building is an R occupancy. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an "R" occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

**INTERIOR FINISHES**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 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): 1,600
- IBC Occupancy Type 1: 100 % R-3
- Year Constructed: 0
- IBC Occupancy Type 2: 0 %
- Exterior Finish 1: 100 % Wood
- Construction Type: 
- Exterior Finish 2: 0 %
- IBC Construction Type: V-B
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
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<tr>
<td>1</td>
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<td>$45.64</td>
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<td>2</td>
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<td>3</td>
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</tr>
</tbody>
</table>
The Stonehouse Annex is a one bedroom, one bath residence with a 2 car port. It is a wood framed structure with lap and shingle siding matching the Stonehouse. It has a wood shake roof that is in fair shape but should be replaced to reduce fire hazard. The residence is in very poor shape and is in need of renovation. It is located on the north of the Stonehouse. Due to the remoteness of the site, every consideration should be made to increase fire prevention and detection/notification.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>$5,600</th>
</tr>
</thead>
<tbody>
<tr>
<td>CARBON MONOXIDE DETECTOR INSTALLATION</td>
<td>Project Index #: 3847SFT1</td>
<td>3847SFT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$300</td>
<td></td>
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<tr>
<td>SEISMIC GAS SHUT-OFF VALVE INSTALLATION</td>
<td>Project Index #: 3847SFT2</td>
<td>3847SFT2</td>
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<tr>
<td>Construction Cost</td>
<td>$5,000</td>
<td></td>
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<tr>
<td>SMOKE DETECTOR INSTALLATION</td>
<td>Project Index #: 3847SFT3</td>
<td>3847SFT3</td>
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<tr>
<td>Construction Cost</td>
<td>$300</td>
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</table>

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>$48,275</th>
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<tbody>
<tr>
<td>EXTERIOR DOOR REPLACEMENT</td>
<td>Project Index #: 3847EXT2</td>
<td>3847EXT2</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$2,000</td>
<td></td>
</tr>
</tbody>
</table>
EXTERIOR FINISHES
The exterior finishes are in poor condition. 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 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.

Project Index #: 3847EXT1
Construction Cost $5,500

FLOORING REPLACEMENT
The vinyl and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new linoleum with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.

Project Index #: 3847INT3
Construction Cost $6,100

GFCI OUTLET INSTALLATION
The existing receptacles in the kitchen and some bathrooms are standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

Project Index #: 3847ELE1
Construction Cost $125

HEATER REPLACEMENT
The building is heated by one wall mounted propane-fired heating unit. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement with a new propane-fired unit including connections to utilities.

Project Index #: 3847HVA1
Construction Cost $1,800

INTERIOR DOOR REPLACEMENT
This project would provide for the installation of new solid core interior door including frame, lever action door handles, hardware and paint. Removal and disposal of the existing door is included in this cost estimate.

Project Index #: 3847INT2
Construction Cost $500

INTERIOR FINISHES
The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted 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.

Project Index #: 3847INT1
Construction Cost $2,750

KITCHEN REMODEL
The small kitchenette is in 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 refurbishment / replacement of the existing kitchen cabinets, countertops, fixtures and equipment with mid range, high quality components.

Project Index #: 3847INT5
Construction Cost $15,000

RESTROOM REMODEL
The restroom in the building was out of service at the time of the survey. It is original to the building and is due for a complete remodel. This project would provide for a complete remodel of the restroom fixtures, hardware, floor and wall finishes.

Project Index #: 3847INT4
Construction Cost $12,000

WINDOW REPLACEMENT
The windows are original, single pane construction. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. Removal and disposal of the existing windows is included in this estimate.

Project Index #: 3847EXT3
Construction Cost $2,500
BUILDING INFORMATION:

- Gross Area (square feet): 550
- Year Constructed: 0
- Exterior Finish 1: 100% Wood
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1
- Basement: No
- Percent Fire Suppressed: 0%

IBC Occupancy Type 1: 100% R-3
IBC Occupancy Type 2: 0%
Construction Type: V-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $5,600
- Priority Class 2: $48,275
- Priority Class 3: $0
- Grand Total: $53,875

- Project Construction Cost per Square Foot: $97.95
- Total Facility Replacement Construction Cost: $165,000
- Facility Replacement Cost per Square Foot: $300
- FCNI: 33%
The Stonehouse is an unreinforced masonry structure with wood framed extension over an unreinforced masonry walled basement. It has a wood shake roof that is in fair shape but should be replaced to reduce fire hazard. The house has 2,650 square feet and is a two story 3 bedroom, 2 bathroom house. It is centrally located in the main ranch yard. The residence is in good condition. Due to the remoteness of the site, every consideration should be made to increase fire prevention and detection/notification. It is currently housing a park employee.

**CARBON MONOXIDE DETECTOR INSTALLATION**

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer’s instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

**FIRE EXTINGUISHER INSTALLATION**

It is recommended that this residence have a fire extinguisher installed due to the distance to the nearest fire station. It shall be provided for the occupant's use. The fire extinguisher type shall be selected and located based on the classes of anticipated fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 1 fire extinguisher, cabinets, and the hardware necessary to install them.

**GUARDRAIL INSTALLATION**

It appears that a guardrail is required to be installed on the top of the masonry wall at the southeast corner of the residence. The height at which a guardrail is required is 30" per IRC 2018 R312.1.1 Where Required: "Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below..." This project would provide for the purchase and installation of new guardrails.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
WATER HEATER SEISMIC BRACING

The water heater is not properly seismically anchored to the structure and may be missing a drip pan. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for compliant seismic bracing and installation of a drip pan under the water heater.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $28,700

EXTERIOR FINISHES

The exterior finishes are in poor condition. 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 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.

TREE AND SHRUB PRUNING / REMOVAL

The building has trees and shrubs which are growing up against the structure. The trees move in windy conditions, rubbing the roofs and exterior walls, which can cause premature failure of the roof system and voiding roof warranties. Additionally, on the north side of the house, a tree is growing up against the wall that needs removal. The root systems can cause shifting and damage to the foundation. This project recommends that these issues be addressed, before additional damage is done.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $464,100

FIRE SUPPRESSION SYSTEM INSTALLATION

This building is an R occupancy. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an "R" occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 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.

ROOF REPLACEMENT

The building currently has a wood shake roofing system and it is weathered and deteriorating. It is reaching the end of its useful life and planned for replacement. Due to its historic nature, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional requirements. This project will fund the replacement of the wood shingle roofing systems. This estimate includes removal and disposal of the old roof.
SEISMIC RETROFIT ROOF STRUCTURE
This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

Project Index #: 3846SFT5
Construction Cost $124,600

SEISMIC RETROFIT WALLS
This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

Project Index #: 3846SFT6
Construction Cost $199,000

BUILDING INFORMATION:
- Gross Area (square feet): 2,650
- Year Constructed: 0
- Exterior Finish 1: 65% Stone
- Exterior Finish 2: 35% Wood
- Number of Levels (Floors): 2
- Basement? No
- IBC Occupancy Type 1: 100% R-3
- IBC Occupancy Type 2: 0%
- Construction Type: Stone
- IBC Construction Type: III-B
- Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
- Priority Class 1: $8,700
- Priority Class 2: $28,700
- Priority Class 3: $464,100
- Grand Total: $501,500
- Project Construction Cost per Square Foot: $189.25
- Total Facility Replacement Construction Cost: $662,000
- Facility Replacement Cost per Square Foot: $250
- FCNI: 76%
COLUMBIA HOUSE
BUILDING REPORT

The Columbia House is a premanufactured double wide home with an asphalt composition roof. It is a 3 bedroom, 2 bathroom house currently occupied by a Walker Basin Conservancy employee. It is located on the southeast side of the main ranch yard.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $5,725</th>
</tr>
</thead>
</table>

CARBON MONOXIDE DETECTOR INSTALLATION

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer’s instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

| Project Index #: 3845SFT3 | Construction Cost $300 |

FIRE EXTINGUISHER INSTALLATION

It is recommended that this residence have a fire extinguisher installed due to the distance to the nearest fire station. It shall be provided for the occupant's use. The fire extinguisher type shall be selected and located based on the classes of anticipated fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 1 fire extinguisher, cabinets, and the hardware necessary to install them.

| Project Index #: 3845SFT2 | Construction Cost $300 |

GFCI OUTLET INSTALLATION

The existing receptacles in the kitchen and bathrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

| Project Index #: 3845ELE1 | Construction Cost $125 |

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

| Project Index #: 3845SFT1 | Construction Cost $5,000 |
PVORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical Two to Four Years

Total Construction Cost for Priority 2 Projects: $23,000

EVAPORATIVE COOLER REPLACEMENT

An evaporative cooler is installed on the roof of this building. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

Project Index #: 3845HVA2
Construction Cost: $2,500

EXTERIOR FINISHES

The exterior finishes are in poor condition. 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 the building be painted in the next 3 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3845EXT1
Construction Cost: $16,000

HEATER REPLACEMENT

The building is heated by one forced air propane-fired heating unit. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement with a new propane-fired unit including connections to utilities.

Project Index #: 3845HVA1
Construction Cost: $4,500

PVORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $41,600

FIRE SUPPRESSION SYSTEM INSTALLATION

This building is an R occupancy. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an "R" occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

Project Index #: 3845SFT4
Construction Cost: $28,800

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted 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.

Project Index #: 3845INT1
Construction Cost: $12,800

BUILDING INFORMATION:

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<th>Gross Area (square feet):</th>
<th>1,600</th>
<th>IBC Occupancy Type 1:</th>
<th>100 % R-3</th>
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<tbody>
<tr>
<td>Year Constructed:</td>
<td>0</td>
<td>IBC Occupancy Type 2:</td>
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<tr>
<td>Exterior Finish 1:</td>
<td>100 % Wood</td>
<td>Construction Type:</td>
<td></td>
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<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1 Basement?</td>
<td>Percent Fire Suppressed:</td>
<td>0 %</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $5,725 | Project Construction Cost per Square Foot: | $43.95 |
| Priority Class 2: | $23,000 | Total Facility Replacement Construction Cost: | $400,000 |
| Priority Class 3: | $41,600 | Facility Replacement Cost per Square Foot: | $250 |
| Grand Total:     | $70,325 | FCNI: | 18% |
RAFTERHOUSE BARN
BUILDING REPORT

The Rafterhouse Barn is a CMU brick and wood framed structure with board & batten siding and a wood shake roof. It has 2 horse stalls, 2 barn doors opening into a large storage / equipment storage area and 2 side rooms. It is located southwest of the Rafter House.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $29,900  
Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES

The exterior finishes are in poor condition, especially the exposed beam ends & fascia. 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 the building be painted in the next 3 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3844EXT1  
Construction Cost $18,400

INTERIOR FINISHES

The interior painted & stained finishes are in poor condition and in need of re-finishing due to water staining. It is recommended that the interior walls and ceilings be painted 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.

Project Index #: 3844INT1  
Construction Cost $11,500

BUILDING INFORMATION:

Gross Area (square feet): 2,300  
IBC Occupancy Type 1: 100 % U  
Year Constructed: 1965  
IBC Occupancy Type 2: 0 %  
Exterior Finish 1: 95 % Wood  
Construction Type:  
Exterior Finish 2: 5 % Brick  
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: $13.00
Priority Class 2: $29,900  
Total Facility Replacement Construction Cost: $345,000
Priority Class 3: $0  
Facility Replacement Cost per Square Foot: $150
Grand Total: $29,900  
FCNI: 9%
The Jacuzzi House is a small wood framed structure with board & batten siding and a wood shake roof in need of replacement. It is located just south of the Rafter House.

### PRIORITY CLASS 1 PROJECTS

#### Currently Critical

**PEST CONTROL**

There are numerous signs inside the building of rodent infestation. Due to the potential risk of disease and damage to the building, this project provides for treatment and clean up of the rodent and insects by a licensed pest control business. It is recommended that the building be treated in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain control of the pests.

- **Project Index #:** 3843ENV1
- **Construction Cost:** $500

#### Immediate to Two Years

**WINDOW GLAZING REPLACEMENT**

A window glazing panel in the south wall of the structure is broken and needs replacement. This should be done immediately to prevent weather damage to the interior.

- **Project Index #:** 3843EXT2
- **Construction Cost:** $500

### PRIORITY CLASS 2 PROJECTS

#### Necessary - Not Yet Critical

**INTERIOR FINISHES**

The interior finishes are in poor condition and in need of re-finishing due to water staining. It is recommended that the interior walls and ceilings be painted 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.

- **Project Index #:** 3843INT1
- **Construction Cost:** $2,900

### PRIORITY CLASS 3 PROJECTS

#### Long-Term Needs

**EXTERIOR FINISHES**

The exterior finishes are in good condition. 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 the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

- **Project Index #:** 3843EXT1
- **Construction Cost:** $14,400

**ROOF REPLACEMENT**

The building currently has a wood shake roofing system and it is weathered and deteriorating. It has reached the end of its useful life and planned for replacement. Due to its historic nature, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional requirements. This project will fund the replacement of the wood shingle roofing systems. This estimate includes removal and disposal of the old roof.

- **Project Index #:** 3843EXT3
- **Construction Cost:** $4,300
BUILDING INFORMATION:

Gross Area (square feet): 144
Year Constructed: 0
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 %
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost per Square Foot</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$1,000</td>
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<tr>
<td>Priority Class 2:</td>
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<td>Priority Class 3:</td>
<td>$18,700</td>
<td>$200</td>
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<tr>
<td>Grand Total:</td>
<td>$22,600</td>
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</tbody>
</table>

Project Construction Cost per Square Foot: $156.94
Total Facility Replacement Construction Cost: $29,000
Facility Replacement Cost per Square Foot: $200
FCNI: 78%
RAFTERHOUSE
BUILDING REPORT

The Rafterhouse is a CMU brick and wood framed structure with board and batten siding on a concrete stem wall foundation. It has a wood shake roof in need of replacement. It is the main house at Rafter 7 Ranch and is currently vacant and being used occasionally for training. The house has 6,300 square feet with multiple additions / remodels. It is located in the northeastern part of the main ranch yard. The residence is in good condition. Due to the remoteness of the site, every consideration should be made to increase fire prevention and detection/notification. Additionally, there are fire extinguishers placed inside and outside the residence.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Construction Cost for Priority 1 Projects: $64,425</td>
</tr>
</tbody>
</table>

CARBON MONOXIDE DETECTOR INSTALLATION

This building is lacking sufficient carbon monoxide detection systems. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer’s instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

EXTERIOR STAIR REPLACEMENT

The two sets of wood stairs that access the porch are deteriorating and are a safety risk. It appears these stairs are original to the building and a replacement is recommended.

GFCI OUTLET INSTALLATION

Some of the existing receptacles on the building exterior appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

HVAC EQUIPMENT REPLACEMENT

The HVAC gas forced air unit located in the attic has a corroded exhaust plenum raising concerns on the integrity of the internal heat exchanger. It is not energy efficient and has reached the end of its expected and useful life. This project would provide for the installation of a new HVAC split system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing equipment and all required connections to utilities.

PEST CONTROL

There are numerous signs outside this building and in the attic of rodent and insect (mostly wasp) infestations. Due to the potential risk of disease and damage to the building, this project provides for treatment and clean up of the rodent and insects by a licensed pest control business. It is recommended that the building be treated in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain control of the pests.
SEISMIC GAS SHUT-OFF VALVE INSTALLATION

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

Project Index #: 3842SFT4
Construction Cost $5,000

STRUCTURAL REPAIRS

An exterior visual survey of the northern most part of the residence appears to show a wood foundation supporting a portion of the structure. The wood is showing signs of decay. It is recommended that this portion of the structure be shored up and the foundation be replaced with a concrete stem wall foundation.

Project Index #: 3842STR1
Construction Cost $35,000

TREE AND SHRUB PRUNING / REMOVAL

The building has trees and shrubs which are growing up against the structure. The trees move in windy conditions, rubbing the roofs and exterior walls, which can cause premature failure of the roof system and voiding roof warranties. The root systems can cause shifting and damage to the foundation. This project recommends that these issues be addressed, before additional damage is done.

Project Index #: 3842EXT2
Construction Cost $5,000

WATER HEATER SEISMIC BRACING

The water heater is not properly seismically anchored to the structure and may be missing a drip pan. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for compliant seismic bracing and installation of a drip pan under the water heater.

Project Index #: 3842SFT2
Construction Cost $1,200

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $2,500

Necessary - Not Yet Critical  Two to Four Years

EXTERIOR DOOR REPLACEMENT

The exterior French Doors are damaged do not seal properly and have reached the end of their expected life. This project would provide for the replacement of the door assembly with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

Project Index #: 3842EXT4
Construction Cost $2,500

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $384,300

Long-Term Needs  Four to Ten Years

EXTERIOR FINISHES

The exterior finishes are in fair condition. 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 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.
FIRE SUPPRESSION SYSTEM INSTALLATION

This building is an R occupancy. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an "R" occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 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.

ROOF REPLACEMENT

The building currently has a wood shake roofing system and it is weathered and deteriorating. It has reached the end of its useful life and planned for replacement. Due to its historic nature, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional requirements. This project will fund the replacement of the wood shingle roofing systems. This estimate includes removal and disposal of the old roof.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>6,300</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>0</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>90 %  Wood</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>10 %  Brick</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1  No Basement</td>
</tr>
</tbody>
</table>

IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: 0 %
Construction Type: V-B
IBC Construction Type: 80 %
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1:          | $64,425   |
| Priority Class 2:          | $2,500    |
| Priority Class 3:          | $384,300  |
| Grand Total:               | $451,225  |

Project Construction Cost per Square Foot: $71.62
Total Facility Replacement Construction Cost: $1,575,000
Facility Replacement Cost per Square Foot: $250
FCNI: 29%

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
515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263
(775) 684-4141 voice
(775) 684-4142 facsimile
Walker River SRA – Rafter 7 Ranch Site – FCA Site #9784
Description: View North of Pitchfork Main Ranch Yard.

Walker River SRA – Rafter 7 Ranch Site – FCA Site #9784
Description: View South from Pitchfork Main Ranch Yard toward Colossal Shed.
Shed 4 – FCA Building #4082
Description: Shed 4 Exterior Finishes.

Satellite Comm Hut (abandoned) – FCA Building #4081
Description: View of Satellite Comm Hut.
Man Camp #1 – FCA Building #4080
Description: View of Man Camp.

Silo 2 – FCA Building #3868
Description: Silo 2 on Unstable Wood Foundation.
Shed 3 – FCA Building #3867
Description: Shed 3 Conserve and Protect.

Shed 2 – FCA Building #3866
Description: Shed 2 Conserve and Protect.
Shed – FCA Building #3865
Description: Shed Conserve and Protect.

Barn 3 – FCA Building #3864
Description: Barn 3 Conserve and Protect.
Barn 2 – FCA Building #3863
Description: Barn 2 Conserve and Protect.

Schoolhouse – FCA Building #3862
Description: Schoolhouse Conserve and Protect.
Santa Margarita Well House – FCA Building #3861
Description: View of Well House.

Margarita 2 House – FCA Building #3860
Description: Margarita 2 House Conserve and Protect.
Santa Margarita House Shed - FCA Building #3859  
Description: Shed Drainage and Re-grading.

Santa Margarita House – FCA Building #3858  
Description: Exterior of the Building.
Santa Margarita House – FCA Building #3858
Description: Roof Replacement.

Ranch Shed – FCA Building #3857
Description: Exterior of the Building.
Colossal Shed – FCA Building #3856
Description: South Exterior of the Building.

Silo – FCA Building #3855
Description: Exterior of the Silo.
Pump House #2 – FCA Building #3854
Description: Exterior of the Building.

Pump House – FCA Building #3853
Description: Exterior of the Building.
Roost – FCA Building #3852
Description: Demolish Structure.

Chicken Coop – FCA Building #3851
Description: Exterior of the Building (note large electrical service).
Dormitory – FCA Building #3850
Description: Demolish Structure.

Merino Shed – FCA Building #3849
Description: Exterior Finishes of the Building.
Merino House – FCA Building #3848
Description: South Exterior of the Building.

Stonehouse Annex – FCA Building #3847
Description: Exterior of the Building.
Stonehouse – FCA Building #3846
Description: Exterior of the Building and Guard Rail Installation.

Columbia House – FCA Building #3845
Description: Exterior of the Building.
Rafterhouse Barn – FCA Building #3844
Description: North Exterior of the Building.

Jacuzzi House – FCA Building #3843
Description: Exterior of the Building.
Rafterhouse – FCA Building #3842
Description: Exterior of the Building.

Rafterhouse – FCA Building #3842
Description: Exterior Stair Replacement.
Rafterhouse – FCA Building #3842
Description: HVAC Equipment Replacement.

Rafterhouse – FCA Building #3842
Description: Structural Repairs and Pest Control.