FORT CHURCHILL STATE PARK
10000 Highway 95A
Silver Springs, Nevada 89429

Site Number: 9921
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report distributed in October 2021
The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

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

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

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

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

**Class Definitions**

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

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

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

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

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

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.
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<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
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This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.
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Fort Churchill was once a U.S. Army fort built in 1860 to provide protection for early settlers. It was abandoned nine years later, and today the ruins are preserved in a state of arrested decay. A visitor center displays information and artifacts of the fort's history. The Pony Express and the Overland Telegraph once passed through this area. Facilities at Fort Churchill State Historic Park include trails, a campground, picnic area, group-use area and access to the Carson River. Nearby is Buckland Station, a Pony Express stop, supply center, and former hotel built in 1870. Buckland Station is located on the Carson River at Weeks Bridge, one-half mile south of the Fort Churchill entrance road. There are also numerous ranch structures which are currently kept in a state of arrested decay. The Nevada State Park System acquired 3,200 acres along the Carson River in 1994. The properties, known as the Carson River Ranches, connect Fort Churchill State Historic Park with Lahontan State Recreation Area. This river corridor, with its diverse plant and wildlife communities, is a popular area for hikers, birdwatchers, canoeists, hunters and equestrians. Fort Churchill is located along the Carson River, eight miles south of Silver Springs on US 95A. The park is situated 40 miles east of Carson City, and 36 miles west of Fallon.

**PRIORITY CLASS 1 PROJECTS**

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**FIRE HOSE REPLACEMENT**

Project Index #: 9921SFT1  
Construction Cost: $1,500

There are several fire hose sheds around the site. Three of the hoses are cracked and leaking and are due for replacement. This project would provide for the replacement of three 200 foot by 1.5 inch diameter fire hoses. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**RUINS ADA ACCESS PROGRAM ACCESSIBILITY**

Project Index #: 9921ADA2  
Construction Cost: $20,000

The Fort Churchill ruins are open to the public for viewing and historic education. There is no designated ADA access to this area. This project would provide for an ADA accessible location inside of the public area of the Museum/Visitor Center for an audio/visual (A/V) presentation of the ruins which may not be ADA accessible. This project includes funds for an audio/visual consultant to outline and document a typical walking tour of the ruins and purchase and installation of all required A/V equipment including signage, TDD equipment and minor remodeling of the public area of the building as required to accommodate this program. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**SEPTIC SYSTEM REPLACEMENT**

Project Index #: 9921SIT5  
Construction Cost: $130,700

The septic system serving the RV Dump Station serving the campground is failing. This project recommends replacing the septic tank and moving the leach field. The estimate includes abandoning and filling the old septic tank and the installation of a new tank and leach field. This estimate is for an engineered system which will conform to all required environmental rules and regulations including NDEP.
PRIORITY CLASS 2 PROJECTS

MUSEUM VIEWING AREA REPLACEMENT
The ruins viewing area west of the Museum has reached the end of its useful life. The CMU perimeter pony walls are spalling and cracking and need to be removed. This project would provide funding for the removal of the low walls, regrading and compacting, installation of a new concrete patio and guard rails as required. The cost estimate also includes demolition and disposal of the existing materials.

PEST CONTROL CONTRACT
Many of the buildings throughout the site are in need of pest control. Mice, rats, pigeons and other pests are damaging the buildings and leaving droppings. Due to the potential risk of disease, this project provides for treatment, clean up and prevention of these pests by a licensed pest control company. It is recommended that this project be scheduled on a cyclical basis to maintain control of the pests.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

RESEAL ASPHALT PARKING AND ROADS
It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 400,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

RUINS PATHWAY RESTORATION
The pathway leading from the Museum / Visitor's Center around the Fort Churchill ruins is rough and washed out in areas. This project would fund re-grading the pathway and laying down 3 inches of compacted materials suitable for walking paths.

PRIORITY CLASS 3 PROJECTS

SITE DOMESTIC WATER LINE REPLACEMENT
The 1-1/2" underground water main feeding the main park area, camping areas and residences is reaching the end of its useful life and should be considered for replacement in the next 10 years. There are no record drawings of the system which makes isolating sections for repairs difficult. System leaks are occurring with more frequency. This project would provide for the replacement of the domestic water supply system including trenching, backfill, grading and required backflow prevention to each occupied building on site.
PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $152,200
Priority Class 2: $430,000
Priority Class 3: $95,300
Grand Total: $677,500
The Fire Protection Pump House is a precast concrete structure which contains fire protection water storage and pressure tanks for the historic Buckland Station structure.

**PRIORITY CLASS 3 PROJECTS**

Four to Ten Years

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 3 Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>2988EXT1</td>
<td>$2,200</td>
<td>$2,200</td>
</tr>
</tbody>
</table>

**EXTERIOR/ INTERIOR FINISHES**

The condition of the finishes were 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 interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 220
- Year Constructed: 2006
- Exterior Finish 1: 100% Precast Concrete
- Exterior Finish 2: 0% Precast Concrete
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2: 0% U
- Precast Concrete
- Construction Type: Precast Concrete
- IBC Construction Type: III-B

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>Project Construction Cost per Square Foot</th>
<th>$10.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2</td>
<td>Total Facility Replacement Construction Cost</td>
<td>$44,000</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>Facility Replacement Cost per Square Foot</td>
<td>$200</td>
</tr>
<tr>
<td>Grand Total</td>
<td>FCNI:</td>
<td>5%</td>
</tr>
</tbody>
</table>

$2,200 Construction Cost
The Pump House is a concrete masonry unit structure partially below grade which contains a water pressure tank and treatment system for Residence #1. It has a sheet metal roof.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $640

Necessary - Not Yet Critical Two to Four Years

**EXTERIOR FINISHES**

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. Included in the cost are cleaning and sealing the masonry, staining the wood members and caulking of the penetrations. It is recommended that the building be sealed, stained and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 64
- Year Constructed: 1980
- Exterior Finish 1: 100 % Concrete Masonry U
- Exterior Finish 2: 0 %
- Construction Type: Concrete Masonry & Wood
- 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
- Priority Class 2: $640
- Priority Class 3: $0
- Grand Total: $640

Project Construction Cost per Square Foot: $10.00

Total Facility Replacement Construction Cost: $6,000

Facility Replacement Cost per Square Foot: $100

FCNI: 11%
The Pump House is a two level wood and concrete masonry unit framed structure with a composition roof and a concrete foundation. There is a water pressure storage tank and a water treatment system located below grade. The room above is used for storage. This is the main well which serves two residences and the campground and day use areas.

**Priority Class 1 Projects**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2405SFT1</td>
<td>$9,400</td>
</tr>
</tbody>
</table>

**Exterior Stair Handrail Installation**

The existing wood exterior stairs at the entry and the concrete stairs going to the basement are lacking handrails as required in the 2006 IBC Chapter 10, Section 1012. This project would provide for a tubular steel framed handrail to be installed at both stairs.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**Priority Class 3 Projects**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2405EXT3</td>
<td>$4,000</td>
</tr>
</tbody>
</table>

**Exterior Finishes**

The exterior finishes were 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. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Interior Finishes**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 4 to 6 years. 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
- **Year Constructed:** 1997
- **Exterior Finish 1:** 100% Painted Wood Siding
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement?:** Yes
- **Percent Fire Suppressed:** 0%

**Project Construction Cost Totals Summary:**

- **Priority Class 1:** $9,400
- **Priority Class 2:** $0
- **Priority Class 3:** $6,000
- **Grand Total:** $15,400

**Project Construction Cost per Square Foot:** $38.50

**Total Facility Replacement Construction Cost:** $40,000

**Facility Replacement Cost per Square Foot:** $100

**FCNI:** 39%
The CXT Restroom is a precast ADA compliant Men's and Women's restroom which is located in the group campground area.

### PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2403EXT1</td>
<td>$830</td>
<td>$830</td>
</tr>
</tbody>
</table>

#### EXTERIOR/ INTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

### BUILDING INFORMATION:

- **Gross Area (square feet):** 196
- **Year Constructed:** 2000
- **Exterior Finish 1:** 100% Precast Concrete
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **IBC Occupancy Type 1:** 100% B
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Precast Concrete
- **IBC Construction Type:** III-B
- **Baseline:** No
- **Percent Fire Supressed:** 0%

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$0</td>
<td>$22,000</td>
<td>$112</td>
<td>4%</td>
</tr>
<tr>
<td>Class 2</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Class 3</td>
<td>$830</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$830</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The CXT Restroom is a precast ADA compliant Men's and Women's restroom which is located behind the Buckland Station. The new building is in excellent condition.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $830</th>
</tr>
</thead>
</table>

**EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 196
- Year Constructed: 2007
- Exterior Finish 1: 100 % Precast Concrete
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100 % B
- IBC Occupancy Type 2: 0 %
- Construction Type: Precast Concrete
- IBC Construction Type: III-B
- Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot: $4.23</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td>Total Facility Replacement Construction Cost: $22,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$830</td>
<td>Facility Replacement Cost per Square Foot: $112</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$830</td>
<td>FCNI: 4%</td>
</tr>
</tbody>
</table>
The Blacksmith Shop is an old wood framed structure with a wood shingle roofing system installed in 2017 with a 30 year warranty. It is located near the adobe brick storage structure. The building has numerous items relating to blacksmithing operations and is in poor condition.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
</table>

**HISTORIC BUILDING MAINTENANCE**

The wood structure is approaching 100 years old and there are numerous areas where the wood is splitting, warping and deteriorating. This is also an exhibit for the park and requires maintenance time to display the artifacts and maintain the signage. This project would provide for sealing the wood, caulking the flashing, fixtures and windows, replacing wood shake roof shingles as needed, replacing wood siding as needed and maintaining the exhibit in a state of arrested decay. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate. It is recommended that the work be done 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 or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>195</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1935</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?:</td>
<td>No</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $0 |
| Priority Class 2: | $3,900 |
| Priority Class 3: | $0 |
| Grand Total:     | $3,900 |

| Project Construction Cost per Square Foot: | $20.00 |
| Total Facility Replacement Construction Cost: | $15,000 |
| Facility Replacement Cost per Square Foot: | $75 |
| FCNI: | 26% |
BUCKLAND STATION KIOSK

BUILDING REPORT

The Buckland Station Kiosk is a wood framed signage structure located on the north side of Buckland Station. It has a wood shingle roof.

PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $500

EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the structure. 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): 16
- Year Constructed: 2001
- Exterior Finish 1: 100 % Painted Wood Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement?: No
- Percent Fire Suppressed: 0 %

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $500
- Grand Total: $500

- Project Construction Cost per Square Foot: $31.25
- Total Facility Replacement Construction Cost: $8,000
- Facility Replacement Cost per Square Foot: $469
- FCNI: 6%
RESIDENCE #4 - DEPAOLI RANCH
BUILDING REPORT

The Robert Depaoli Ranch was constructed in 1935 and is located about 200 yards Northwest of the Buckland Station on the West side of Highway 95A. The unoccupied residence is a single story structure on an unreinforced CMU foundation with a composition roof. All utilities have been or never were connected. The building is currently used for storage and is in poor condition.

PRIORITIZE CLASS 1 PROJECTS
Total Construction Cost for Priority 1 Projects: $12,000
Immediately to Two Years

DISCONTINUE BUILDING USE
The residence contains numerous code and safety issues including, but not limited to an upper level exterior door without a deck or stairway, rodent infestation, broken or missing doors and windows, possible asbestos contamination and broken or missing electrical fixtures. This project recommends that the residence be secured by boarding up exterior openings and weather proof the exterior to prevent further damage. The electrical service should be disconnected and the public/personnel should not be allowed to enter or use this building.

This project or a portion thereof was previously recommended in the FCA report dated 03/07/2005 and 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

BUILDING INFORMATION:
- Gross Area (square feet): 1,380
- Year Constructed: 1945
- Exterior Finish 1: 100% Transite Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100% R-3
- IBC Occupancy Type 2: %
- Construction Type: Wood Framing
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
- Priority Class 1: $12,000
- Priority Class 2: $0
- Priority Class 3: $0
- Grand Total: $12,000
- Project Construction Cost per Square Foot: $8.70
- Total Facility Replacement Construction Cost: $345,000
- Facility Replacement Cost per Square Foot: $250
- FCNI: 3%
Residence #3 is a wood framed structure with an asphalt composition shingle roof on a concrete foundation. The roof was installed in 2011 with a 30 year warranty. It contains an attached garage, bedrooms, bathrooms, a living area, kitchen and dining rooms. The heating system consists of a propane fired FAU and a wall mounted evaporative cooler. The residence is in good condition and is located adjacent to Residence #2.

**Priority Class 1 Projects**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 1 Projects: $4,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>1413SFT2</td>
<td>$3,000</td>
<td></td>
</tr>
<tr>
<td>1413SFT1</td>
<td>$1,500</td>
<td></td>
</tr>
</tbody>
</table>

**Exterior Landing Installation**

Section R311.4.3 of the 2006 IBC describes the requirements for landings at exterior doors. The landing shall not be more than 7 3/4 inches below the top of the threshold and shall have a minimum dimension of 36 inches measured in the direction of travel. The rear exterior door does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**Smoke and Carbon Monoxide Detector Installation**

Section 907.2.9 of the 2018 IBC and 2018 IFC explain the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. IFC 2018 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarm. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer’s instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.

This project or a portion thereof was previously recommended in the FCA report dated 08/08/2003 and 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**Priority Class 2 Projects**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 2 Projects: $15,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>1413EXT4</td>
<td>$15,000</td>
<td></td>
</tr>
</tbody>
</table>

**Window Replacement**

The windows are original, dual pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 10 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/08/2003 and 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.
PRIORITY CLASS 3 PROJECTS
Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

The exterior finishes were 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. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Construction Cost $21,280
Project Index #: 1413EXT2

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 4 to 5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Construction Cost $10,640
Project Index #: 1413INT1

BUILDING INFORMATION:

| Gross Area (square feet): 2,128 | IBC Occupancy Type 1: 100 % R-3 |
| Year Constructed: 1983 | IBC Occupancy Type 2: % |
| Exterior Finish 1: 100 % Painted Wood Siding | Construction Type: Wood Framing |
| Exterior Finish 2: % | IBC Construction Type: V-B |
| Number of Levels (Floors): 1 | Basement? No |
| Percent Fire Supressed: 0 % |

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $4,500 | Project Construction Cost per Square Foot: $24.16 |
| Priority Class 2: | $15,000 | Total Facility Replacement Construction Cost: $532,000 |
| Priority Class 3: | $31,920 | Facility Replacement Cost per Square Foot: $250 |
| Grand Total: | $51,420 | FCNI: 10% |
SHOP/PUBLIC RESTROOM BUILDING
BUILDING REPORT

The Shop/Public Restroom building is a wood framed structure with a wood shingle roofing system on a concrete foundation. The building has a new wood shake roofing system installed in 2021. The shop area is now used mostly for storage. The restroom portion contains the designated public restrooms which are not fully ADA compliant and are in need of an upgrade.

This building is currently undergoing extensive renovation under CIP 21-M45 that will affect recommended projects.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $25,600

**Currently Critical**

**Immediate to Two Years**

**ADA RESTROOM UPGRADE**

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of two unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

**ADA SIGNAGE**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $20,998

**Necessary - Not Yet Critical**

**Two to Four Years**

**EXTERIOR DOOR REPLACEMENT**

The existing exterior wood door appears to be original to the building. It is damaged from age and general wear and tear and is not wide enough to accommodate the needs of the staff. This project would provide for widening the doorway to 36” and replacing 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.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**EXTERIOR FINISHES**

The exterior painted surfaces were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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.
INTERIOR FINISHES
The interior finishes were in poor condition. It is recommended that the interior walls be painted at least once in the next 2 - 4 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

The interior finishes were in poor condition. It is recommended that the interior walls be painted at least once in the next 2 - 4 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

LIGHTING UPGRADE
The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

BUILDING INFORMATION:
- Gross Area (square feet): 759
- Year Constructed:
- Exterior Finish 1: 100 % Painted Stucco
- Exterior Finish 2:
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
- Priority Class 1: $25,600
- Priority Class 2: $20,998
- Priority Class 3: $0
- Grand Total: $46,598
- Project Construction Cost per Square Foot: $61.39
- Total Facility Replacement Construction Cost: $288,000
- Facility Replacement Cost per Square Foot: $300
- FCNI: 20%

Project Index #: 1318INT1
Construction Cost $7,600

Project Index #: 1318ENR1
Construction Cost $1,898
The Park Office/Shop is a wood framed structure with a wood shake roofing system on a concrete foundation. The building has a new wood shake roofing system installed in 2021. It contains offices for park personnel, restroom, storage and a shop. The facility has a fire sprinkler system, a propane fired HVAC system and a small non-ADA compliant restroom.

This building is currently undergoing extensive renovation under CIP 21-M45 that will affect recommended projects.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $3,500

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1165INT3</td>
<td>$3,500</td>
</tr>
</tbody>
</table>

**NONABSORBANT FINISHES**

2018 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet and bathing rooms that extend upward onto the walls at least 6 inches, within 2 feet of the sides of urinals and water closets to a height of 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. This project recommends the installation of Fiberglass Reinforced Panel (FRP) or an equal material to comply with this code section.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $37,900

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1165HVA1</td>
<td>$7,000</td>
</tr>
<tr>
<td>1165INT2</td>
<td>$12,700</td>
</tr>
<tr>
<td>1165INT1</td>
<td>$6,000</td>
</tr>
</tbody>
</table>

**AIR CONDITIONER REPLACEMENT**

Two air conditioners are installed in this building that have reached the end of their useful and expected life. This project would provide for two new air conditioners to be installed including all required connections to utilities. The estimate includes removal and disposal of the old equipment.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

**FLOORING REPLACEMENT**

The carpet and VCT (vinyl composite tile) flooring in the office areas 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 carpet and VCT and installation of new carpet and 12x12 VCT with a 6” base.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**INTERIOR FINISHES**

The interior finishes were in poor condition. It is recommended that the interior walls be painted at least once in the next 2 to 3 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

OVERHEAD DOOR REPLACEMENT

There are three 8’x8’ overhead coiling doors on the building, one of which is damaged and does not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling door and replacement with a new manually operated overhead coiling door. Removal and disposal of the existing door is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $12,000

EXTERIOR FINISHES

The exterior finishes were 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. 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 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,200
Year Constructed: 1992
Exterior Finish 1: 100 % Painted Stucco
Exterior Finish 2:  %
Number of Levels (Floors): 1  Basement? No
IBC Occupancy Type 1: 50 % B
IBC Occupancy Type 2: 50 % S-2
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $3,500 | Project Construction Cost per Square Foot: $44.50 |
| Priority Class 2: | $37,900 | Total Facility Replacement Construction Cost: $360,000 |
| Priority Class 3: | $12,000 | Facility Replacement Cost per Square Foot: $300 |
| Grand Total:     | $53,400 | FCNI: 15% |
Residence #1 is a wood framed structure with a composition shingle roof on a concrete foundation. It contains an attached garage, bedrooms, bathrooms, a living area, kitchen and dining rooms. The heating system consists of a propane fired FAU and a gable end mounted evaporative cooler.

The residence is located near Residence #4 west of the highway from Buckland Station.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Project</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>0965SFT2</td>
<td>EXTERIOR LANDING INSTALLATION</td>
<td>$6,000</td>
</tr>
<tr>
<td>0965SFT1</td>
<td>SMOKE AND CARBON MONOXIDE DETECTOR INSTALLATION</td>
<td>$1,500</td>
</tr>
</tbody>
</table>

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Project</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>0965HVA1</td>
<td>EVAPORATIVE COOLER REPLACEMENT</td>
<td>$4,000</td>
</tr>
</tbody>
</table>
EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0965EXT2
Construction Cost $16,000

PRIORITY CLASS 3 PROJECTS
Total Construction Cost for Priority 3 Projects: $8,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 4 to 5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0965INT1
Construction Cost $8,000

BUILDING INFORMATION:

Gross Area (square feet): 1,600
Year Constructed: 1983
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2:  %
ICB Occupancy Type 1: 100 % R-3
ICB Occupancy Type 2:  %
Construction Type: Wood Framing
ICB Construction Type: V-B
Number of Levels (Floors): 1
Basement? No
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Total Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$7,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Class 2</td>
<td>$20,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Class 3</td>
<td>$8,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$35,500</td>
<td>$22.19</td>
<td>$400,000</td>
<td>$250</td>
<td>9%</td>
</tr>
</tbody>
</table>

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Residence #2 is a wood framed structure with a wood shingle roof on a concrete foundation. It contains an attached garage, bedrooms, bathrooms, a living area, kitchen and dining rooms. The heating system consists of a propane fired FAU and a roof mounted evaporative cooler.

The roofing is scheduled to be replaced under CIP 21-SO1-3.

### PRIORITY CLASS 1 PROJECTS

**Total Construction Cost for Priority 1 Projects:** $7,500

**Currently Critical**

**IMMEDIATE TO TWO YEARS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>EXTERIOR LANDING INSTALLATION</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>0964SFT2</td>
<td>Section R311.4.3 of the 2018 IRC describes the requirements for landings at exterior doors. The landing shall not be more than 7 3/4 inches below the top of the threshold and shall have a minimum dimension of 36 inches measured in the direction of travel. There are two doors that do not comply with this code and pose a safety hazard. This project would provide for the installation of compliant landings for each door. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.</td>
<td>$6,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>SMOKE AND CARBON MONOXIDE DETECTOR INSTALLATION</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>0964SFT1</td>
<td>Section 907.2.9 of the 2018 IBC and 2018 IFC explain the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. IFC 2018 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarm. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer’s instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes. This project or a portion thereof was previously recommended in the FCA report dated 08/08/2003 and 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.</td>
<td>$1,500</td>
</tr>
</tbody>
</table>

### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $23,900

**NECESSARY - NOT YET CRITICAL**

**TWO TO FOUR YEARS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>OVEN REPLACEMENT</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>0964CUL1</td>
<td>There is a propane fired oven in the kitchen that is not operating. It has reached the end of it's useful and expected life and should be scheduled for replacement. This project would provide for a new oven/ cook top to be installed including all required connections to utilities. The estimate includes removal and disposal of the old oven. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.</td>
<td>$2,000</td>
</tr>
</tbody>
</table>
RESTROOM REMODEL
The restroom in the residence is original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilet, shower and exhaust fan are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom. The removal and disposal of the existing finishes is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

SLIDING GLASS DOOR REPLACEMENT
The sliding glass door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the sliding glass door assembly with a new door, frame, and hardware. Removal and disposal of the existing door is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

CHIMNEY REPLACEMENT
The metal chimney flue is original to the building and should be scheduled for replacement. The flue does not properly vent the wood burning fireplace. This project would provide for the replacement of the flue and related chimney accessories. Removal and disposal of the existing materials is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

EXTERIOR FINISHES
The exterior finishes were 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. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES
The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 4 to 5 years. 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): 2,166
Year Constructed: 1983
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $7,500 Project Construction Cost per Square Foot: $31.34
Priority Class 2: $23,900 Total Facility Replacement Construction Cost: $542,000
Priority Class 3: $36,490 Facility Replacement Cost per Square Foot: $250
Grand Total: $67,890 FCNI: 13%
The Cannon Shelter is a wood post and beam structure with a wood shingle roof on a concrete slab-on-grade foundation. The wood shake roofing system is approximately 20 - 30 years old with no roofing warranty. The south wall is a plastered wall and the remainder of the shelter is enclosed by a security fence. It is on an ADA accessible route and located just east of the visitor center.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $14,000

- Necessary - Not Yet Critical
- Two to Four Years

**ROOF REPLACEMENT**

The Cannon Shelter was built in 1992 matching the architecture of the Museum. The current wood shake roofing system appears to be original to the building and is in need of replacement. Due to its historic nature, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional requirements. This project will fund the replacement of the wood shingle roofing systems. This estimate includes removal and disposal of the old roof. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $4,000

- Long-Term Needs
- Four to Ten Years

**EXTERIOR / INTERIOR FINISHES**

The exterior finishes were 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 and interior of the building. Included in the cost is power washing, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

### BUILDING INFORMATION:

- Gross Area (square feet): 400
- Year Constructed: 1992
- Exterior Finish 1: 30 % Painted Stucco
- Exterior Finish 2: 70 % Post & Beam Open
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100 % U
- IBC Occupancy Type 2: %
- Construction Type: Wood & Plaster
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $0
- Priority Class 2: $14,000
- Priority Class 3: $4,000
- Grand Total: $18,000

- Project Construction Cost per Square Foot: $45.00
- Total Facility Replacement Construction Cost: $60,000
- Facility Replacement Cost per Square Foot: $150
- FCNI: 30%

12-Oct-21
BUCKLAND STATION HISTORIC BUILDING
BUILDING REPORT

Samuel S. Buckland settled the valley in 1859 and began ranching. His early establishment served as an important way station for pioneer travelers on the Overland Route. It was one of the earliest ranches in the area, supplying emigrants, ranchers, travelers and the soldiers at Fort Churchill. The Overland Stage Company kept horses at the station and the Pony Express stopped here for change of mounts.

As Fort Churchill was dismantled, Mr. Buckland salvaged materials from the fort buildings to build the two-story house seen today. The Buckland family lived in the house, and rented rooms to travelers.

Buckland Station was acquired by State Parks in 1994 as part of the Ghiglia Ranch. The Division of State Parks plans many improvements for the building and grounds and interpretive displays have been installed in the lower level. A fire alarm and sprinkler system have also been installed as well as an HVAC and security systems. The wood shake roofing system is planned to be replaced in 2022 under CIP 21-S01-10.

Buckland Station is located on the Carson River at Weeks Bridge, one-half mile south of the Fort Churchill entrance road.

PRIORITY CLASS 1 PROJECTS

Currently Critical

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

Construction Cost $5,200

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical

INSULATE BUILDING
The building is not insulated and is not energy efficient. Due to this, the heater continuously runs and the water pipes are at risk of damage caused by freezing temperatures. This project will install R-19 insulation in the walls and R38 insulation in the ceiling with to help moderate temperature fluctuations.

Construction Cost $37,400

ROOF REPLACEMENT
Buckland Station was built in 1870 and the current wood shake roofing system is weathered, has reached the end of its useful life and is in need of replacement. Due to its historic nature, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional requirements. This project will fund the replacement of the wood shingle roofing systems. This estimate includes removal and disposal of the old roof.

Construction Cost $50,000
EXTERIOR FINISHES

The exterior finishes were 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. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0541EXT2
Construction Cost $40,600

INTERIOR FINISHES

The interior finishes are in good condition for the portion of the building that has been restored. It is recommended that the interior painted surfaces be painted at least once in the next 6 to 10 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0541INT1
Construction Cost $20,280

BUILDING INFORMATION:

Gross Area (square feet): 4,056
Year Constructed: 1870
Exterior Finish 1: 90% Painted Wood Siding
Exterior Finish 2: 10% Brick Masonry
Number of Levels (Floors): 2
Basement? No

IBC Occupancy Type 1: 100% B
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 100%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $5,200
Priority Class 2: $87,400
Priority Class 3: $60,880
Grand Total: $153,480

Project Construction Cost per Square Foot: $37.84
Total Facility Replacement Construction Cost: $1,825,000
Facility Replacement Cost per Square Foot: $450

FCNI: 8%
The residence is a wood framed structure with an asphalt composition roof on a concrete foundation. The roof was replaced in 2010 with a 20 year warranty. It is part of the old Ghiglia Ranch and is located east of the Buckland Station building. It contains bedrooms, bathrooms, a living area and a kitchen dining room. Heat is provided by a propane fired FAU and cooling is provided by an evaporative cooler mounted on the roof.

**PRIORITIZED CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Total Construction Cost for Priority 1 Projects: $2,200</th>
</tr>
</thead>
<tbody>
<tr>
<td>0539HVA1</td>
<td>0539SFT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$700</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$1,500</td>
</tr>
</tbody>
</table>

**EXHAUST VENT REPAIR**

The exhaust fan for the restroom currently vents into the attic space. The vent should continue through the roof and exhaust to the outside. This project would provide for the purchase and installation of a new exhaust vent roof jack and additional piping to connect the existing vent to the roof jack.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2019. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**SMOKE AND CARBON MONOXIDE DETECTOR INSTALLATION**

Section 907.2.9 of the 2018 IBC and 2018 IFC explain the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. IFC 2018 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarm. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer’s instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.

This project or a portion thereof was previously recommended in the FCA report dated 08/08/2003 and 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**EXTERIOR FINISHES**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. The wood siding is failing and will no longer hold additional coats of paint. The stone chimney is also failing and will collapse if not replaced soon. Included in the cost is replacing and painting the wood siding, replacing the stone chimney and sealing and caulkling of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be repaired, caulked and sealed in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
REPLACE KITCHEN COUNTERTOPS

The countertops in the kitchen are showing signs of wear and tear particularly at the Formica edges and corners. The countertops are delaminating and failing. This project recommends the replacement of the existing damaged countertops with heavy duty, quality finishes. This project would provide funding for the removal and replacement of the countertops. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2019. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $24,230

EVAPORATIVE COOLER REPLACEMENT

An evaporative cooler is installed on the roof of this building. It is reaching the end of its useful and expected life and should be scheduled for replacement. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2019. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 5 to 6 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

ROOF REPLACEMENT

The 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 8 - 10 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2019. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

BUILDING INFORMATION:

Gross Area (square feet): 1,026
Year Constructed: 1950
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $2,200
Priority Class 2: $24,500
Priority Class 3: $24,230
Grand Total: $50,930

Project Construction Cost per Square Foot: $49.64
Total Facility Replacement Construction Cost: $328,000
Facility Replacement Cost per Square Foot: $320

FCNI: 16%
ADA ACCESSIBLE COMFORT STATION #2
BUILDING REPORT

The Comfort Station is a wood framed structure with an old composition roof on a concrete foundation which contains a Men's and Women's pit toilet. The building is in fair shape and should be scheduled for replacement with a new pre-manufactured unit.

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two to Four Years</td>
<td>$369,000</td>
</tr>
</tbody>
</table>

COMFORT STATION REPLACEMENT
This comfort station was built in 1963. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. An ADA accessible parking space and route of travel to the comfort station is included in this estimate. The new restroom, parking space and route of travel shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

BUILDING INFORMATION:

- Gross Area (square feet): 140
- Year Constructed: 1979
- Exterior Finish 1: 100% Painted Wood Siding
- Exterior Finish 2:
- Number of Levels (Floors): 1
- Basement?: No
- Percent Fire Supressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $0
- Priority Class 2: $369,000
- Priority Class 3: $0
- Grand Total: $369,000

Project Construction Cost per Square Foot: $2,635.71
Total Facility Replacement Construction Cost: $15,000
Facility Replacement Cost per Square Foot: $107
FCNI: 2460%
ADA ACCESSIBLE COMFORT STATION #1

BUILDING REPORT

The Comfort Station is a wood framed structure with an old composition roof on a concrete foundation which contains a Men's and Women's pit toilet. The building is in fair shape and should be scheduled for replacement with a new pre-manufactured unit.

PRIORİTY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $369,000

Necessary - Not Yet Critical Two to Four Years

COMFORT STATION REPLACEMENT

This comfort station was built in 1963. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. An ADA accessible parking space and route of travel to the comfort station is included in this estimate. The new restroom, parking space and route of travel shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

BUILDING INFORMATION:

Gross Area (square feet): 140
Year Constructed: 1979
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement: No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $2,635.71
Priority Class 2: $369,000 Total Facility Replacement Construction Cost: $15,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $107
Grand Total: $369,000 FCNI: 2460%
COMFORT STATION #4 - PICNIC

BUILDING REPORT

The Comfort Station is a wood framed structure with an old composition roof on a concrete foundation which contains a Men's and Women's pit toilet. The building is in fair shape and should be scheduled for replacement with a new pre-manufactured unit.

**PRIORITIY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two to Four Years</td>
<td>$369,000</td>
</tr>
</tbody>
</table>

**COMFORT STATION REPLACEMENT**

This comfort station was built in 1963. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. An ADA accessible parking space and route of travel to the comfort station is included in this estimate. The new restroom, parking space and route of travel shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 147
- **Year Constructed:** 1963
- **Exterior Finish 1:** 100 % Painted Wood Siding
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$2,510.20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$369,000</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$15,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$102</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$369,000</td>
<td>FCNI:</td>
<td>2460%</td>
</tr>
</tbody>
</table>
The Comfort Station is a wood framed structure with an old composition roof on a concrete foundation which contains a Men's and Women's pit toilet. The building is in poor shape and should be scheduled for replacement with a new pre-manufactured unit.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $369,000

Necessary - Not Yet Critical Two to Four Years

COMFORT STATION REPLACEMENT

This comfort station was built in 1963. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. An ADA accessible parking space and route of travel to the comfort station is included in this estimate. The new restroom, parking space and route of travel shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

BUILDING INFORMATION:

Gross Area (square feet): 147  
Year Constructed: 1963  
Exterior Finish 1: 100 % Painted Wood Siding  
Exterior Finish 2: %  
Number of Levels (Floors): 1  
Basement? No  
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0  
Priority Class 2: $369,000  
Priority Class 3: $0  
Grand Total: $369,000

Project Construction Cost per Square Foot: $2,510.20  
Total Facility Replacement Construction Cost: $15,000  
Facility Replacement Cost per Square Foot: $102  
FCNI: 2460%
The Comfort Station is a wood framed structure with an old composition roof on a concrete foundation which contains a Men's and Women's pit toilet. The building is in poor shape and should be scheduled for replacement with a new pre-manufactured unit.

PRIORITIZE CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $369,000

Necessary - Not Yet Critical Two to Four Years

COMFORT STATION REPLACEMENT

This comfort station was built in 1963. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. An ADA accessible parking space and route of travel to the comfort station is included in this estimate. The new restroom, parking space and route of travel shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

BUILDING INFORMATION:

| Gross Area (square feet): | 147 |
| Year Constructed: | 1963 |
| Exterior Finish 1: | 100 % Painted Wood Siding |
| Exterior Finish 2: | % |
| Number of Levels (Floors): | 1 |
| Basement? | No |

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $0 |
| Priority Class 2: | $369,000 |
| Priority Class 3: | $0 |
| Grand Total: | $369,000 |

Project Construction Cost per Square Foot: $2,510.20
Total Facility Replacement Construction Cost: $15,000
Facility Replacement Cost per Square Foot: $102
FCNI: 2460%
The Group Ramada is a wood post and beam framed structure with an asphalt shingle roof on a concrete slab-on-grade foundation. The roof was replaced in 2016 with a 30 year warranty. There is a sink and barbeques as well as ADA accessible parking and access to the shelter. The facility is located in the group use area which is a reservation fee site. This building is currently undergoing extensive renovation under CIP 21-M45.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>0490INT1</td>
<td>CONCRETE REPLACEMENT</td>
<td></td>
</tr>
</tbody>
</table>

The concrete slab floor in the structure is in need of replacement. Settling and heaving has caused cracking and spalling of the concrete. This project would provide for the removal and replacement of the concrete floor. 1430 SF of 4" thick concrete was used for this estimate. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

### PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>0490EXT3</td>
<td>EXTERIOR FINISHES</td>
<td></td>
</tr>
</tbody>
</table>

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. Included in the cost is sanding, priming and painting the wood supports and painting the masonry. It is recommended that the building be painted, sealed and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

### BUILDING INFORMATION:

- Gross Area (square feet): 1,430
- Year Constructed: 1976
- Exterior Finish 1: 50% Wood Post & Beam
- Exterior Finish 2: 50% Brick Masonry
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2: %
- Construction Type: Wood Post & Beam
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0%

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $28,600
- Priority Class 2: $0
- Priority Class 3: $14,300
- Grand Total: $42,900

- Project Construction Cost per Square Foot: $30.00
- Total Facility Replacement Construction Cost: $143,000
- Facility Replacement Cost per Square Foot: $100
- FCNI: 30%
The Museum/Visitor Center is a wood framed structure with a heavy plaster exterior finish which replicates the architectural style of the fort. It has an old wood shingle roof and a concrete foundation. The wood shake roofing system is approximately 20 - 30 years old with no roofing warranty. The building has many kiosks and display areas describing Fort Churchill's history. There is a security alarm system and an ADA accessible ramp in the facility. This building is currently undergoing extensive renovation under CIP 21-M45 that will affect recommended projects.

### PRIORITY CLASS 1 PROJECTS

#### Currently Critical Immediate to Two Years

<table>
<thead>
<tr>
<th>Project Index</th>
<th>Project Name</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>0488ADA1</td>
<td>ADA SIGNAGE</td>
<td>$17,350</td>
<td>$750</td>
</tr>
<tr>
<td>0488ADA2</td>
<td>EXTERIOR HANDRAIL REPLACEMENT</td>
<td>$6,000</td>
<td></td>
</tr>
<tr>
<td>0488SFT2</td>
<td>FIRE ALARM SYSTEM INSTALLATION</td>
<td>$9,100</td>
<td></td>
</tr>
<tr>
<td>0488SEC1</td>
<td>SECURITY SYSTEM ASSESSMENT</td>
<td>$1,500</td>
<td></td>
</tr>
</tbody>
</table>

#### ADA SIGNAGE

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

#### EXTERIOR HANDRAIL REPLACEMENT

The handrails on the stairs and ramps around the exterior of the building are older and do not meet code for safety or accessibility. The gripping surfaces are incorrect, they are not continuous from the top to bottom landings and/ or they are installed on only one side of the stair or ramp. This project recommends replacement of the handrails in accordance with NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and Americans with Disabilities Act Accessibility Guidelines (ADAAG). The removal and disposal of the existing handrails is included in the estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

#### FIRE ALARM SYSTEM INSTALLATION

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

#### SECURITY SYSTEM ASSESSMENT

The security system has been disabled due to too many false alarms. It is recommended that a security system specialist evaluate the system to determine any deficiencies in order to bring the system back on line. Future projects would be based on this report.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.
PRIORITY CLASS 2 PROJECTS  
Total Construction Cost for Priority 2 Projects: $55,250

Necessary - Not Yet Critical  
Two to Four Years

Project Index #: 0488EXT1  
Construction Cost $13,000

EXTERIOR FINISHES
The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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.

HVAC EQUIPMENT INSTALLATION
The building does not have any HVAC equipment other than wood burning stoves. It is recommended to condition this building to provide comfort for visitors and preserve the displays and artifacts in the building. This project would provide for the installation of a central HVAC system for the building.  
This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

Project Index #: 0488HVA1  
Construction Cost $39,000

LIGHTING UPGRADE
The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.  
This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018. Probable completion under CIP 21-M45.

Project Index #: 0488ENR1  
Construction Cost $3,250

PRIORITY CLASS 3 PROJECTS  
Total Construction Cost for Priority 3 Projects: $39,000

Long-Term Needs  
Four to Ten Years

Project Index #: 0488INT1  
Construction Cost $6,500

INTERIOR FINISHES
The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 4 - 5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0488EXT2  
Construction Cost $32,500

ROOF REPLACEMENT
The Museum was built in 1935 and the current wood shake roofing system is weathered, has reached the end of its useful life and is in need of replacement. Due to its historic nature, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional requirements. This project will fund the replacement of the wood shingle roofing systems. This estimate includes removal and disposal of the old roof.  
This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.
BUILDING INFORMATION:

Gross Area (square feet): 1,300
Year Constructed: 1935
Exterior Finish 1: 100 % Painted Stucco
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Wood & Plaster
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $17,350 | Project Construction Cost per Square Foot: $85.85 |
| Priority Class 2: | $55,250 | Total Facility Replacement Construction Cost: $455,000 |
| Priority Class 3: | $39,000 | Facility Replacement Cost per Square Foot: $350 |
| Grand Total:     | $111,600 | FCNI: 25% |
ADOBE BRICK STORAGE SHELTER

BUILDING REPORT

The storage shelter is a wood post and beam structure which is open on one side. It has an asphalt shingle roof and a dirt floor. The roof was replaced in 2016 with a 30 year warranty. The building is used for the storage of adobe bricks which are used in the restoration of the fort ruins as needed. The building is located near the old Blacksmith Shop.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $5,200

Necessary - Not Yet Critical Two to Four Years

Project Index #: 0487EXT1
Construction Cost $5,200

EXTERIOR FINISHES

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. Included in the cost is sanding, priming and painting. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 516
Year Constructed: 1981
Exterior Finish 1: 75% Painted Wood Siding
Exterior Finish 2: 25% Open
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100% U
IBC Occupancy Type 2: %
Construction Type: Wood Post & Beam
IBC Construction Type: V-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $10.08
Priority Class 2: $5,200 Total Facility Replacement Construction Cost: $39,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $75
Grand Total: $5,200 FCNI: 13%

Site number: 9921
SPWD Facility Condition Analysis - 0487
Survey Date: 10/9/2018

State of Nevada / Conservation & Natural Resources
The Comfort Station is a wood framed structure with an old composition roof on a concrete foundation which contains a Men's and Women's pit toilet. The building is in poor shape and should be scheduled for replacement with a new, pre-manufactured unit.

**PRIORITIZED SCenarios**

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $561,825

**Necessary - Not Yet Critical**

**Two to Four Years**

**COMFORT STATION REPLACEMENT**

This comfort station was built in 1963. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar comfort station in the same location as the existing building. An ADA accessible parking space and route of travel to the comfort station is included in this estimate. The new restroom, parking space and route of travel shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/09/2018.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 147
- **Year Constructed:** 1963
- **Exterior Finish 1:** Painted Wood Siding
- **Construction Type:** Wood Framing
- **Construction Type:** V-B
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $3,821.94
- **Priority Class 2:** $561,825
- **Total Facility Replacement Construction Cost:** $15,000
- **Priority Class 3:** $0
- **Facility Replacement Cost per Square Foot:** $102
- **Grand Total:** $561,825
- **FCNI:** 3746%

**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

12-Oct-21

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Fort Churchill State Park - Site #9921
Description: View of Park Entrance Kiosk.

Fort Churchill State Park - Site #9921
Description: Reseal Asphalt Parking and Roads.
Fort Churchill State Park - Site #9921
Description: Viewing Area Needing Upgrade to Concrete.

Comfort Station #1 – Group Camp - Building #0486
Description: Exterior of the Building – Needing Replacement.
Adobe Brick Storage Shelter - Building #0487
Description: View of the Building.

Museum / Visitor Center - Building #0488
Description: Exterior of the Building.
Museum / Visitor Center - Building #0488
Description: Interior of the Building.

Group Ramada - Building #0490
Description: Exterior of the Structure.
Group Ramada - Building #0490
Description: Concrete Slab Needing Replacement.

Comfort Station #2 - Campground - Building #0491
Description: Exterior of the Building – Needing Replacement.
Comfort Station #3 - Campground - Building #0492
Description: Exterior of the Building – Needing Replacement.

Comfort Station #4 - Picnic - Building #0500
Description: Exterior of the Building – Needing Replacement.
ADA Accessible Comfort Station #1 - Building #0501
Description: Exterior of the Building – Needing Replacement.

ADA Accessible Comfort Station #2 - Building #0502
Description: Exterior of the Building – Needing Replacement.
Residence #5 – Ghiglia Ranch - Building #0539
Description: Exterior of the Building.

Residence #5 – Ghiglia Ranch - Building #0539
Description: Evaporative Cooler Replacement.
Buckland Station Historic Building - Building #0541
Description: Exterior of the Building.

Buckland Station Historic Building - Building #0541
Description: Building Insulation Needed.
Buckland Station Historic Building - Building #0541
Description: Seismic Gas Valve Needed.

Cannon Shelter - Building #0963
Description: Exterior Finishes of the Building.
Residence #2 – Depaoli Ranch - Building #0964
Description: Exterior of the Building.

Residence #1 – Depaoli Ranch - Building #0965
Description: Exterior of the Building.
Park Shop / Office - Building #1165
Description: Exterior of the Building.

Park Shop / Office - Building #1165
Description: Interior of the Shop & A/C Upgrade Needed.
Shop / Public Restroom Building - Building #1318
Description: Exterior of the Building.

Shop / Public Restroom Building - Building #1318
Description: ADA Restroom Upgrade Needed.
Residence #3 – Depaoli Ranch - Building #1413
Description: Exterior of the Building.

Residence #4 – Depaoli Ranch - Building #1474
Description: Exterior of the Building.
Buckland Station Kiosk - Building #2385
Description: Exterior of the Structure.

Blacksmith Shop - Building #2386
Description: Exterior of the Building.
Adobe Restroom #2 - Building #2387
Description: Exterior of the Structure.

Adobe Restroom #1 - Building #2388
Description: Exterior of the Structure.
CXT Restroom #1 - Buckland - Building #2402
Description: Exterior of the Building.

CXT Restroom #2 – Group Camp - Building #2403
Description: Exterior of the Building.
Pump House #1 – Ranger Residence - Building #2405
Description: Exterior of the Building.

Pump House #2 – Residence #1 - Building #2406
Description: Exterior of the Building.
CXT Fire Protection Pump House - Buckland - Building #2988
Description: Exterior of the Building.

Fort Churchill Ruins - Buildings #3650 - #3671
Description: View of the Fort Churchill Site.