State of Nevada
Department of Administration
Buildings and Grounds
Stewart Irrigation Diversion Building
Facility Condition Analysis

STEWART IRRIGATION DIVERSION BUILDING
Clear Creek Road, Carson City, NV

Building Number: 2451

FACILITY CONDITION ANALYSIS

Report Printed in March 2005
The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board develops this report using cost estimates based on contractor pricing. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable project costs completed by SPWB project managers.

This report does not address routine maintenance needs. If there are buildings without projects listed, this indicates that only routine maintenance needs were found.

**This report is not a guarantee of funding. This report is meant to be a planning level document for the agency and State Public Works Board to assess the needs of the building and to help support future requests for capital improvement projects and maintenance.**

**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.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>2451</td>
<td>STEWART IRRIGATION DIVERSION BLDG</td>
<td>200</td>
<td>1890</td>
<td>3/11/2005</td>
<td>$6,000</td>
<td>$12,000</td>
<td>$0</td>
<td>$18,000</td>
<td>$50,000</td>
<td>36%</td>
</tr>
<tr>
<td></td>
<td>Clear Creek Road Carson City</td>
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<td></td>
</tr>
<tr>
<td>9820</td>
<td>STEWART IRRIGATION DIVERSION BLDG SITE</td>
<td>0</td>
<td></td>
<td>3/21/2008</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>0%</td>
</tr>
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<td></td>
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<tr>
<td></td>
<td><strong>Report Totals</strong></td>
<td><strong>200</strong></td>
<td><strong>1890</strong></td>
<td><strong>3/11/2005</strong></td>
<td><strong>$6,000</strong></td>
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<td><strong>$50,000</strong></td>
<td><strong>36%</strong></td>
</tr>
</tbody>
</table>
### Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
<th>No Current Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>STEWART IRRIGATION DIVERSION BLDG SITE</td>
<td>9820</td>
<td></td>
</tr>
<tr>
<td>STEWART IRRIGATION DIVERSION BLDG</td>
<td>2451</td>
<td></td>
</tr>
</tbody>
</table>
Stewart Irrigation Diversion Building is an unreinforced native stone structure with a dirt floor built in the late 1800's. It has a 4" thick precast concrete roof which probably replaced the original wood framed roof. The building does not serve any purpose at this time. Adjacent to and south of the building is an operational concrete weir structure with two channels designed to divert surface water from Clear Creek for the Stewart Complex down stream. This building and weir structures are located in the Clear Creek Canyon with steep canyon walls on both sides. The only access to the site is a steep, rough dirt trail. It is recommended that this building be boarded up and left in a state of "arrested decay" at this time.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Cost for Priority 1 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Fencing</td>
<td>$6,000</td>
</tr>
</tbody>
</table>

The Building / Weir site is located in Clear Creek Canyon. The site currently is wide open to the public and is a safety hazard. This project would provide for a 6 foot tall industrial chain link fence with a locked gate to prevent the public from entering the site and building. Signage is included.

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Cost for Priority 2 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete Wier Rehabilitation</td>
<td>$12,000</td>
</tr>
</tbody>
</table>

The existing concrete weir structure is in need of cleaning and rehabilitation. This project would provide for resurfacing the concrete weir channels with a water resistant epoxy coating, replacing about 20 lineal feet of water intake piping, new filters and cleaning.
Gross Area (square feet): 200
Year Constructed: 1800
Exterior Finish 1: 100 Stone
Exterior Finish 2: 0
Number of Levels (Floors): 1 Basement? No
UBC Occupancy Type 1: 0
UBC Occupancy Type 2: 0
Construction Type:
UBC Construction Type:

**PROJECT TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$6,000</th>
<th>Project Cost per Square Foot: $90.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$12,000</td>
<td>Total Facility Replacement Cost: $50,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot: $250</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$18,000</td>
<td></td>
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</tbody>
</table>

**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 341.201 by the State Public Works Board and should be utilized as a planning level document.

**REPORT DEVELOPMENT:**
State Public Works Board 515 E. Musser Street #102 (775) 684-4141 voice
Facilities Condition Analysis Carson City, Nevada 89701 (775) 684-4142 facsimile
Stewart Irrigation Diversion Building - Building #2451
Description: The exterior of the building.

Stewart Irrigation Diversion Building - Building #2451
Description: The interior of the building.
Stewart Irrigation Diversion Building - Building #2451
Description: Concrete diversion channels.

Stewart Irrigation Diversion Building - Building #2451
Description: Clear Creek intake.
Stewart Irrigation Diversion Building - Building #2451
Description: Concrete roof structure.

Stewart Irrigation Diversion Building - Building #2451
Description: Roof as seen from Clear Creek Road.