

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

WALKER RIVER SRA PITCHFORK SITE

211 E. Walker Road
Yerington, NV 89447

Site Number: 9875
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in January 2022

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: 9785

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
3821	BYNUM HOUSE DOMESTIC WELL BUILDING 38.858529,-119.086938 Walker River SRA/Pi	110	0	6/26/2020	\$29,500	\$26,600	\$0	\$56,100	\$44,000	128%
3837	PUMP HOUSE 3 38.856876, -119.088120 Walker River SRA/Pi	98	0	6/26/2020	\$0	\$4,900	\$0	\$4,900	\$4,900	100%
3835	PUMP HOUSE 1 38.849660, -119.080096 Walker River SRA/Pi	66	0	6/26/2020	\$0	\$3,300	\$0	\$3,300	\$3,300	100%
3836	PUMP HOUSE 2 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	225	0	6/26/2020	\$0	\$0	\$43,600	\$43,600	\$45,000	97%
3817	BRICK HOUSE DETACHED GARAGE 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	400	1930	6/26/2020	\$0	\$1,200	\$32,800	\$34,000	\$100,000	34%
3828	LIVESTOCK SHED 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	2000	0	6/26/2020	\$0	\$57,600	\$0	\$57,600	\$200,000	29%
3825	SMOKEHOUSE (VACANT) 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	350	0	6/26/2020	\$0	\$3,500	\$15,400	\$18,900	\$70,000	27%
3822	CHEFS HOUSE 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	950	0	6/26/2020	\$3,000	\$33,200	\$24,700	\$60,900	\$277,400	22%
3814	206 HOUSE 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	1300	0	6/26/2020	\$1,200	\$0	\$68,600	\$69,800	\$380,000	18%
3812	VISITOR CENTER 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	4400	2001	6/26/2020	\$34,000	\$31,300	\$180,000	\$245,300	\$1,480,000	17%
4079	MAN CAMP TRAILER #1 38.854685, -119.087920 Walker River SRA/Pi	399	0	6/26/2020	\$1,500	\$0	\$8,000	\$9,500	\$59,900	16%
3820	BYNUM HOUSE 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	950	0	6/26/2020	\$2,300	\$13,300	\$26,500	\$42,100	\$277,400	15%
3824	PARK MAINTENANCE SHOP 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	4000	0	6/26/2020	\$21,100	\$9,100	\$40,000	\$70,200	\$600,000	12%
3818	GUEST HOUSE 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	2850	2006	6/26/2020	\$1,500	\$0	\$96,900	\$98,400	\$957,000	10%
3813	VISITOR CENTER STORAGE BUILDING 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	160	2001	6/26/2020	\$0	\$0	\$3,200	\$3,200	\$32,000	10%

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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
3823	HORSE STABLE 38.854748, -119087831 Walker River SRA/Pi	940	0	6/26/2020	\$200	\$0	\$22,300	\$22,500	\$235,000	10%
3829	VETERINARY SHED (VACANT) 38.854006,-119.085723 Walker River SRA/Pi	140	0	6/26/2020	\$0	\$3,100	\$1,400	\$4,500	\$49,000	9%
3816	BRICK HOUSE 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	1560	1930	6/26/2020	\$1,000	\$0	\$43,600	\$44,600	\$524,000	9%
3819	GUEST HOUSE DOMESTIC WELL BUILDING 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	500	2006	6/26/2020	\$0	\$0	\$8,500	\$8,500	\$100,000	9%
3815	206 HOUSE DETACHED GARAGE 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	740	0	6/26/2020	\$0	\$0	\$8,900	\$8,900	\$111,000	8%
3879	GROUP USE RAMADA #1 38.850851, -119.087253 Walker River SRA/Pi	1320	2018	6/26/2020	\$0	\$0	\$6,600	\$6,600	\$132,000	5%
4048	GROUP USE RAMADA #2 Quail Run RV Camping Area Walker River SRA/Pi	1320	2019	6/26/2020	\$0	\$0	\$6,600	\$6,600	\$132,000	5%
4050	COMFORT STATION #3 Quail Run RV Camping Area Walker River SRA/Pi	635	2019	6/26/2020	\$0	\$0	\$12,800	\$12,800	\$346,000	4%
4049	COMFORT STATION #2 38.850569, -119.086838 Walker River SRA/Pi	370	2018	6/26/2020	\$0	\$0	\$7,400	\$7,400	\$236,000	3%
4051	COMFORT STATION #4 38.849990, -119.088545 Walker River SRA/Pi	370	2018	6/26/2020	\$0	\$0	\$7,400	\$7,400	\$236,000	3%
3878	COMFORT STATION #1 Primitive Camping Area Walker River SRA/Pi	400	2018	6/26/2020	\$0	\$0	\$8,000	\$8,000	\$277,000	3%
3827	BROAD SHED 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	9600	0	6/26/2020	\$0	\$0	\$19,200	\$19,200	\$720,000	3%
3830	CHURCH SHED 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	1380	0	6/26/2020	\$0	\$0	\$1,400	\$1,400	\$69,000	2%
4105	CABIN #3 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	399	2020							0%
9785	WALKER RIVER SRA - PITCHFORK SITE 211 E Walker Rd, Yerington, NV Walker River SRA/Pi		2018	6/26/2020	\$1,500	\$7,500	\$0	\$9,000		0%
4149	CABIN #4 211 E Walker Rd, Yerington, NV Walker River SRA/Pi	399	2020							0%

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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
4104	CABIN #1 211 E Walker Rd, Yerington, NV	399	2020							0%
4150	CABIN #5 211 E Walker Rd, Yerington, NV	399	2020							0%
3884	RAMADA 5 Primitive Camp Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
3885	RAMADA 6 Primitive Camp Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
3886	RAMADA 7 Primitive Camp Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
3887	RAMADA 8 Primitive Camp Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
3882	RAMADA 3 Primitive Camp Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
3831	METAL SHED 1 211 E Walker Rd, Yerington, NV	200	0	6/26/2020	\$0	\$0	\$0		\$10,000	
3883	RAMADA 4 Primitive Camp Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
3881	RAMADA 2 Primitive Camp Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
3880	RAMADA 1 Primitive Camp Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
3839	SILO 2 38.853710, -119.087751	165	0	6/26/2020	\$0	\$0	\$0		\$16,500	
3838	SILO 1 38.853695, -119.087824	125	0	6/26/2020	\$0	\$0	\$0		\$12,500	
3834	METAL SHED 4 211 E Walker Rd, Yerington, NV	200	0	6/26/2020	\$0	\$0	\$0		\$10,000	
3888	RAMADA 9 Primitive Camp Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
3832	METAL SHED 2 211 E Walker Rd, Yerington, NV	200	0	6/26/2020	\$0	\$0	\$0		\$10,000	

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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
3895	RAMADA 16 Primitive Camp Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
3833	METAL SHED 3 211 E Walker Rd, Yerington, NV	200	0	6/26/2020	\$0	\$0	\$0		\$10,000	
4071	RAMADA 42 Quail Run RV Camping Area	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
4062	RAMADA 33 Quail Run RV Camping Area	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
4063	RAMADA 34 Quail Run RV Camping Area	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
4064	RAMADA 35 Quail Run RV Camping Area	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
4065	RAMADA 36 Quail Run RV Camping Area	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
4066	RAMADA 37 Quail Run RV Camping Area	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
4067	RAMADA 38 Quail Run RV Camping Area	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
4068	RAMADA 39 Quail Run RV Camping Area	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
3893	RAMADA 14 Primitive Camp Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
4070	RAMADA 41 Quail Run RV Camping Area	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
4059	RAMADA 30 Quail Run RV Camping Area	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
4072	RAMADA 43 Quail Run RV Camping Area	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
4073	RAMADA 44 Quail Run RV Camping Area	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
4074	RAMADA 45 Quail Run RV Camping Area	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	

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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
4075	RAMADA 46	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
	Quail Run RV Camping Area									
4076	RAMADA 47	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
	Quail Run RV Camping Area									
4077	RAMADA 48	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
	Quail Run RV Camping Area									
4078	RAMADA 49	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
	Quail Run RV Camping Area									
4069	RAMADA 40	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
	Quail Run RV Camping Area									
3901	RAMADA 22	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
	Day Use Area									
3890	RAMADA 11	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
	Primitive Camp Area									
3891	RAMADA 12	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
	Primitive Camp Area									
3892	RAMADA 13	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
	Primitive Camp Area									
3894	RAMADA 15	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
	Primitive Camp Area									
3896	RAMADA 17	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
	Day Use Area									
3897	RAMADA 18	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
	Day Use Area									
3898	RAMADA 19	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
	Day Use Area									
4061	RAMADA 32	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
	Quail Run RV Camping Area									
3900	RAMADA 21	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
	Day Use Area									
4060	RAMADA 31	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
	Quail Run RV Camping Area									

Site number: 9785

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
4052	RAMADA 23 Day Use Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
	Walker River SRA/Pi									
4053	RAMADA 24 Day Use Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
	Walker River SRA/Pi									
4054	RAMADA 25 Day Use Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
	Walker River SRA/Pi									
4055	RAMADA 26 Day Use Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
	Walker River SRA/Pi									
4056	RAMADA 27 Quail Run RV Camping Area	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
	Walker River SRA/Pi									
4057	RAMADA 28 Quail Run RV Camping Area	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
	Walker River SRA/Pi									
4058	RAMADA 29 Quail Run RV Camping Area	196	2019	6/26/2020	\$0	\$0	\$0		\$9,800	
	Walker River SRA/Pi									
3889	RAMADA 10 Primitive Camp Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
	Walker River SRA/Pi									
3899	RAMADA 20 Day Use Area	196	2018	6/26/2020	\$0	\$0	\$0		\$9,800	
	Walker River SRA/Pi									
Report Totals.....:		49,823			\$96,800	\$194,600	\$693,800	\$985,200	\$8,247,100	12%

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.

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CABIN #5	4150	No Current Projects
CABIN #4	4149	No Current Projects
CABIN #3	4105	No Current Projects
CABIN #1	4104	No Current Projects
MAN CAMP TRAILER #1	4079	
RAMADA 49	4078	No Current Projects
RAMADA 48	4077	No Current Projects
RAMADA 47	4076	No Current Projects
RAMADA 46	4075	No Current Projects
RAMADA 45	4074	No Current Projects
RAMADA 44	4073	No Current Projects
RAMADA 43	4072	No Current Projects
RAMADA 42	4071	No Current Projects
RAMADA 41	4070	No Current Projects
RAMADA 40	4069	No Current Projects
RAMADA 39	4068	No Current Projects
RAMADA 38	4067	No Current Projects
RAMADA 37	4066	No Current Projects
RAMADA 36	4065	No Current Projects
RAMADA 35	4064	No Current Projects
RAMADA 34	4063	No Current Projects
RAMADA 33	4062	No Current Projects
RAMADA 32	4061	No Current Projects
RAMADA 31	4060	No Current Projects
RAMADA 30	4059	No Current Projects
RAMADA 29	4058	No Current Projects
RAMADA 28	4057	No Current Projects
RAMADA 27	4056	No Current Projects
RAMADA 26	4055	No Current Projects
RAMADA 25	4054	No Current Projects
RAMADA 24	4053	No Current Projects
RAMADA 23	4052	No Current Projects

COMFORT STATION #4	4051	
COMFORT STATION #3	4050	
COMFORT STATION #2	4049	
GROUP USE RAMADA #2	4048	
RAMADA 22	3901	No Current Projects
RAMADA 21	3900	No Current Projects
RAMADA 20	3899	No Current Projects
RAMADA 19	3898	No Current Projects
RAMADA 18	3897	No Current Projects
RAMADA 17	3896	No Current Projects
RAMADA 16	3895	No Current Projects
RAMADA 15	3894	No Current Projects
RAMADA 14	3893	No Current Projects
RAMADA 13	3892	No Current Projects
RAMADA 12	3891	No Current Projects
RAMADA 11	3890	No Current Projects
RAMADA 10	3889	No Current Projects
RAMADA 9	3888	No Current Projects
RAMADA 8	3887	No Current Projects
RAMADA 7	3886	No Current Projects
RAMADA 6	3885	No Current Projects
RAMADA 5	3884	No Current Projects
RAMADA 4	3883	No Current Projects
RAMADA 3	3882	No Current Projects
RAMADA 2	3881	No Current Projects
RAMADA 1	3880	No Current Projects
GROUP USE RAMADA #1	3879	
COMFORT STATION #1	3878	
SILO 2	3839	No Current Projects
SILO 1	3838	No Current Projects
PUMP HOUSE 3	3837	
PUMP HOUSE 2	3836	
PUMP HOUSE 1	3835	
METAL SHED 4	3834	No Current Projects
METAL SHED 3	3833	No Current Projects
METAL SHED 2	3832	No Current Projects
METAL SHED 1	3831	No Current Projects
CHURCH SHED	3830	

VETERINARY SHED (VACANT)	3829
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VISITOR CENTER	3812

WALKER RIVER SRA - PITCHFORK SITE

SPWD Facility Condition Analysis - 9785

Survey Date: 6/26/2020

WALKER RIVER SRA - PITCHFORK 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 river. The Pitchfork Site comprises 2,300 acres of the SRA and is the first of the four ranches being developed by the State Park Division. The park site features a Visitor Center, day use, group use, primitive, and full RV hookup camping sites. Each area includes a new comfort station with flush toilets and some include showers. The ranch headquarters is still intact including 5 occupied residences, multiple barns and outbuildings, and 3 domestic wells. The main house was converted into the Visitor Center and park employee offices.

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

Currently Critical **Immediate to Two Years**

Project Index #: 9785SFT1

COMBUSTIBLES REDUCTION FOR FIRE CONTROL **Construction Cost \$1,500**

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$7,500**

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

Project Index #: 9785SIT1

SIGNAGE **Construction Cost \$7,500**

The site is lacking an entry sign at the entry arch to the Pitchfork Site. This project would fund the purchase and installation of signage identifying the State Recreation Area.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,500
Priority Class 2:	\$7,500
Priority Class 3:	\$0
Grand Total:	\$9,000

MAN CAMP TRAILER #1

SPWD Facility Condition Analysis - 4079

Survey Date: 7/23/2020

**MAN CAMP TRAILER #1
BUILDING REPORT**

The Man Camp Trailer #1 consists of three separate sleeping quarters each with a separate bathroom. It has painted wood siding with a standing seam metal roof. It is used as sleeping quarters for seasonal Park employees.

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

EGRESS DOOR LANDING ADJUSTMENT **Project Index #: 4079EXT2**
Construction Cost \$1,500

Exterior egress doors must have a landing at the elevation of the door. 2018 IRC Section R311.3 states "Landings or finished floors at the required egress door shall be not more than 1-1/2 inches (38 mm) lower than the top of the threshold." This project would provide funding to re-grade the base under the prefabricated stair and handrail system to allow the landing at the top of the stairs to be not more than 1-1/2 inches below the entry door threshold. Finished grade elevation shall slope no more than 1:12 to native grade or the adjacent roadway.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$8,000**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES **Project Index #: 4079EXT1**
Construction Cost \$4,000

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.

INTERIOR FINISHES **Project Index #: 4079INT1**
Construction Cost \$4,000

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:
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$1,500	Project Construction Cost per Square Foot: \$23.81
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$60,000
Priority Class 3: \$8,000	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$9,500	FCNI: 16%

COMFORT STATION #4

SPWD Facility Condition Analysis - 4051

Survey Date: 6/29/2020

COMFORT STATION #4
BUILDING REPORT

The building is a prefabricated structure manufactured by Public Restrooms. It contains 4 full restroom facilities. It is constructed of CMU block walls with an exterior facade of stone and lap siding. The roofing material is mechanically fastened metal roof panels. The comfort station is ADA compliant and located in the Day Use Area.

PRIORITY CLASS 3 PROJECTS Total Construction Cost for Priority 3 Projects: \$7,400
Long-Term Needs Four to Ten Years

EXTERIOR FINISHES Project Index #: 4051EXT1
Construction Cost \$3,700

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.

INTERIOR FINISHES Project Index #: 4051INT1
Construction Cost \$3,700

The interior finishes are in good condition; however, since this is a public restroom a shorter cycle between re-finishing is recommended. 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): 370 IBC Occupancy Type 1: 0 % B
Year Constructed: 2018 IBC Occupancy Type 2: 0 %
Exterior Finish 1: 70 % Painted Wood Siding Construction Type: Stone - 30%, Painted Wood - 70%
Exterior Finish 2: 30 % Stone IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0 Project Construction Cost per Square Foot: \$20.00
Priority Class 2: \$0 Total Facility Replacement Construction Cost: \$236,000
Priority Class 3: \$7,400 Facility Replacement Cost per Square Foot: \$638
Grand Total: \$7,400 FCNI: 3%

COMFORT STATION #3

SPWD Facility Condition Analysis - 4050

Survey Date: 6/29/2020

**COMFORT STATION #3
BUILDING REPORT**

The building is a prefabricated structure manufactured by Public Restrooms. It contains 6 unisex restroom facilities and 4 of the 6 include shower stalls. It is constructed of CMU block walls with an exterior facade of stone and lap siding. The roofing material is mechanically fastened metal roof panels. The comfort station is ADA compliant and located in the Quail Run RV Camping Area.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$12,800**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

**Project Index #: 4050EXT1
Construction Cost \$6,400**

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.

INTERIOR FINISHES

**Project Index #: 4050INT1
Construction Cost \$6,400**

The interior finishes are in good condition; however, since this is a public restroom a shorter cycle between re-finishing is recommended. 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): 635	IBC Occupancy Type 1: 0 % B
Year Constructed: 2019	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 70 % Painted Wood Siding	Construction Type: Stone – 30%, Painted Wood – 70%
Exterior Finish 2: 30 % Stone	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: \$20.16
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$346,000
Priority Class 3: \$12,800	Facility Replacement Cost per Square Foot: \$545
Grand Total: \$12,800	FCNI: 4%

COMFORT STATION #2

SPWD Facility Condition Analysis - 4049

Survey Date: 6/29/2020

**COMFORT STATION #2
BUILDING REPORT**

The building is a prefabricated structure manufactured by Public Restrooms. It contains 4 full restroom facilities. It is constructed of CMU block walls with an exterior facade of stone and lap siding. The roofing material is mechanically fastened metal roof panels. It is ADA accessible and adjacent to the ADA accessible Group Use Ramada #1 (#3879). The comfort station is located just west of the Guest House (#3818) and Visitor Center (#3812) complex.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$7,400**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

**Project Index #: 4049EXT1
Construction Cost \$3,700**

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.

INTERIOR FINISHES

**Project Index #: 4049INT1
Construction Cost \$3,700**

The interior finishes are in good condition; however, since this is a public restroom a shorter cycle between re-finishing is recommended. 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): 370	IBC Occupancy Type 1: 0 % B
Year Constructed: 2018	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 70 % Painted Wood Siding	Construction Type: Stone – 30%, Painted Wood – 70%
Exterior Finish 2: 30 % Stone	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:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$236,000
Priority Class 3:	\$7,400	Facility Replacement Cost per Square Foot:	\$638
Grand Total:	\$7,400	FCNI:	3%

GROUP USE RAMADA #2

SPWD Facility Condition Analysis - 4048

Survey Date: 6/29/2020

**GROUP USE RAMADA #2
BUILDING REPORT**

Group Use Ramada #2 is a large metal open sided shade structure with 10 picnic tables. It features lighting, a very large barbecue grill, concrete countertops and sink area. The ramada is located south of the Visitor Center (#3812).

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$6,600**
Long-Term Needs **Four to Ten Years**

Project Index #: 4048EXT1
Construction Cost \$6,600

EXTERIOR FINISHES

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,320	IBC Occupancy Type 1: 0 %
Year Constructed: 2019	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type:
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:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$132,000
Priority Class 3:	\$6,600	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$6,600	FCNI:	5%

GROUP USE RAMADA #1

SPWD Facility Condition Analysis - 3879

Survey Date: 6/26/2020

**GROUP USE RAMADA #1
BUILDING REPORT**

Group Use Ramada #1 is a large metal open sided shade structure with 10 picnic tables. It features lighting, a very large barbecue grill, concrete countertops and sink area. It is ADA accessible and adjacent to the ADA accessible Comfort Station #2 (#4049). The ramada is located just west of the Guest House (#3818) and Visitor Center (#3812) complex.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$6,600**
Long-Term Needs **Four to Ten Years**

Project Index #: 3879EXT1
Construction Cost \$6,600

EXTERIOR FINISHES

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,320	IBC Occupancy Type 1: 0 %
Year Constructed: 2018	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Metal	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type:
Number of Levels (Floors): 0 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$5.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$132,000
Priority Class 3: \$6,600	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$6,600	FCNI: 5%

COMFORT STATION #1

SPWD Facility Condition Analysis - 3878

Survey Date: 6/26/2020

**COMFORT STATION #1
BUILDING REPORT**

The building is a prefabricated structure manufactured by Public Restrooms. It contains 4 full restroom facilities and 2 of the 4 include shower stalls. It is constructed of CMU block walls with an exterior facade of stone and lap siding. The roofing material is mechanically fastened metal roof panels. The comfort station is ADA compliant and located in the Primitive Camping Area.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$8,000**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

**Project Index #: 3878EXT1
Construction Cost \$4,000**

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.

INTERIOR FINISHES

**Project Index #: 3878INT1
Construction Cost \$4,000**

The interior finishes are in good condition; however, since this is a public restroom a shorter cycle between re-finishing is recommended. 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): 400	IBC Occupancy Type 1: 100 % B
Year Constructed: 2018	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	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:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$277,000
Priority Class 3:	\$8,000	Facility Replacement Cost per Square Foot:	\$693
Grand Total:	\$8,000	FCNI:	3%

PUMP HOUSE 3

SPWD Facility Condition Analysis - 3837

Survey Date: 6/26/2020

**PUMP HOUSE 3
BUILDING REPORT**

The Pump House 3 is a 3 sided lean-to style wood framed structure with pressure treated posts and T1-11 siding. The roof is a sloped wood frame with an asphalt composition shingle roofing system. During ranch operations, it was used for pulling water from an irrigation ditch and distributed to irrigate the fields. It is not in operation. While currently not in use, Walker Basin Conservancy may use them in the future for their use. The shed is located approximately 100 yards north of the Bynum House (#3820).

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$4,900**
Necessary - Not Yet Critical **Two to Four Years**

**Project Index #: 3837EXT1
Construction Cost \$4,900**

CONSERVE AND PROTECT VACANT BUILDING

Until the planning phase for this site is complete and a determination of demolition or rehabilitation is reached, preservation of the structure is recommended. This project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to providing drainage away from the building to prevent future water accumulation, pest control, removal of accumulated waste and painting the structure are included in this project.

BUILDING INFORMATION:

Gross Area (square feet): 98	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:	\$50.00
Priority Class 2:	\$4,900	Total Facility Replacement Construction Cost:	\$5,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$4,900	FCNI:	98%

PUMP HOUSE 2

SPWD Facility Condition Analysis - 3836

Survey Date: 6/26/2020

**PUMP HOUSE 2
BUILDING REPORT**

Pump House 2 is a standard wood framed structure with T1-11 siding on a concrete basement foundation. The roof is a sloped wood frame with an asphalt composition shingle roofing system. The structure houses a domestic well located in the main ranch yard and provides water to the residences and out-buildings. The well, pressure tank, and meter are located in a pit inside the pump house accessed by a ladder.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$43,600**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

**Project Index #: 3836EXT1
Construction Cost \$2,600**

The exterior paint is in fair condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, 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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT

**Project Index #: 3836EXT3
Construction Cost \$15,000**

The asphalt composition shingle 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 4 - 5 years with a new 50 year asphalt composition shingle roofing system and new underlayment. This estimate includes removal and disposal of the old roofing system. Prior to re-roofing, it is recommended roof structural modifications be made to provide future access for the removal and replacement of the well pump.

WELL REFURBISHMENT

**Project Index #: 3836SFT1
Construction Cost \$25,000**

It appears that the existing well and pressure tank are original and may not have been recently inspected. This project would provide funding to inspect and repair the well including the following projects. Investigate the well using a camera to inspect the casing and evaluate the well for the total depth and screened interval. Test the well pumping capacity and test the water quality to determine whether chemical treatment is necessary. Future projects may be based on the results of the investigation and are not part of this project. A future project recommendation is to upgrade the well pump and associated equipment considering the additional function to support fire suppression at the site. This recommendation is due to the distance between the site and the nearest volunteer Fire Department.

WINDOW REPLACEMENT

**Project Index #: 3836EXT2
Construction Cost \$1,000**

The windows appear to be original dual pane aluminum frame type with the outer pane broken on one of the two windows. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 2 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 225	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? Yes	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$193.78
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$45,000
Priority Class 3: \$43,600	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$43,600	FCNI: 97%

PUMP HOUSE 1

SPWD Facility Condition Analysis - 3835

Survey Date: 6/26/2020

**PUMP HOUSE 1
BUILDING REPORT**

The Pump House 1 is a 3 sided lean-to style wood framed structure with pressure treated posts and T1-11 siding. The roof is a sloped wood frame with an asphalt composition shingle roofing system. During ranch operations, it was used for pulling water from an irrigation ditch and distributed to irrigate the fields. It is not in operation. While currently not in use, Walker Basin Conservancy may use them in the future for their use. The shed is located east of the Quail Run RV park and next to East Walker Road.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$3,300**
Necessary - Not Yet Critical **Two to Four Years**

**Project Index #: 3835EXT1
Construction Cost \$3,300**

CONSERVE AND PROTECT VACANT BUILDING

Until the planning phase for this site is complete and a determination of demolition or rehabilitation is reached, preservation of the structure is recommended. This project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to providing drainage away from the building to prevent future water accumulation, pest control, removal of accumulated waste and painting the structure are included in this project.

BUILDING INFORMATION:

Gross Area (square feet): 66	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:	\$50.00
Priority Class 2:	\$3,300	Total Facility Replacement Construction Cost:	\$3,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$3,300	FCNI:	110%

CHURCH SHED

SPWD Facility Condition Analysis - 3830

Survey Date: 6/26/2020

**CHURCH SHED
BUILDING REPORT**

The Church Shed is a pole barn with pressure treated posts, wooden purlins, and a wood truss roof structure. The walls and roof are clad in pre-finished metal panels. It's currently used to house irrigation parts and a backhoe. The shed is located in the main ranch yard just east of the Smokehouse (#3825).

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$1,400**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES **Project Index #: 3830EXT1**
Construction Cost \$1,400

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 caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that the building exterior be re-assessed in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,380	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: III-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: \$1.01
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$69,000
Priority Class 3: \$1,400	Facility Replacement Cost per Square Foot: \$50
Grand Total: \$1,400	FCNI: 2%

VETERINARY SHED (VACANT)

SPWD Facility Condition Analysis - 3829

Survey Date: 6/26/2020

**VETERINARY SHED (VACANT)
BUILDING REPORT**

The Veterinary Shed is a small, CMU block building on a concrete slab foundation. The roof is a sloped wood frame with an asphalt composition shingle roofing system. The shed is connected to a cattle squeeze chute and corrals. The shed was used to administer treatment to farm animals. It is currently vacant. The shed is located east of the Livestock Shed (#3828).

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$3,100**
Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 3829EXT2
Construction Cost \$3,100

GUTTER REPLACEMENT

The existing gutter on the building eave has failed completely on the south side. This should be replaced to prevent premature deterioration to the building's finishes and the site's hardscape. This project would replace the existing gutter on both eaves with seamless gutter and new downspouts.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$1,400**
Long-Term Needs **Four to Ten Years**

Project Index #: 3829EXT1
Construction Cost \$1,400

EXTERIOR FINISHES

The exterior finishes are in fair condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 140	IBC Occupancy Type 1: 100 % U
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 90 % Concrete	Construction Type:
Exterior Finish 2: 10 % Wood	IBC Construction Type: III-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: \$32.14
Priority Class 2: \$3,100	Total Facility Replacement Construction Cost: \$49,000
Priority Class 3: \$1,400	Facility Replacement Cost per Square Foot: \$350
Grand Total: \$4,500	FCNI: 9%

LIVESTOCK SHED

SPWD Facility Condition Analysis - 3828

Survey Date: 6/26/2020

**LIVESTOCK SHED
BUILDING REPORT**

The Livestock Shed is a standard wood framed structure with board and batten siding on a concrete stem wall foundation. The roof is a sloped wood frame with an asphalt composition shingle roofing system. Originally used as a barn with indoor stables and livestock implements. It is currently used for storage. It is located just north of the Broad Shed (#3827).

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$57,600**
Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 3828EXT1
Construction Cost \$20,000

EXTERIOR FINISHES

The exterior finishes are in poor condition and should be protected against further deterioration if the building is to be preserved. 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 #: 3828EXT2
Construction Cost \$37,600

ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. If the building is to be preserved, it is recommended that this building be re-roofed in the next 2 - 3 years with a new 50 year asphalt composition shingle roofing system and new underlayment. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet): 2,000	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 Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$28.80
Priority Class 2: \$57,600	Total Facility Replacement Construction Cost: \$200,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$57,600	FCNI: 29%

BROAD SHED

SPWD Facility Condition Analysis - 3827

Survey Date: 6/26/2020

**BROAD SHED
BUILDING REPORT**

The Broad Shed is a large pre-engineered metal building on concrete strip footings and dirt floor. There are two large roll up doors and 4 man-doors. The building also includes an enclosed wood workshop in the southwest corner. It is used for storage of picnic tables, kayaks, 4 wheelers, and large farm equipment. It is located at the north end of the main ranch yard just north of the 206 House Detached Garage (#3815).

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$19,200**
Long-Term Needs **Four to Ten Years**

**Project Index #: 3827EXT1
Construction Cost \$9,600**

EXTERIOR FINISHES

The exterior finishes are in good condition; however, there is very little maintenance i.e. repainting of the pre-finished metal panels. 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 caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that the building exterior be re-assessed 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 #: 3827INT1
Construction Cost \$9,600**

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior OSB (Oriented Strand Board) covered 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): 9,600	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: \$2.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$720,000
Priority Class 3: \$19,200	Facility Replacement Cost per Square Foot: \$75
Grand Total: \$19,200	FCNI: 3%

SMOKEHOUSE (VACANT)

SPWD Facility Condition Analysis - 3825

Survey Date: 6/26/2020

SMOKEHOUSE (VACANT)

BUILDING REPORT

The Smokehouse is a two story wood structure that is abandoned with no functional use. It appears that it was used for hanging and curing meat. The main floor has an insulated walk-in cooler and hanging balance scales. There is an abandoned refrigerant compressor on the east side of the building. It is located in the main ranch yard just northwest of the Church Shed (#3830).

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

EXTERIOR FINISHES

Project Index #: 3825EXT1
Construction Cost \$3,500

The exterior finishes are in poor condition and should be protected against further deterioration if the building is to be preserved. 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: \$15,400**
Long-Term Needs **Four to Ten Years**

CONSERVE AND PROTECT VACANT BUILDING

Project Index #: 3825EXT2
Construction Cost \$8,800

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

ROOF REPLACEMENT

Project Index #: 3825EXT3
Construction Cost \$6,600

The asphalt composition shingle roof on this building was in fair condition at the time of the survey. If the building is to be preserved, it is recommended that this building be re-roofed in the next 9 - 10 years with a new 50 year asphalt composition shingle roofing system and new underlayment. This estimate includes removal and disposal of the old roofing system.

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): 2	Basement? No
	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$54.00
Priority Class 2: \$3,500	Total Facility Replacement Construction Cost: \$70,000
Priority Class 3: \$15,400	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$18,900	FCNI: 27%

PARK MAINTENANCE SHOP

SPWD Facility Condition Analysis - 3824

Survey Date: 6/26/2020

**PARK MAINTENANCE SHOP
BUILDING REPORT**

The Maintenance Shop is a CMU block building on concrete foundation and concrete floors. The roof is a sloped wood frame with an asphalt composition shingle roofing system. It is used for vehicle and equipment upkeep. It has two vehicle maintenance bays and 4 large roll up doors. It contains office space, a restroom, and an upstairs storage area. The office space is currently used by the Walker Basin Conservancy. The shop is located in the main ranch yard north of the Chefs House (#3822).

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$21,100**
Currently Critical **Immediate to Two Years**

ADA RESTROOM UPGRADE **Project Index #: 3824ADA1**
Construction Cost \$18,000

The building does not have an accessible restroom and the current restroom is old and has reached the end of its useful life. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, signage, 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 INSTALLATION **Project Index #: 3824SFT1**
Construction Cost \$400

The building is missing emergency exit signs at the building's exit points. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems. 2018 IFC - Chapter 11 Section 1104.3, was referenced for this project.

GFCI OUTLET INSTALLATION **Project Index #: 3824ELE3**
Construction Cost \$200

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

STAIRWAY HANDRAIL INSTALLATION **Project Index #: 3824SFT2**
Construction Cost \$2,500

The existing interior stair to the mezzanine is lacking handrails as required in the 2018 IBC Chapter 11, Section 1014. This project would provide for tubular steel framed handrails to be installed. Painting is included in this estimate.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$9,100**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR LIGHTING REPLACEMENT **Project Index #: 3824ELE2**
Construction Cost \$4,000

The building has perimeter HPS (High Pressure Sodium) lighting on the exterior of the building, but the light fixtures are old and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring.

Project Index #: 3824ELE1
Construction Cost \$1,500

INTERIOR LIGHTING UPGRADES

Select areas of the shop would benefit functionally by replacement of existing lighting with new energy efficient systems. Fluorescent T-12 task lighting on work bench and the office space are suggested to receive complete lighting upgrades using new LED technology.

Project Index #: 3824PLM1
Construction Cost \$3,600

REPLACE WATER HEATER

The water heater tank is showing signs of wear and deterioration. It appears this appliance is original to the building. This project would provide funding for the purchase and installation of a new water heater tank.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$40,000**
Long-Term Needs **Four to Ten Years**

Project Index #: 3824EXT1
Construction Cost \$20,000

EXTERIOR FINISHES

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3824INT1
Construction Cost \$20,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 4,000	IBC Occupancy Type 1: 100 % F-2
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 95 % Concrete	Construction Type:
Exterior Finish 2: 5 % Wood	IBC Construction Type: III-B
Number of Levels (Floors): 2	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$21,100	Project Construction Cost per Square Foot: \$17.55
Priority Class 2: \$9,100	Total Facility Replacement Construction Cost: \$600,000
Priority Class 3: \$40,000	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$70,200	FCNI: 12%

HORSE STABLE

SPWD Facility Condition Analysis - 3823

Survey Date: 6/26/2020

**HORSE STABLE
BUILDING REPORT**

The Horse Stable is a CMU block building on concrete foundation and concrete floors. The roof is a sloped wood frame with an asphalt composition shingle roofing system. It contains 4 indoor horse stables, 3 storage rooms, and an abandoned restroom. The building is a high value structure and used for general storage.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$200**
Currently Critical **Immediate to Two Years**

GFCI OUTLET INSTALLATION **Project Index #: 3823ELE2**
Construction Cost \$200

The existing receptacles in the stable 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, all receptacles in structures that have a floor located at or below grade level and building exterior shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$22,300**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES **Project Index #: 3823EXT1**
Construction Cost \$9,400

The exterior finishes are in fair condition. The paint on the T1-11 siding is showing signs of wear. 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.

EXTERIOR LIGHTING REPLACEMENT **Project Index #: 3823ELE1**
Construction Cost \$3,500

The building has perimeter lighting on the exterior of the building, but the light fixtures are old, failing, and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring.

INTERIOR FINISHES **Project Index #: 3823INT1**
Construction Cost \$9,400

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): 940	IBC Occupancy Type 1: 100 % U
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 90 % Concrete	Construction Type:
Exterior Finish 2: 10 % Wood	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$200	Project Construction Cost per Square Foot: \$23.94
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$235,000
Priority Class 3: \$22,300	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$22,500	FCNI: 10%

CHEFS HOUSE

SPWD Facility Condition Analysis - 3822

Survey Date: 6/26/2020

**CHEFS HOUSE
BUILDING REPORT**

The residence is a standard wood framed structure with T1-11 siding on a concrete stem wall foundation. The roof is a sloped wood frame with an asphalt composition shingle roofing system. It is a 950 sq.ft., 2 bedroom, 2 bathroom home. It is currently used for housing by the Walker Basin Conservancy. It is located in the main ranch yard south of the Park Maintenance Shop (#3824).

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$3,000**
Currently Critical **Immediate to Two Years**

CARBON MONOXIDE DETECTOR INSTALLATION

**Project Index #: 3822SFT1
Construction Cost \$600**

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. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with 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.

GFCI OUTLET INSTALLATION

**Project Index #: 3822ELE1
Construction Cost \$900**

The existing receptacles in the kitchen 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 to have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

SMOKE ALARM INSTALLATION

**Project Index #: 3822SFT2
Construction Cost \$900**

This building appears to be lacking an operable 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.

WATER HEATER SEISMIC BRACING

**Project Index #: 3822PLM1
Construction Cost \$600**

The water heater is not seismically anchored to the structure. This project would provide funding for seismic bracing of the water heater to the structure.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$33,200**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR DOOR REPLACEMENT

**Project Index #: 3822EXT2
Construction Cost \$1,800**

The existing exterior wood doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 3 new wood doors, frames, and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

Project Index #: 3822EXT1
Construction Cost \$7,600

EXTERIOR FINISHES

The exterior finishes are in poor condition, particularly at the rear porch and 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 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3822INT2
Construction Cost \$9,500

FLOORING REPLACEMENT

The vinyl flooring 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 vinyl flooring with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.

Project Index #: 3822HVA1
Construction Cost \$14,300

HVAC EQUIPMENT REPLACEMENT

The HVAC split system was installed in 1990. 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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$24,700**

Long-Term Needs **Four to Ten Years**

Project Index #: 3822SFT3
Construction Cost \$17,100

FIRE SUPPRESSION SYSTEM INSTALLATION

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

Project Index #: 3822INT1
Construction Cost \$7,600

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 950	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: \$3,000	Project Construction Cost per Square Foot: \$64.11
Priority Class 2: \$33,200	Total Facility Replacement Construction Cost: \$277,000
Priority Class 3: \$24,700	Facility Replacement Cost per Square Foot: \$292
Grand Total: \$60,900	FCNI: 22%

BYNUM HOUSE DOMESTIC WELL BUILDING

SPWD Facility Condition Analysis - 3821

Survey Date: 6/26/2020

**BYNUM HOUSE DOMESTIC WELL BUILDING
BUILDING REPORT**

The Bynum House Domestic Well Building, previously Bynum House Shed, is a standard wood framed structure with T1-11 siding on a concrete basement foundation. The roof is a sloped wood frame with an asphalt composition shingle roofing system. The wood framed ground floor is used for storage. The basement contains the domestic well and pressure tank and is accessed from a separate entrance. The well serves the Bynum House. It is also inter-connected to Pump House #2 (#3836). The structure is located north of the Bynum house (#3820).

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$29,500**
Currently Critical **Immediate to Two Years**

ELECTRICAL UPGRADE

**Project Index #: 3821ELE1
Construction Cost \$2,000**

The building has numerous electrical outlets and switches that are missing covers, missing light fixtures and switches, and the subpanel is missing the dead front. This project would provide for repairs and/or replacement of the damaged electrical devices, installation of 110volt ground fault circuit interrupter (GFCI) outlets, as needed, and upgrading the main panel as required.

PEST CONTROL

**Project Index #: 3821ENV1
Construction Cost \$2,500**

There are numerous bird and rodent droppings throughout this building. Due to the potential risk of disease, this project provides for treatment and cleanup of the rodent droppings by a licensed pest control business. Additionally, the building envelope should be sealed up to prevent future infestation until the building can be fully renovated.

WELL REFURBISHMENT

**Project Index #: 3821SFT2
Construction Cost \$25,000**

The existing well casing has a hole cut in the side above the floor with a hardware cloth covering potentially requiring repairs. Additionally, it is unknown when the well water quality was last tested. This project would provide funding to inspect and repair the well including the following projects. Investigate the well using a camera to inspect the casing and evaluate the well for the total depth and screened interval. Test the well pumping capacity and test the water quality to determine whether chemical treatment is necessary. Future projects may be based on the results of the investigation and are not part of this project. A future project recommendation is to upgrade the well pump and associated equipment considering the additional function to support fire suppression at the site. This recommendation is due to the distance between the site and the nearest volunteer Fire Department.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$26,600**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR DOOR REPLACEMENT

**Project Index #: 3821EXT3
Construction Cost \$1,300**

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 #: 3821EXT1
Construction Cost \$1,400

EXTERIOR FINISHES

The exterior paint 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 power washing, 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. This project should be implemented concurrently with the EXTERIOR SIDING REPLACEMENT project.

Project Index #: 3821EXT2
Construction Cost \$2,800

EXTERIOR SIDING REPLACEMENT

The building has painted T1-11 siding that is due for replacement. The existing siding is in poor condition and will no longer hold paint. This project recommends removing the T1-11 siding and replacing it with new T1-11 siding finished with an oil-based stain or paint.

Project Index #: 3821INT1
Construction Cost \$1,400

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project should be implemented concurrently with the WALLBOARD REPLACEMENT project.

Project Index #: 3821SFT1
Construction Cost \$11,000

INTERIOR STAIRWAY REPLACEMENT

The stairs and handrails between the first floor and the basement do not meet the requirements in the 2018 International Building Code Sections 1009 and 1012. This project would provide funding to remove and replace the stairway and handrail.

Project Index #: 3821EXT5
Construction Cost \$6,000

ROOF REPLACEMENT

The asphalt composition shingle roof and roof sheathing on this building were in poor condition at the time of the survey. It is recommended that this building be re-roofed, including structural repairs to fascia, and sheathing, in the next 2-3 years with a new 50 year asphalt composition shingle roofing system and new underlayment. This estimate includes removal and disposal of the old roofing system. It is recommended that necessary roof modifications to provide future access for the removal and replacement of the well pump be made at this time.

Project Index #: 3821INT2
Construction Cost \$1,700

WALLBOARD REPLACEMENT

The wallboard in the entry to the basement stairs is severely damaged and needs to be replaced. This project recommends removing and replacing the damaged sections of wallboard with gypsum drywall, finish, and paint.

Project Index #: 3821EXT4
Construction Cost \$1,000

WINDOW REPLACEMENT

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient, and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 2 units including wooden frames. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 110	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? Yes	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$29,500	Project Construction Cost per Square Foot: \$510.00
Priority Class 2: \$26,600	Total Facility Replacement Construction Cost: \$44,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$400
Grand Total: \$56,100	FCNI: 128%

BYNUM HOUSE

SPWD Facility Condition Analysis - 3820

Survey Date: 6/26/2020

**BYNUM HOUSE
BUILDING REPORT**

The Bynum House is a standard wood framed structure with T1-11 siding on a concrete stem wall foundation. The roof is a sloped wood frame with an asphalt composition shingle roofing system. The roof extends over a 2 vehicle carport. It is a 2 bedroom, 2 bathroom, 950 sq.ft. residence. It is currently used for housing by the Walker Basin Conservancy. It is located north of the Veterinary Shed (#3829).

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$2,300**
Currently Critical **Immediate to Two Years**

CARBON MONOXIDE DETECTOR INSTALLATION

**Project Index #: 3820SFT1
Construction Cost \$600**

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. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with 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.

FIRE EXTINGUISHER INSTALLATION

**Project Index #: 3820SFT2
Construction Cost \$300**

It is recommended that this residence have a fire extinguisher installed similar to the Brick House 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 #: 3820ELE1
Construction Cost \$200**

The existing receptacles in the kitchen, bathroom, and on the building exterior appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations on a building exterior and within 6 feet of a water source to have GFCI protection. This project would provide for the removal of the standard receptacles and installation of GFCI receptacles.

SMOKE ALARM INSTALLATION

**Project Index #: 3820SFT4
Construction Cost \$1,200**

This building appears to be lacking an operable 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: \$13,300**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 3820EXT1
Construction Cost \$3,800

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 3 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

EXTERIOR SIDING REPLACEMENT

Project Index #: 3820EXT2
Construction Cost \$9,500

The residence has painted T1-11 siding that is due for replacement. The existing siding is in poor condition and will no longer hold paint. This project recommends overlaying the T1-11 siding and replacing it with new T1-11 siding finished with an oil-based stain or paint.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$26,500**
Long-Term Needs **Four to Ten Years**

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 3820SFT3
Construction Cost \$17,100

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 #: 3820INT1
Construction Cost \$7,600

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.

WATER HEATER REPLACEMENT

Project Index #: 3820PLM1
Construction Cost \$1,800

There is a 40 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 5 - 6 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 950	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: \$2,300	Project Construction Cost per Square Foot: \$44.32
Priority Class 2: \$13,300	Total Facility Replacement Construction Cost: \$277,000
Priority Class 3: \$26,500	Facility Replacement Cost per Square Foot: \$292
Grand Total: \$42,100	FCNI: 15%

GUEST HOUSE DOMESTIC WELL BUILDING

SPWD Facility Condition Analysis - 3819

Survey Date: 6/26/2020

**GUEST HOUSE DOMESTIC WELL BUILDING
BUILDING REPORT**

The Guest House Domestic Well Building is a CMU block structure with a stucco finish and a wood framed flat roof with internal roof drains. The facade matches the southwest adobe style reflected in the Visitor Center and Guest House. The Well Building was completely remodeled to bring well water system to current drinking water standards including chlorine injection. This well provides drinking water to the Visitor Center and Guest House. It is located east of the Guest House.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$8,500**

Long-Term Needs **Four to Ten Years**

**Project Index #: 3819EXT1
Construction Cost \$5,000**

EXTERIOR FINISHES

The exterior paint is 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 power washing, 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 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 3819INT1
Construction Cost \$3,500**

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.

BUILDING INFORMATION:

Gross Area (square feet): 500	IBC Occupancy Type 1: 100 % U
Year Constructed: 2006	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? Yes	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$17.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$100,000
Priority Class 3:	\$8,500	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$8,500	FCNI:	9%

GUEST HOUSE

SPWD Facility Condition Analysis - 3818

Survey Date: 6/26/2020

**GUEST HOUSE
BUILDING REPORT**

The Guest House is a southwest adobe style structure with flat roofs, parapet walls with internal roof drains. The roofing system is single ply membrane. It is a 4 bedroom, 4 bathroom house located just north of the Visitor Center. It is currently being used as transitory staff housing for State Parks.

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

CARBON MONOXIDE DETECTOR INSTALLATION

Project Index #: 3818SFT1
Construction Cost \$1,200

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. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with 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.

FIRE EXTINGUISHER INSTALLATION

Project Index #: 3818SFT3
Construction Cost \$300

It is recommended that this residence have a fire extinguisher installed similar to the Brick House 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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$96,900**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 3818EXT1
Construction Cost \$22,800

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.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 3818SFT2
Construction Cost \$51,300

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 #: 3818INT1
Construction Cost \$22,800

INTERIOR FINISHES

The interior finishes are in good condition with additional attention on doors and casings. 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): 2,850	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 2006	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Painted Stucco / EIFS; Wood
Exterior Finish 2: 0 %	IBC Construction Type: III-B Trade canopy
Number of Levels (Floors): 1	Basement? No
	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$1,500	Project Construction Cost per Square Foot: \$34.53
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$957,000
Priority Class 3: \$96,900	Facility Replacement Cost per Square Foot: \$336
Grand Total: \$98,400	FCNI: 10%

BRICK HOUSE DETACHED GARAGE

SPWD Facility Condition Analysis - 3817

Survey Date: 6/26/2020

**BRICK HOUSE DETACHED GARAGE
BUILDING REPORT**

The Brick House Detached Garage is a single story, 1 car brick garage located southeast of the Brick House. The garage is constructed of Unreinforced Masonry (URM) and no seismic retrofit improvements have been done on this structure. It is currently used as storage for the Brick House resident.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$1,200**
Necessary - Not Yet Critical Two to Four Years

EXTERIOR DOOR REPLACEMENT

**Project Index #: 3817EXT2
Construction Cost \$1,200**

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, frame, and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$32,800**
Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

**Project Index #: 3817EXT1
Construction Cost \$2,000**

The exterior finishes are in fair condition. The paint on the rollup door header and roof fascia is showing signs of wear and weather damage. 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.

INTERIOR FINISHES

**Project Index #: 3817INT1
Construction Cost \$800**

The interior finishes are in fair condition considering its use as storage. It is recommended that the interior be visually inspected for any weather intrusion and that any openings be sealed. 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.

SEISMIC RETROFIT WALLS

**Project Index #: 3817SFT1
Construction Cost \$30,000**

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): 400	IBC Occupancy Type 1: 100 % U
Year Constructed: 1930	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Brick	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: III-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:	\$85.00
Priority Class 2:	\$1,200	Total Facility Replacement Construction Cost:	\$100,000
Priority Class 3:	\$32,800	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$34,000	FCNI:	34%

BRICK HOUSE

SPWD Facility Condition Analysis - 3816

Survey Date: 6/26/2020

**BRICK HOUSE
BUILDING REPORT**

The Brick House is a single story, 3 bedroom, 2 bathroom brick residence with a basement. The roof is a sloped wood frame with an asphalt composition shingle roofing system. The house is located on the south end of the main ranch yard and south of the 206 House (#3814). It is currently used for park employee housing.

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

CARBON MONOXIDE DETECTOR INSTALLATION

Project Index #: 3816SFT1
Construction Cost \$900

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. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with 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.

GFCI OUTLET INSTALLATION

Project Index #: 3816SFT4
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 to have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$43,600**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 3816EXT1
Construction Cost \$3,100

The exterior wood trim and fascia 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 #: 3816SFT3
Construction Cost \$28,000

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 #: 3816INT1
Construction Cost \$12,500

The interior finishes are in good condition with additional attention on doors and casings. 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): 1,560	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1930	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Brick	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Basement? Yes
	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,000	Project Construction Cost per Square Foot:	\$28.59
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$524,000
Priority Class 3:	\$43,600	Facility Replacement Cost per Square Foot:	\$336
Grand Total:	\$44,600	FCNI:	9%

206 HOUSE DETACHED GARAGE

SPWD Facility Condition Analysis - 3815

Survey Date: 6/26/2020

**206 HOUSE DETACHED GARAGE
BUILDING REPORT**

The 206 House Detached Garage is a standard wood framed structure with lap siding on a concrete foundation. The roof is a sloped wood frame with an asphalt composition shingle roofing system. It has 2 single car garage doors on the west side. The garage is located directly northwest of the 206 House.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$8,900**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES **Project Index #: 3815EXT1**
Construction Cost \$5,900

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.

INTERIOR FINISHES **Project Index #: 3815INT1**
Construction Cost \$3,000

The interior finishes are in fair condition with additional attention on doors and casings. 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): 740	IBC Occupancy Type 1: 100 % U
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$12.03
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$111,000
Priority Class 3:	\$8,900	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$8,900	FCNI:	8%

206 HOUSE

SPWD Facility Condition Analysis - 3814

Survey Date: 6/26/2020

206 HOUSE
BUILDING REPORT

The residence is a standard wood framed structure with lap siding on a concrete stem wall foundation. The roof is a sloped wood frame with an asphalt composition shingle roofing system. It is a 1300 sq.ft., 3 bedroom, 2 bathroom home currently used for park employee housing. It is located in the main ranch yard south of the Broad Shed (#3827) and east of the Park Maintenance Shop (#3824).

PRIORITY CLASS 1 PROJECTS Total Construction Cost for Priority 1 Projects: \$1,200
Currently Critical Immediate to Two Years

CARBON MONOXIDE DETECTOR INSTALLATION

Project Index #: 3814SFT2
Construction Cost \$900

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. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with 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.

FIRE EXTINGUISHER INSTALLATION

Project Index #: 3814SFT3
Construction Cost \$300

It is recommended that this residence have a fire extinguisher installed similar to the Brick House 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.

PRIORITY CLASS 3 PROJECTS Total Construction Cost for Priority 3 Projects: \$68,600
Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

Project Index #: 3814EXT1
Construction Cost \$10,400

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.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 3814SFT1
Construction Cost \$23,400

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 #: 3814INT1
Construction Cost \$10,400

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 #: 3814EXT2
Construction Cost \$24,400

ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in fair condition at the time of the survey. However, a spot repair near the ridge on the east end needs to be completed immediately. It is recommended that this building be re-roofed in the next 8 - 10 years with a new 50 year asphalt composition shingle roofing system and new underlayment. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet): 1,300	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	Basement? No
	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$1,200	Project Construction Cost per Square Foot: \$53.69
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$380,000
Priority Class 3: \$68,600	Facility Replacement Cost per Square Foot: \$292
Grand Total: \$69,800	FCNI: 18%

VISITOR CENTER STORAGE BUILDING

SPWD Facility Condition Analysis - 3813

Survey Date: 6/26/2020

**VISITOR CENTER STORAGE BUILDING
BUILDING REPORT**

The Visitor Center Storage Building is a CMU block structure with a wood framed flat roof and internal roof drains. The facade matches the southwest adobe style reflected in the Visitor Center and Guest House. Originally, the building housed the hydronic heating and cooling systems for the Visitor Center (previously the Main Ranch House). It is currently used for storage. It is located on the northeast corner of the walled entry courtyard to the Visitor Center.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$3,200**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

**Project Index #: 3813EXT1
Construction Cost \$1,600**

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.

INTERIOR FINISHES

**Project Index #: 3813INT1
Construction Cost \$1,600**

The interior finishes are in good condition. However, it is recommended that leaves and trash be removed to reduce likelihood of pest infestation problems. 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): 160	IBC Occupancy Type 1: 100 % U
Year Constructed: 2001	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Stucco / EIFS	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:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$32,000
Priority Class 3:	\$3,200	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$3,200	FCNI:	10%

VISITOR CENTER

SPWD Facility Condition Analysis - 3812

Survey Date: 6/26/2020

**VISITOR CENTER
BUILDING REPORT**

The Visitor Center is a southwest adobe style structure with flat roofs, parapet walls with internal roof drains. The roofing is a sprayed foam material with a white spray applied top coat. The Visitor Center is a 5 room, 4 bath, 2 story building used as offices for employees and as a visitor center for park visitors. It was built in 2001 as the main residence on the ranch.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$34,000**
Currently Critical **Immediate to Two Years**

ADA RAMPS

Project Index #: 3812ADA2
Construction Cost \$7,500

The Visitor Center is lacking an accessible entrance into the building. The new ramp must be on the accessible path of travel from the accessible parking spaces to the entrance of the building. This project would provide for an ADA compliant concrete ramp and handrails. 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 #: 3812ADA1
Construction Cost \$18,000

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, signage, 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 SIGNS

Project Index #: 3812SFT2
Construction Cost \$7,500

The building does not appear to have emergency lighting or exit signs. This project would provide for the purchase and installation of self-illuminated 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 and IFC Chapter 11 were referenced for this project.

SMOKE DETECTOR UPGRADE

Project Index #: 3812SFT1
Construction Cost \$1,000

There are different styles of smoke detectors in the building and may not be communicating properly. This project provides for replacing the older existing units and installing new units where required. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the building wiring with a battery backup.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$31,300**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR SITE LIGHTING UPGRADE

Project Index #: 3812SIT1
Construction Cost \$15,000

There is limited site lighting for the access road and parking areas which is a security and safety concern. The occupancy change from R-3 to "A-3" may require upgrade to site lighting and controls. This project would provide for the installation of additional LED exterior light fixtures and replace lamps in existing fixtures with LED lamps.

Project Index #: 3812INT3
Construction Cost \$7,500

GYPSUM BOARD REPAIR

Water leaks and moisture from a leaking skylight in the kitchen has damaged the gypsum board ceiling. Roof leaks that are not corrected may eventually cause structural damage. This project recommends repairing the skylight, removing and replacing the gypsum board and repainting the kitchen ceiling.

Project Index #: 3812EXT2
Construction Cost \$8,800

ROOF REPAIRS

Spray foam applied roofing systems are susceptible to physical damage such as falling tree branches and other objects with sharp edges. In addition, if the foam was applied as a retrofit, all roof mounted equipment may not meet the required 8" minimum height above the new finished roof elevation. It is recommended that this roof be inspected annually and patching any areas of the coating that are blistering, cracking, or showing signs of the top waterproof coating wearing away. Additionally, caulking around roof penetrations and/or applying a three coarse mesh/coating repair in areas where caulking won't suffice.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$180,000

Long-Term Needs

Four to Ten Years

Project Index #: 3812EXT1
Construction Cost \$26,200

EXTERIOR FINISHES

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3812INT1
Construction Cost \$26,200

INTERIOR FINISHES

The interior finishes are in fair condition; however, the existing paint has a flat finish and is not recommended. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 3812EXT3
Construction Cost \$105,600

ROOF REPLACEMENT

Spray foam applied roofing systems are not recommended and this roofing system should be replaced in the next 4 years. In addition, it appears that the roof mounted equipment does not meet the required 8" minimum height above the finished roof elevation. It is recommended that this building be re-roofed in the next 4-5 years with a new single-ply roofing system. This will allow for the roof to qualify for the statewide roofing warranty and preventative maintenance agreement programs. This estimate includes removal and disposal of the old roofing system.

Project Index #: 3812INT2
Construction Cost \$22,000

WOOD FLOORING REFINISH

The wood flooring throughout the Visitor Center is in fair condition, showing signs of wear and should be scheduled to be refinished in the next 4 - 5 years. This project would provide for sanding, floor prep, and application of a new floor finish.

BUILDING INFORMATION:

Gross Area (square feet): 4,400	IBC Occupancy Type 1: 100 % A-3
Year Constructed: 2001	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Painted Stucco / EIFS; Wood
Exterior Finish 2: 0 %	IBC Construction Type: III-B Trade canopy
Number of Levels (Floors): 2	Basement? No
	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$34,000	Project Construction Cost per Square Foot: \$55.75
Priority Class 2: \$31,300	Total Facility Replacement Construction Cost: \$1,480,000
Priority Class 3: \$180,000	Facility Replacement Cost per Square Foot: \$336
Grand Total: \$245,300	FCNI: 17%

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 - Pitchfork Site – FCA Site #9785
Description: View of Pitchfork Site Entry.



Walker River SRA - Pitchfork Site – FCA Site #9785
Description: Reduction of Site Combustibles Recommended.



Cabins #1 - #5 – FCA Building #4104, 4105 & 4149, 4150
Description: View of Typical Cabin.



Man Camp Trailer #1 – FCA Building #4079
Description: Egress Door Landing Adjustment.



Ramada 27 through 49 – FCA Building #4056 through #4078
Description: Typical Shade Ramadas at Quail Run RV Camping Area.



Ramada 23 through 26 – FCA Building #4052 through #4055
Description: Typical Shade Ramadas at Day Use Area.



Comfort Station #4 – FCA Building #4051
Description: Exterior of the Building at Day Use Area.



Comfort Station #3 – FCA Building #4050
Description: Exterior of the Building at Quail Run RV Camping Area.



Comfort Station #2 – FCA Building #4049
Description: Exterior of the Building near Visitor Center.



Group Use Ramada #2 – FCA Building #4048
Description: Exterior of the Building at Quail Run RV Camping Area.



Ramada 1 through 16 – FCA Building #3880 through #3895
Description: Typical Shade Ramadas at Primitive Camping Area.



Group Use Ramada #1 – FCA Building #3879
Description: Exterior of the Building near Visitor Center.



Comfort Station #1 – FCA Building #3878
Description: Exterior of the Building at Primitive Camping Area.



Silo 1, Silo 2 – FCA Building #3838, #3839
Description: Exterior of the Structures.



Pump House 3 – FCA Building #3837
Description: View of the Structure.



Pump House 2 – FCA Building #3836
Description: Exterior of the Building.



Pump House 1 – FCA Building #3835
Description: Exterior of the Structure.



Metal Shed 1 through 4 – FCA Building #3831 through #3834
Description: Exterior of the Structures.



Church Shed – FCA Building #3830
Description: Exterior of the Building.



Veterinary Shed (Vacant) – FCA Building #3829
Description: Exterior of the Building.



Livestock Shed – FCA Building #3828
Description: Exterior of the Building.



Broad Shed – FCA Building #3827
Description: Exterior of the Building.



Smokehouse (Vacant) – FCA Building #3825
Description: Exterior of the Building.



Park Maintenance Shop – FCA Building #3824
Description: Exterior of the Building.



Horse Stable – FCA Building #3823
Description: Exterior of the Building.



Chefs House – FCA Building #3822
Description: Exterior of the Building.



Bynum House Domestic Well Building – FCA Building #3821
Description: Exterior of the Building.



Bynum House Domestic Well Building – FCA Building #3821
Description: Well Refurbishment Recommended.



Bynum House – FCA Building #3820
Description: Exterior of the Building.



Guest House Domestic Well Building – FCA Building #3819
Description: Exterior of the Building.



Guest House Domestic Well Building – FCA Building #3819
Description: Interior of the Building.



Guest House – FCA Building #3818
Description: Exterior of the Building.



Brick House Detached Garage – FCA Building #3817
Description: Exterior of the Building.



Brick House – FCA Building #3816
Description: Exterior of the Building.



206 House Detached Garage – FCA Building #3815
Description: Exterior of the Building.



206 House - FCA Building #3814
Description: Exterior of the Building.



Visitor Center Storage Building - FCA Building #3813
Description: Exterior of the Building.



Visitor Center - FCA Building #3812
Description: Exterior of the Building.



Visitor Center - FCA Building #3812
Description: Roof Repairs / Replacement Recommended.