

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

WALKER RIVER SRA RAFTER 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

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

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

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

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

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

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

Class Definitions

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

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

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

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

PRIORITY CLASS 3 - (Four to Ten Years)

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

Site number: 9784

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3851	CHICKEN COOP	100	0	10/22/2020	\$12,500	\$0	\$4,000	\$16,500	\$5,000	330%
	38.678815,-118.977649									
	Walker River SRA/R									
3867	SHED 3	300	0	10/22/2020	\$0	\$15,000	\$0	\$15,000	\$15,000	100%
	38.720942,-118.974418									
	Walker River SRA/R									
4082	SHED 4	300	0	10/22/2020	\$5,000	\$2,400	\$0	\$7,400	\$7,500	99%
	38.671483, -118.982130									
	Walker River SRA/R									
3861	SANTA MARGARITA WELL HOUSE	150	0	10/22/2020	\$1,000	\$6,000	\$5,700	\$12,700	\$15,000	85%
	38.722808,-118.974232									
	Walker River SRA/R									
3843	JACUZZI HOUSE	144	0	10/22/2020	\$1,000	\$2,900	\$18,700	\$22,600	\$28,800	78%
	38.678067,-118.977739									
	Walker River SRA/R									
3846	STONEHOUSE	2650	0	10/22/2020	\$8,700	\$28,700	\$464,100	\$501,500	\$662,500	76%
	38.677929,-118.978811									
	Walker River SRA/R									
3866	SHED 2	1000	0	10/22/2020	\$0	\$25,100	\$0	\$25,100	\$50,000	50%
	38.721365,-118.974032									
	Walker River SRA/R									
3865	SHED	650	0	10/22/2020	\$0	\$16,300	\$0	\$16,300	\$32,500	50%
	38.721273,-118.973700									
	Walker River SRA/R									
3853	PUMP HOUSE	350	0	10/22/2020	\$3,575	\$8,700	\$1,800	\$14,075	\$35,000	40%
	38.677956,-118.979507									
	Walker River SRA/R									
3854	PUMP HOUSE #2	350	0	10/22/2020	\$1,600	\$12,300	\$0	\$13,900	\$35,000	40%
	38.677433,-118.978760									
	Walker River SRA/R									
4081	SATELLITE COMM HUT (abandoned)	80	0	10/22/2020	\$0	\$2,000	\$0	\$2,000	\$6,000	33%
	38.678930, -118.980230									
	Walker River SRA/R									
3847	STONEHOUSE ANNEX	550	0	10/22/2020	\$5,600	\$48,275	\$0	\$53,875	\$165,000	33%
	38.677929,-118.978811									
	Walker River SRA/R									
3858	SANTA MARGARITA HOUSE	1400	0	10/22/2020	\$5,700	\$20,900	\$81,200	\$107,800	\$350,000	31%
	38.722949,-118.974620									
	Walker River SRA/R									
3849	MERINO SHED	2700	0	10/22/2020	\$0	\$21,600	\$56,700	\$78,300	\$270,000	29%
	38.677407,-118.979350									
	Walker River SRA/R									
3842	RAFTERHOUSE	6300	0	10/22/2020	\$64,425	\$2,500	\$384,300	\$451,225	\$1,575,000	29%
	38.678423,-118.977559									
	Walker River SRA/R									

Site number: 9784		Facility Condition Needs Index Report								
Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3868	SILO 2	250	0	10/22/2020	\$10,000	\$0	\$0	\$10,000	\$37,500	27%
	38.720444,-118.973579									
3863	BARN 2	1700	0	10/22/2020	\$0	\$42,700	\$0	\$42,700	\$170,000	25%
	38.720636,-118.973591									
3864	BARN 3	1400	0	10/22/2020	\$0	\$35,000	\$0	\$35,000	\$140,000	25%
	38.720610,-118.974120									
3859	SANTA MARGARITA HOUSE SHED	300	0	10/22/2020	\$0	\$3,500	\$0	\$3,500	\$15,000	23%
	38.723103,-118.974693									
3848	MERINO HOUSE	1600	0	10/22/2020	\$5,425	\$7,000	\$60,600	\$73,025	\$400,000	18%
	38.677252,-118.978863									
3845	COLUMBIA HOUSE	1600	0	10/22/2020	\$5,725	\$23,000	\$41,600	\$70,325	\$400,000	18%
	38.677261,-118.978380									
3860	MARGARITA 2 HOUSE	1000	0	10/22/2020	\$0	\$30,000	\$0	\$30,000	\$250,000	12%
	38.720295,-118.974549									
3862	SCHOOLHOUSE	750	0	10/22/2020	\$0	\$18,800	\$0	\$18,800	\$187,500	10%
	38.721034,-118.973671									
3844	RAFTERHOUSE BARN	2300	1965	10/22/2020	\$0	\$29,900	\$0	\$29,900	\$345,000	9%
	38.678229,-118.978566									
4080	MAN CAMP #1	399	0	10/20/2020	\$1,000	\$0	\$5,600	\$6,600	\$79,800	8%
	38.674289 -118.981200									
3855	SILO	250	0	10/22/2020	\$0	\$2,500	\$0	\$2,500	\$37,500	7%
	38.677851,-118.979741									
3850	DORMITORY	1800	0	10/22/2020	\$22,600	\$0	\$0	\$22,600	\$350,000	6%
	38.678581,-118.979765									
3856	COLOSSAL SHED	23000	0	10/22/2020	\$58,700	\$10,000	\$57,750	\$126,450	\$3,450,000	4%
	38.674283,-118.980884									
3852	ROOST	520	0	10/22/2020	\$6,500	\$0	\$0	\$6,500	\$350,000	2%
	38.678747,-118.979986									
3857	RANCH SHED	4200	0	10/22/2020	\$500	\$0	\$0	\$500	\$420,000	0%
	38.673416,-118.981732									
9784	WALKER RIVER SRA - RAFTER 7 RANCH SITE		2018	10/22/2020	\$5,000	\$0	\$0	\$5,000		0%
	211 E Walker Rd, Yerington, NV									
	Walker River SRA/R									

Site number: 9784

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
Report Totals.....:		58,093			\$224,550	\$415,075	\$1,182,050	\$1,821,675	\$9,884,600	18%

Acronyms List

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

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

Table of Contents

Building Name	Index #
WALKER RIVER SRA - RAFTER 7 RANCH SITE	9784
SHED 4	4082
SATELLITE COMM HUT (abandoned)	4081
MAN CAMP #1	4080
SILO 2	3868
SHED 3	3867
SHED 2	3866
SHED	3865
BARN 3	3864
BARN 2	3863
SCHOOLHOUSE	3862
SANTA MARGARITA WELL HOUSE	3861
MARGARITA 2 HOUSE	3860
SANTA MARGARITA HOUSE SHED	3859
SANTA MARGARITA HOUSE	3858
RANCH SHED	3857
COLOSSAL SHED	3856
SILO	3855
PUMP HOUSE #2	3854
PUMP HOUSE	3853
ROOST	3852
CHICKEN COOP	3851
DORMITORY	3850
MERINO SHED	3849
MERINO HOUSE	3848
STONEHOUSE ANNEX	3847
STONEHOUSE	3846
COLUMBIA HOUSE	3845
RAFTERHOUSE BARN	3844
JACUZZI HOUSE	3843
RAFTERHOUSE	3842

WALKER RIVER SRA - RAFTER 7 RANCH SITE

SPWD Facility Condition Analysis - 9784

Survey Date: 10/22/2020

WALKER RIVER SRA - RAFTER 7 RANCH SITE**BUILDING REPORT**

The Walker River State Recreation Area, created in 2018, is located along the East Walker River south of Yerington and encompasses over 12,000 acres. The SRA is comprised of 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**Total Construction Cost for Priority 1 Projects: \$5,000****Currently Critical****Immediate to Two Years****Project Index #: 9784SFT0****COMBUSTIBLES REDUCTION FOR FIRE CONTROL****Construction Cost \$5,000**

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,000
Priority Class 2:	\$0
Priority Class 3:	\$0
Grand Total:	\$5,000

SHED 4

SPWD Facility Condition Analysis - 4082

Survey Date: 12/18/2020

SHED 4

BUILDING REPORT

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 **Immediate to Two Years**

ARC FLASH and ELECTRICAL COORDINATION STUDY **Project Index #: 4082ELE1**
Construction Cost \$5,000

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 **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 4082EXT1**
Construction Cost \$2,400

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 Suppressed: 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%

SATELLITE COMM HUT (abandoned)

SPWD Facility Condition Analysis - 4081

Survey Date: 12/18/2020

SATELLITE COMM HUT (abandoned)**BUILDING REPORT**

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**Total Construction Cost for Priority 2 Projects: \$2,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 4081EXT1****DEMOLISH STRUCTURE****Construction Cost \$2,000**

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	Percent Fire Supressed: 0 %
Basement? No	

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%

MAN CAMP #1

SPWD Facility Condition Analysis - 4080

Survey Date: 12/18/2020

**MAN CAMP #1
BUILDING REPORT**

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**Total Construction Cost for Priority 1 Projects: \$1,000****Currently Critical****Immediate to Two Years****EGRESS DOOR LANDING ADJUSTMENT****Project Index #: 4080SFT1****Construction Cost \$500**

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.

WATER HEATER SEISMIC BRACING**Project Index #: 4080SFT2****Construction Cost \$500**

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**Total Construction Cost for Priority 3 Projects: \$5,600****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 4080EXT1****Construction Cost \$2,800**

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**Project Index #: 4080INT1****Construction Cost \$2,800**

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):	399	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	0	IBC Occupancy Type 2:	0 %
Exterior Finish 1:	100 % Painted Wood Siding	Construction Type:	
Exterior Finish 2:	0 %	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$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

SPWD Facility Condition Analysis - 3868

Survey Date: 10/22/2020

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****Project Index #: 3868SFT1****DEMOLISH STRUCTURE****Construction Cost \$10,000**

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	IBC Occupancy Type 1: 100 % U
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Metal	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: II-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$10,000	Project Construction Cost per Square Foot:	\$40.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$38,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$10,000	FCNI:	26%

SHED 3

SPWD Facility Condition Analysis - 3867

Survey Date: 10/22/2020

SHED 3

BUILDING REPORT

Old shed.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$15,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3867EXT1****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$15,000**

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	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	Percent Fire Suppressed: 0 %
Basement? No	

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%

SHED 2

SPWD Facility Condition Analysis - 3866

Survey Date: 10/22/2020

SHED 2

BUILDING REPORT

Old shed.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$25,100****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3866EXT1****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$25,100**

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	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	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$25.10
Priority Class 2:	\$25,100	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$25,100	FCNI:	50%

SHED

SPWD Facility Condition Analysis - 3865

Survey Date: 10/22/2020

SHED BUILDING REPORT

Old shed.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$16,300****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3865EXT1****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$16,300**

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): 650	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	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$25.08
Priority Class 2:	\$16,300	Total Facility Replacement Construction Cost:	\$32,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$16,300	FCNI:	51%

BARN 3

SPWD Facility Condition Analysis - 3864

Survey Date: 10/22/2020

BARN 3

BUILDING REPORT

Metal roof wooden barn.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$35,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3864EXT1****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$35,000**

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	Percent Fire Suppressed: 0 %
Basement? No	

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%

BARN 2

SPWD Facility Condition Analysis - 3863

Survey Date: 10/22/2020

BARN 2

BUILDING REPORT

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****Project Index #: 3863EXT1****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$42,700**

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): 1,700	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:	\$25.12
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%

SCHOOLHOUSE

SPWD Facility Condition Analysis - 3862

Survey Date: 10/22/2020

**SCHOOLHOUSE
BUILDING REPORT**

Old abandoned schoolhouse.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$18,800****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3862EXT1****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$18,800**

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%

SANTA MARGARITA WELL HOUSE

SPWD Facility Condition Analysis - 3861

Survey Date: 10/22/2020

SANTA MARGARITA WELL HOUSE**BUILDING REPORT**

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**Total Construction Cost for Priority 1 Projects: \$1,000****Currently Critical****Immediate to Two Years****Project Index #: 3861PLM1****REPLACE INSULATION****Construction Cost \$1,000**

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**Total Construction Cost for Priority 2 Projects: \$6,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3861EXT3****EXTERIOR DOOR REPLACEMENT****Construction Cost \$1,500**

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.

Project Index #: 3861EXT1**EXTERIOR FINISHES****Construction Cost \$3,000**

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.

Project Index #: 3861INT1**INTERIOR FINISHES****Construction Cost \$1,500**

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**Total Construction Cost for Priority 3 Projects: \$5,700****Long-Term Needs****Four to Ten Years****Project Index #: 3861EXT2****ROOF REPLACEMENT****Construction Cost \$5,700**

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	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 Supressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,000	Project Construction Cost per Square Foot:	\$84.67
Priority Class 2:	\$6,000	Total Facility Replacement Construction Cost:	\$15,000
Priority Class 3:	\$5,700	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$12,700	FCNI:	85%

MARGARITA 2 HOUSE

SPWD Facility Condition Analysis - 3860

Survey Date: 10/22/2020

MARGARITA 2 HOUSE**BUILDING REPORT**

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$30,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3860EXT1****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$30,000**

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	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:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$30.00
Priority Class 2:	\$30,000	Total Facility Replacement Construction Cost:	\$250,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$30,000	FCNI:	12%

SANTA MARGARITA HOUSE SHED

SPWD Facility Condition Analysis - 3859

Survey Date: 10/22/2020

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**Total Construction Cost for Priority 2 Projects: \$3,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3859EXT1****DRAINAGE UPGRADES****Construction Cost \$500**

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.

Project Index #: 3859EXT2**EXTERIOR FINISHES****Construction Cost \$3,000**

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	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	Percent Fire Suppressed: 0 %
Basement? No	

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%

SANTA MARGARITA HOUSE

SPWD Facility Condition Analysis - 3858

Survey Date: 10/22/2020

SANTA MARGARITA HOUSE BUILDING REPORT

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****Immediate to Two Years****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****Two to Four Years****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

Project Index #: 3858HVA1

Construction Cost \$2,500

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

Project Index #: 3858EXT1

Construction Cost \$14,000

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

Long-Term Needs

Four to Ten Years

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 3858SFT3

Construction Cost \$25,200

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

Project Index #: 3858INT1

Construction Cost \$14,000

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

Project Index #: 3858EXT2

Construction Cost \$42,000

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	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	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,700	Project Construction Cost per Square Foot:	\$77.00
Priority Class 2:	\$20,900	Total Facility Replacement Construction Cost:	\$350,000
Priority Class 3:	\$81,200	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$107,800	FCNI:	31%

RANCH SHED

SPWD Facility Condition Analysis - 3857

Survey Date: 10/22/2020

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 PROJECTSTotal Construction Cost for Priority 1 Projects: **\$500**

Currently Critical

Immediate to Two Years

VEGETATION REMOVAL

Project Index #: 3857EXT1

Construction Cost **\$500**

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	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 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

SPWD Facility Condition Analysis - 3856

Survey Date: 10/22/2020

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****Project Index #: 3856ADA1****Construction Cost \$10,000**

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.

ADA RESTROOM UPGRADE**Project Index #: 3856ADA2****Construction Cost \$31,100**

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.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 3856SFT1****Construction Cost \$11,500**

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.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION**Project Index #: 3856SFT2****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.

VEGETATION REMOVAL**Project Index #: 3856EXT2****Construction Cost \$500**

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

Project Index #: 3856SFT3
Construction Cost \$600

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

Project Index #: 3856EXT3
Construction Cost \$10,000

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

Project Index #: 3856EXT1
Construction Cost \$11,500

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

Project Index #: 3856INT1
Construction Cost \$46,000

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

Project Index #: 3856ELE1
Construction Cost \$250

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 Suppressed: 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%

SILO

SPWD Facility Condition Analysis - 3855

Survey Date: 10/22/2020

SILO BUILDING REPORT

The Silo located at the Rafter 7 Ranch is a metal siding grain silo currently used to store various items.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3855EXT1****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 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): 250	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	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$2,500	Total Facility Replacement Construction Cost:	\$38,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$2,500	FCNI:	7%

PUMP HOUSE #2

SPWD Facility Condition Analysis - 3854

Survey Date: 10/22/2020

**PUMP HOUSE #2
BUILDING REPORT**

The Pump House #2 building contains a pump house room with water holding tanks and a storage room.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$1,600****Currently Critical****Immediate to Two Years****DRAINAGE UPGRADES****Project Index #: 3854SIT1****Construction Cost \$1,500**

The pump house siding has considerable damage to the siding from soil contact around the building. The grade does not slope away from the building in several areas, especially on the south and west side of the building. This project would create positive flow away from the building by regrading.

GFCI OUTLET INSTALLATION**Project Index #: 3854ELE1****Construction Cost \$100**

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$12,300****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 3854EXT1****Construction Cost \$1,800**

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**Project Index #: 3854EXT2****Construction Cost \$10,500**

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):	350	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 Supressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,600	Project Construction Cost per Square Foot:	\$39.71
Priority Class 2:	\$12,300	Total Facility Replacement Construction Cost:	\$35,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$13,900	FCNI:	40%

PUMP HOUSE

SPWD Facility Condition Analysis - 3853

Survey Date: 10/22/2020

PUMP HOUSE BUILDING REPORT

The Pump House building contains a pump house room with water holding tanks and a storage room.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$3,575****Currently Critical****Immediate to Two Years****GFCI OUTLET INSTALLATION****Project Index #: 3853ELE1****Construction Cost \$75**

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.

GYPSUM BOARD REPAIR**Project Index #: 3853INT2****Construction Cost \$1,500**

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.

PLUMBING REPLACEMENT**Project Index #: 3853PLM1****Construction Cost \$1,500**

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.

TREE AND SHRUB PRUNING / REMOVAL**Project Index #: 3853EXT2****Construction Cost \$500**

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**Total Construction Cost for Priority 2 Projects: \$8,700****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 3853EXT4****Construction Cost \$2,000**

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.

Project Index #: 3853EXT1
Construction Cost \$1,800

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 #: 3853EXT3
Construction Cost \$4,900

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

Long-Term Needs

Four to Ten Years

Project Index #: 3853INT1
Construction Cost \$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	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	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$3,575	Project Construction Cost per Square Foot: \$40.21
Priority Class 2: \$8,700	Total Facility Replacement Construction Cost: \$35,000
Priority Class 3: \$1,800	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$14,075	FCNI: 40%

ROOST

SPWD Facility Condition Analysis - 3852

Survey Date: 10/22/2020

ROOST

BUILDING REPORT

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 PROJECTSTotal Construction Cost for Priority 1 Projects: **\$6,500**

Currently Critical

Immediate to Two Years

Project Index #: **3852EXT1****DEMOLISH STRUCTURE**Construction Cost **\$6,500**

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): 520	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:

Priority Class 1:	\$6,500	Project Construction Cost per Square Foot:	\$12.50
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$350,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$673
Grand Total:	\$6,500	FCNI:	2%

CHICKEN COOP

SPWD Facility Condition Analysis - 3851

Survey Date: 10/22/2020

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**Total Construction Cost for Priority 1 Projects: \$12,500****Currently Critical****Immediate to Two Years****ARC FLASH and ELECTRICAL COORDINATION STUDY****Project Index #: 3851ELE1****Construction Cost \$10,000**

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**Project Index #: 3851INT1****Construction Cost \$500**

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.

This project should be implemented concurrently with the PEST CONTROL and CONCRETE FLOOR REPAIRS.

EXTERIOR SIDING REPLACEMENT**Project Index #: 3851EXT1****Construction Cost \$500**

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.

This project should be implemented concurrently with the PEST CONTROL and CONCRETE FLOOR REPAIRS.

PEST CONTROL**Project Index #: 3851SFT1****Construction Cost \$1,500**

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.

This project should be implemented concurrently with the EXTERIOR SIDING REPLACEMENT and CONCRETE FLOOR REPAIRS.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 3851EXT2****Construction Cost \$1,000**

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 #: 3851EXT3

Construction Cost \$3,000

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	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	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$12,500	Project Construction Cost per Square Foot:	\$165.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$5,000
Priority Class 3:	\$4,000	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$16,500	FCNI:	330%

DORMITORY

SPWD Facility Condition Analysis - 3850

Survey Date: 10/22/2020

DORMITORY BUILDING REPORT

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

Currently Critical

Immediate to Two Years

Project Index #: **3850EXT1****DEMOLISH STRUCTURE**Construction Cost **\$22,600**

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	IBC Occupancy Type 1: 100 % R-1
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:	\$22,600	Project Construction Cost per Square Foot:	\$12.56
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$350,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$194
Grand Total:	\$22,600	FCNI:	6%

MERINO SHED

SPWD Facility Condition Analysis - 3849

Survey Date: 10/22/2020

MERINO SHED

BUILDING REPORT

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

Project Index #: 3849EXT1
Construction Cost \$21,600

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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$56,700**
Long-Term Needs **Four to Ten Years**

INTERIOR FINISHES

Project Index #: 3849INT1
Construction Cost \$8,100

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.

ROOF REPLACEMENT

Project Index #: 3849EXT2
Construction Cost \$48,600

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.

BUILDING INFORMATION:

Gross Area (square feet): 2,700	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	Percent Fire Suppressed: 0 %
Basement? No	

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%	

MERINO HOUSE

SPWD Facility Condition Analysis - 3848

Survey Date: 10/22/2020

**MERINO HOUSE
BUILDING REPORT**

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**Total Construction Cost for Priority 1 Projects: \$5,425****Currently Critical****Immediate to Two Years****FIRE EXTINGUISHER INSTALLATION****Project Index #: 3848SFT3****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 #: 3848ELE1****Construction Cost \$125**

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**Project Index #: 3848SFT2****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: \$7,000****Necessary - Not Yet Critical****Two to Four Years****EVAPORATIVE COOLER REPLACEMENT****Project Index #: 3848HVA2****Construction Cost \$2,500**

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**Project Index #: 3848HVA1****Construction Cost \$4,500**

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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$60,600****Long-Term Needs****Four to Ten Years****DECK REPLACEMENT****Project Index #: 3848EXT2****Construction Cost \$3,000**

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**Project Index #: 3848EXT1****Construction Cost \$16,000**

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**Project Index #: 3848SFT1****Construction Cost \$28,800**

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**Project Index #: 3848INT1****Construction Cost \$12,800**

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:

Priority Class 1:	\$5,425	Project Construction Cost per Square Foot:	\$45.64
Priority Class 2:	\$7,000	Total Facility Replacement Construction Cost:	\$400,000
Priority Class 3:	\$60,600	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$73,025	FCNI:	18%

STONEHOUSE ANNEX

SPWD Facility Condition Analysis - 3847

Survey Date: 10/22/2020

STONEHOUSE ANNEX

BUILDING REPORT

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

Total Construction Cost for Priority 1 Projects: \$5,600

Currently Critical

Immediate to Two Years

CARBON MONOXIDE DETECTOR INSTALLATION

Project Index #: 3847SFT1

Construction Cost \$300

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.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 3847SFT2

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.

SMOKE DETECTOR INSTALLATION

Project Index #: 3847SFT3

Construction Cost \$300

This building is lacking an adequate smoke detection system. 2018 IRC R314, IFC 2018 Section 1103.8 (Single and Multi-station Smoke Alarms for Existing Buildings) in Occupancy Groups I1 & R Occupancies define requirements for existing buildings. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of listed fire alarms in accordance with this code.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$48,275

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR DOOR REPLACEMENT

Project Index #: 3847EXT2

Construction Cost \$2,000

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

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

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.

FLOORING REPLACEMENT

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

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.

GFCI OUTLET INSTALLATION

Project Index #: 3847ELE1
Construction Cost \$125

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.

HEATER REPLACEMENT

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

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.

INTERIOR DOOR REPLACEMENT

Project Index #: 3847INT2
Construction Cost \$500

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.

INTERIOR FINISHES

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

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.

KITCHEN REMODEL

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

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.

RESTROOM REMODEL

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

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.

WINDOW REPLACEMENT

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

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.

BUILDING INFORMATION:

Gross Area (square feet):	550	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	Percent Fire Supressed:	0 %
Basement?	No		

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,600	Project Construction Cost per Square Foot:	\$97.95
Priority Class 2:	\$48,275	Total Facility Replacement Construction Cost:	\$165,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$53,875	FCNI:	33%

STONEHOUSE

SPWD Facility Condition Analysis - 3846

Survey Date: 10/22/2020

STONEHOUSE BUILDING REPORT

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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$8,700****Currently Critical****Immediate to Two Years****CARBON MONOXIDE DETECTOR INSTALLATION****Project Index #: 3846SFT2****Construction Cost \$300**

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**Project Index #: 3846SFT7****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.

GUARDRAIL INSTALLATION**Project Index #: 3846SFT8****Construction Cost \$2,500**

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**Project Index #: 3846SFT3****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.

WATER HEATER SEISMIC BRACING

Project Index #: 3846SFT4
Construction Cost \$600

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

Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES

Project Index #: 3846EXT1
Construction Cost \$21,200

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

Project Index #: 3846EXT3
Construction Cost \$7,500

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

Long-Term Needs Four to Ten Years

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 3846SFT1
Construction Cost \$47,700

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

Project Index #: 3846INT1
Construction Cost \$13,300

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

Project Index #: 3846EXT2
Construction Cost \$79,500

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.

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

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 #: 3846SFT6
Construction Cost \$199,000

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.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$8,700	Project Construction Cost per Square Foot:	\$189.25
Priority Class 2:	\$28,700	Total Facility Replacement Construction Cost:	\$662,000
Priority Class 3:	\$464,100	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$501,500	FCNI:	76%

COLUMBIA HOUSE

SPWD Facility Condition Analysis - 3845

Survey Date: 10/22/2020

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**Total Construction Cost for Priority 1 Projects: \$5,725****Currently Critical****Immediate to Two Years****CARBON MONOXIDE DETECTOR INSTALLATION****Project Index #: 3845SFT3****Construction Cost \$300**

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**Project Index #: 3845SFT2****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 #: 3845ELE1****Construction Cost \$125**

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**Project Index #: 3845SFT1****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: \$23,000****Necessary - Not Yet Critical****Two to Four Years****EVAPORATIVE COOLER REPLACEMENT****Project Index #: 3845HVA2****Construction Cost \$2,500**

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

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.

HEATER REPLACEMENT**Project Index #: 3845HVA1****Construction Cost \$4,500**

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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$41,600****Long-Term Needs****Four to Ten Years****FIRE SUPPRESSION SYSTEM INSTALLATION****Project Index #: 3845SFT4****Construction Cost \$28,800**

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

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.

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	Percent Fire Suppressed: 0 %
Basement? No	

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

SPWD Facility Condition Analysis - 3844

Survey Date: 10/22/2020

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****Project Index #: 3844EXT1****Construction Cost \$18,400****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 #: 3844INT1**Construction Cost \$11,500****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.

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	Percent Fire Suppressed: 0 %
Basement? No	

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%

JACUZZI HOUSE

SPWD Facility Condition Analysis - 3843

Survey Date: 10/22/2020

JACUZZI HOUSE BUILDING REPORT

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**Total Construction Cost for Priority 1 Projects: \$1,000****Currently Critical****Immediate to Two Years****PEST CONTROL****Project Index #: 3843ENV1****Construction Cost \$500**

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.

WINDOW GLAZING REPLACEMENT**Project Index #: 3843EXT2****Construction Cost \$500**

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,900****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 3843INT1****Construction Cost \$2,900**

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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$18,700****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 3843EXT1****Construction Cost \$14,400**

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**Project Index #: 3843EXT3****Construction Cost \$4,300**

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):	144	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 Supressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,000	Project Construction Cost per Square Foot:	\$156.94
Priority Class 2:	\$2,900	Total Facility Replacement Construction Cost:	\$29,000
Priority Class 3:	\$18,700	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$22,600	FCNI:	78%

RAFTERHOUSE

SPWD Facility Condition Analysis - 3842

Survey Date: 10/22/2020

**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**Total Construction Cost for Priority 1 Projects: \$64,425****Currently Critical****Immediate to Two Years****CARBON MONOXIDE DETECTOR INSTALLATION****Project Index #: 3842SFT1****Construction Cost \$600**

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**Project Index #: 3842SFT3****Construction Cost \$1,000**

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**Project Index #: 3842ELE1****Construction Cost \$125**

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**Project Index #: 3842HVA1****Construction Cost \$15,000**

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**Project Index #: 3842ENV1****Construction Cost \$1,500**

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

Project Index #: 3842SFT4
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.

STRUCTURAL REPAIRS

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

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.

TREE AND SHRUB PRUNING / REMOVAL

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

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.

WATER HEATER SEISMIC BRACING

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

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: \$2,500

Necessary - Not Yet Critical Two to Four Years

EXTERIOR DOOR REPLACEMENT

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

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.

PRIORITY CLASS 3 PROJECTS

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

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

Project Index #: 3842EXT1
Construction Cost \$50,400

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.

Project Index #: 3842SFT5
Construction Cost \$113,400

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 #: 3842INT1
Construction Cost \$31,500

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.

Project Index #: 3842EXT3
Construction Cost \$189,000

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): 6,300	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 90 % Wood	Construction Type:
Exterior Finish 2: 10 % Brick	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$64,425	Project Construction Cost per Square Foot: \$71.62
Priority Class 2: \$2,500	Total Facility Replacement Construction Cost: \$1,575,000
Priority Class 3: \$384,300	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$451,225	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	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(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.



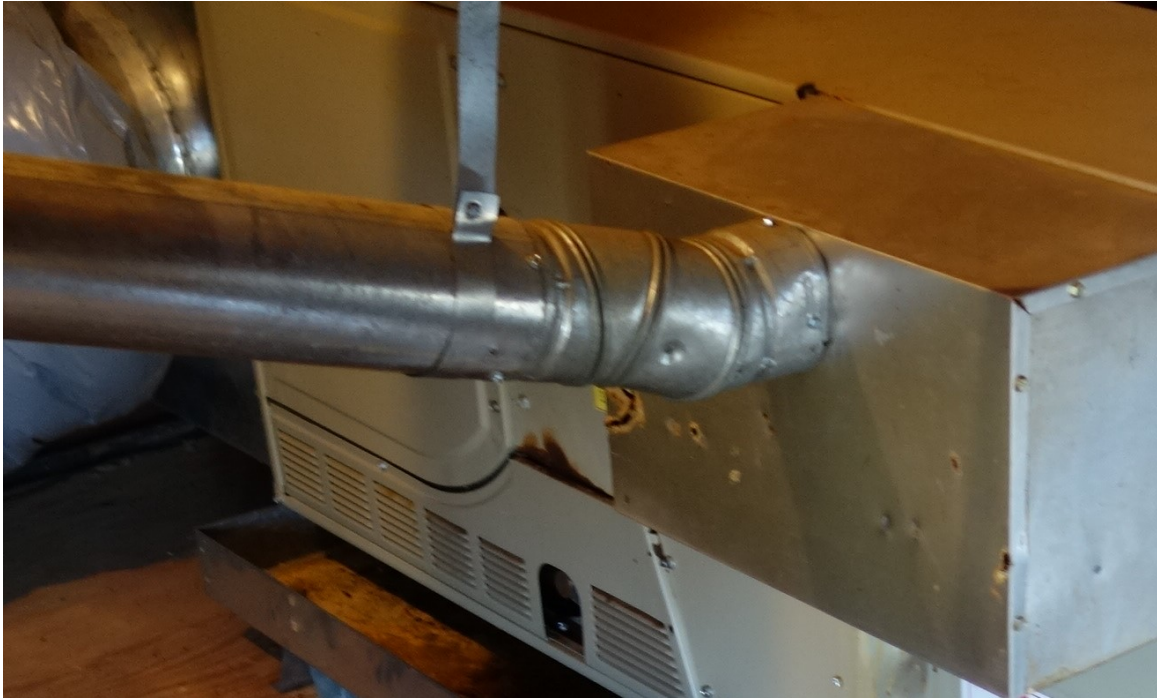
Jacuzzi House – FCA Building #3843
Description: Exterior of the Building.



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.