

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

BERLIN ICHTHYOSAUR STATE PARK SITE

HC 61, Box 61200
Austin, Nevada 89310

Site Number: 9922
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in November 2021

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

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

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

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

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

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

Class Definitions

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

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

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

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

PRIORITY CLASS 3 - (Four to Ten Years)

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

Site number: 9922

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3104	RESTROOM A - VISITORS CENTER	36	1970	6/13/2019	\$0	\$75,000	\$0	\$75,000	\$10,000	750%
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
1028	RESTROOM B - CAMPGROUND	100	1970	6/13/2019	\$0	\$75,000	\$0	\$75,000	\$10,000	750%
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
0470	RESTROOM - PICNIC AREA	150	1970	6/13/2019	\$0	\$75,000	\$0	\$75,000	\$15,000	500%
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
1004	CAMP SHED	560	1954	6/13/2019	\$0	\$11,200	\$0	\$11,200	\$14,000	80%
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
1007	CXT COMFORT STATION C - FOSSIL HOUSE	60	1985	6/13/2019	\$8,000	\$0	\$600	\$8,600	\$20,000	43%
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
1006	COMFORT STATION B - CAMPGROUND	60	1985	6/13/2019	\$8,000	\$0	\$600	\$8,600	\$20,000	43%
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
1005	COMFORT STATION A - CAMPGROUND	60	1985	6/13/2019	\$8,000	\$0	\$600	\$8,600	\$20,000	43%
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
0469	RANGER RESIDENCE - MINE FORMAN'S HOUSE	750	1896	6/13/2019	\$1,500	\$55,800	\$7,550	\$64,850	\$187,500	35%
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
0472	ADOBE HOUSE	544	1863	6/13/2019	\$0	\$27,200	\$0	\$27,200	\$81,600	33%
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
0473	FOSSIL HOUSE STORAGE	150	1970	6/13/2019	\$0	\$10,500	\$0	\$10,500	\$45,000	23%
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
1002	CAMP CABIN	458	1954	6/13/2019	\$0	\$9,200	\$0	\$9,200	\$45,800	20%
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
1013	PHILLIPS HOUSE	483	1896	6/13/2019	\$0	\$9,700	\$0	\$9,700	\$48,300	20%
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
1032	WATSON HOUSE	483	1896	6/13/2019	\$0	\$9,700	\$0	\$9,700	\$48,300	20%
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
1034	TIFFELS CABIN/STAGECOACH STOP	693	1896	6/13/2019	\$0	\$13,900	\$0	\$13,900	\$69,300	20%
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
1035	STORE WAREHOUSE	464	1896	6/13/2019	\$0	\$9,300	\$0	\$9,300	\$46,400	20%
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									

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Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1003	BOBTOWN BOXCAR	300	1954	6/13/2019	\$0	\$6,000	\$0	\$6,000	\$30,000	20%
	HC61 Box 61200 Austin NV									
1000	ASSAY OFFICE	576	1896	6/13/2019	\$0	\$11,500	\$0	\$11,500	\$57,600	20%
	HC61 Box 61200 Austin NV									
1009	HOIST SHACK	336	1896	6/13/2019	\$0	\$6,700	\$0	\$6,700	\$33,600	20%
	HC61 Box 61200 Austin NV									
1010	ITALIAN HOUSE	462	1896	6/13/2019	\$0	\$9,200	\$0	\$9,200	\$46,200	20%
	HC61 Box 61200 Austin NV									
1008	STEVENS HOUSE	462	1896	6/13/2019	\$0	\$9,200	\$0	\$9,200	\$46,200	20%
	HC61 Box 61200 Austin NV									
2577	SEASONAL CABIN #2	248	2006	6/13/2019	\$0	\$0	\$5,000	\$5,000	\$31,000	16%
	HC61 Box 61200 Austin NV									
2576	SEASONAL CABIN #1	248	2006	6/13/2019	\$0	\$0	\$5,000	\$5,000	\$31,000	16%
	HC61 Box 61200 Austin NV									
0467	FOSSIL HOUSE	4300	1966	6/13/2019	\$130,000	\$0	\$43,000	\$173,000	\$1,075,000	16%
	HC61 Box 61200 Austin NV									
1011	MACHINE SHOP	2150	1896	6/13/2019	\$0	\$32,300	\$0	\$32,300	\$215,000	15%
	HC61 Box 61200 Austin NV									
0471	FOSTERS BLACKSMITH SHOP	480	1896	6/13/2019	\$0	\$9,600	\$0	\$9,600	\$72,000	13%
	HC61 Box 61200 Austin NV									
0468	VISITOR'S CENTER/PARK OFFICE	880	1896	6/13/2019	\$19,500	\$0	\$8,800	\$28,300	\$220,000	13%
	HC61 Box 61200 Austin NV									
2379	BLACKSMITH SHOP - DIANA MINE	400	2003	6/13/2019	\$0	\$0	\$4,000	\$4,000	\$40,000	10%
	HC61 Box 61200 Austin NV									
1012	BALL MILL	1200	1896	6/13/2019	\$0	\$2,400	\$0	\$2,400	\$30,000	8%
	HC61 Box 61200 Austin NV									
3102	RANGER RESIDENCE #2 GARAGE	774	2011	6/13/2019	\$0	\$0	\$3,900	\$3,900	\$77,400	5%
	HC61 Box 61200 Austin NV									
1001	BERLIN MILL	9945	1896	6/13/2019	\$0	\$0	\$99,000	\$99,000	\$1,989,000	5%
	HC61 Box 61200 Austin NV									
3101	RANGER RESIDENCE #2	1112	2011	6/13/2019	\$0	\$0	\$11,160	\$11,160	\$278,000	4%
	HC61 Box 61200 Austin NV									

Site number: 9922

Facility Condition Needs Index Report

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3929	RESTROOM D - CAMPGROUND		0	6/13/2019	\$0	\$0	\$0			0%
	HC61 Box 61200 Austin NV								Berlin-Ichthyosaur	
3928	RESTROOM C - CAMPGROUND		0	6/13/2019	\$0	\$0	\$0			0%
	HC61 Box 61200 Austin NV								Berlin-Ichthyosaur	
9922	BERLIN ICHTHYOSAUR STATE PARK SITE		0	6/13/2019	\$2,110,000	\$6,700	\$0	\$2,116,700		0%
	HC61 Box 61200 Austin NV								Berlin-Ichthyosaur	
3927	RESTROOM 2 - PICNIC AREA		0	6/13/2019	\$0	\$0	\$0			0%
	HC61 Box 61200 Austin NV								Berlin-Ichthyosaur	
1019	RAMADA #06 - CAMPGROUND	120	1977	6/13/2019	\$0	\$0	\$0		\$4,800	
	HC61 Box 61200 Austin NV								Berlin-Ichthyosaur	
1023	RAMADA #10 - CAMPGROUND	120	1977	6/13/2019	\$0	\$0	\$0		\$4,800	
	HC61 Box 61200 Austin NV								Berlin-Ichthyosaur	
2383	MINE SUPERVISOR'S HOUSE OUTHOUSE	25	1900	6/13/2019	\$0	\$0	\$0		\$500	
	HC61 Box 61200 Austin NV								Berlin-Ichthyosaur	
2382	WATSON HOUSE OUTHOUSE	25	1900	6/13/2019	\$0	\$0	\$0		\$500	
	HC61 Box 61200 Austin NV								Berlin-Ichthyosaur	
2380	PHILLIPS HOUSE OUTHOUSE	25	1900	6/13/2019	\$0	\$0	\$0		\$500	
	HC61 Box 61200 Austin NV								Berlin-Ichthyosaur	
1027	RAMADA #14 - CAMPGROUND	120	1977	6/13/2019	\$0	\$0	\$0		\$4,800	
	HC61 Box 61200 Austin NV								Berlin-Ichthyosaur	
1026	RAMADA #13 - CAMPGROUND	120	1977	6/13/2019	\$0	\$0	\$0		\$4,800	
	HC61 Box 61200 Austin NV								Berlin-Ichthyosaur	
1017	RAMADA #04 - CAMPGROUND	120	1977	6/13/2019	\$0	\$0	\$0		\$4,800	
	HC61 Box 61200 Austin NV								Berlin-Ichthyosaur	
1024	RAMADA #11 - CAMPGROUND	120	1977	6/13/2019	\$0	\$0	\$0		\$4,800	
	HC61 Box 61200 Austin NV								Berlin-Ichthyosaur	
1014	RAMADA #01 - CAMPGROUND	120	1977	6/13/2019	\$0	\$0	\$0		\$4,800	
	HC61 Box 61200 Austin NV								Berlin-Ichthyosaur	
1022	RAMADA #09 - CAMPGROUND	120	1977	6/13/2019	\$0	\$0	\$0		\$4,800	
	HC61 Box 61200 Austin NV								Berlin-Ichthyosaur	
1021	RAMADA #08 - CAMPGROUND	120	1977	6/13/2019	\$0	\$0	\$0		\$4,800	
	HC61 Box 61200 Austin NV								Berlin-Ichthyosaur	

Site number: 9922

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1020	RAMADA #07 - CAMPGROUND	120	1977	6/13/2019	\$0	\$0	\$0		\$4,800	
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
1018	RAMADA #05 - CAMPGROUND	120	1977	6/13/2019	\$0	\$0	\$0		\$4,800	
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
1016	RAMADA #03 - CAMPGROUND	120	1977	6/13/2019	\$0	\$0	\$0		\$4,800	
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
1015	RAMADA #02 - CAMPGROUND	120	1977	6/13/2019	\$0	\$0	\$0		\$4,800	
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
1025	RAMADA #12 - CAMPGROUND	120	1977	6/13/2019	\$0	\$0	\$0		\$4,800	
	HC61 Box 61200 Austin NV									
	Berlin-Ichthyosaur									
Report Totals.....:		30,679			\$2,285,000	\$475,100	\$189,210	\$2,949,310	\$5,021,900	59%

Acronyms List

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

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

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RESTROOM 2 - PICNIC AREA	3927	No Current Projects
RESTROOM A - VISITORS CENTER	3104	
RANGER RESIDENCE #2 GARAGE	3102	
RANGER RESIDENCE #2	3101	
SEASONAL CABIN #2	2577	
SEASONAL CABIN #1	2576	
MINE SUPERVISOR'S HOUSE OUTHOUSE	2383	No Current Projects
WATSON HOUSE OUTHOUSE	2382	No Current Projects
PHILLIPS HOUSE OUTHOUSE	2380	No Current Projects
BLACKSMITH SHOP - DIANA MINE	2379	
STORE WAREHOUSE	1035	
TIFFELS CABIN/STAGECOACH STOP	1034	
WATSON HOUSE	1032	
RESTROOM B - CAMPGROUND	1028	
RAMADA #14 - CAMPGROUND	1027	No Current Projects
RAMADA #13 - CAMPGROUND	1026	No Current Projects
RAMADA #12 - CAMPGROUND	1025	No Current Projects
RAMADA #11 - CAMPGROUND	1024	No Current Projects
RAMADA #10 - CAMPGROUND	1023	No Current Projects
RAMADA #09 - CAMPGROUND	1022	No Current Projects
RAMADA #08 - CAMPGROUND	1021	No Current Projects
RAMADA #07 - CAMPGROUND	1020	No Current Projects
RAMADA #06 - CAMPGROUND	1019	No Current Projects
RAMADA #05 - CAMPGROUND	1018	No Current Projects
RAMADA #04 - CAMPGROUND	1017	No Current Projects
RAMADA #03 - CAMPGROUND	1016	No Current Projects
RAMADA #02 - CAMPGROUND	1015	No Current Projects
RAMADA #01 - CAMPGROUND	1014	No Current Projects
PHILLIPS HOUSE	1013	
BALL MILL	1012	

MACHINE SHOP	1011
ITALIAN HOUSE	1010
HOIST SHACK	1009
STEVENS HOUSE	1008
CXT COMFORT STATION C - FOSSIL HOUSE	1007
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BERLIN ICHTHYOSAUR STATE PARK SITE

SPWD Facility Condition Analysis - 9922

Survey Date: 6/13/2019

BERLIN ICHTHYOSAUR STATE PARK SITE**BUILDING REPORT**

The Berlin Ichthyosaur State Park is located 23 miles east of Gabbs Nevada, via State Route 884. The park was first established in 1957 to protect and display North America's most abundant concentration and largest known Ichthyosaur fossils. The park also preserves the turn of the 20th century mining town of Berlin as well as the Diana Mine. Berlin Ichthyosaur State Park encompasses 1,153 acres, receives around 12,000 visitors/year, and is kept very clean by the local staff. There is a 14 unit campground, a day use and picnic area, interpretive trails, a visitor's center and a mine tour and Ichthyosaur fossil tour available to the public.

Potable water is provided via a well and underground storage tanks in the upper area of the park which gravity feeds the water system in the park. The occupied residences have individual septic systems and there is propane for heating the occupied buildings on site served by one large tank. The new Ranger Residence and Garage have a roof mounted solar array that now provides reliable electricity to occupied buildings along with a new generator and switchgear for emergency and back-up power.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$2,110,000****Currently Critical****Immediate to Two Years****Project Index #: 9922ADA1****Construction Cost \$120,000****ADA PARKING SPACES**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary in eight locations throughout the park to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space at the Visitor's Center/ Park Office, Restroom A - Visitor's Center, Restroom B - Campground, Comfort Station A - Campground, Comfort Station B - Campground, Restroom - Picnic Area, Comfort Station C - Fossil House and the Fossil House. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 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 07/28/2003 and 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

Project Index #: 9922ADA2**Construction Cost \$40,000****CAMPGROUND ADA UPGRADES**

According to proposed US Access Board regulations, a campground with 2 - 25 camping spaces shall have 2 accessible spaces spaced throughout the campground to provide as many campsite options as possible. Of the 14 available spaces, the campground currently does not have any accessible spaces. Other regulations include 20'-0" wide drive aisles for RV/ tent trailer sites and accessible amenities on an accessible route including grills, picnic tables, fire rings and water & electric utilities. These guidelines are not official at this time, but are expected to be incorporated into the ADAAG soon. This project provides for upgrading two existing campsites to accessible campsites.

This project or a portion thereof was previously recommended in the FCA report dated 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

Project Index #: 9922SFT1
Construction Cost \$1,950,000

FIRE DEFENSE UPGRADE

In the summer of 2002 the Nevada Division of Forestry performed a Wild Land Fire Risk Assessment on this facility. Several factors are taken into consideration when performing these assessments such as type of building and roofing materials, what kind of water supply is available, fuel density, defensible space, topography, who responds in case of fire, how far away the responding party, is, etc. The Berlin Ichthyosaur Park was given a Risk Assessment Rating of 85 points. This rating is well into the Extreme Danger Category of 75 and above.

The Park was also assessed by the State Fire Marshal's office in the summer of 2003.

Recommendations from these assessments include thinning and treatment of fuels, removal of ladder fuels, creating defensible space, reseeding, and addition of a water storage tank dedicated to the existing fire suppression hydrant system. Also obtain additional firefighting apparatus and provide training to park personnel. Address the need for a reliable source of electrical power. Provide secondary emergency egress from park and develop areas of refuge (Safety Zones) for visitors to take shelter in the event of a fire. Develop evacuation/emergency procedures and establish a more dependable means of communication from the Park to local resources.

This project or a portion thereof was previously recommended in the FCA report dated 07/28/2003 and 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$6,700

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 9922EXT1
Construction Cost \$6,700

EXTERIOR FINISHES, SHADE RAMADAS

There are 14 wood shade ramadas in the campground which are 120 s.f. each for a total of 1,680 square feet. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for staining the structures and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structures.

This project or a portion thereof was previously recommended in the FCA report dated 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,110,000
Priority Class 2:	\$6,700
Priority Class 3:	\$0
Grand Total:	\$2,116,700

RESTROOM A - VISITORS CENTER

SPWD Facility Condition Analysis - 3104

Survey Date: 6/13/2019

RESTROOM A - VISITORS CENTER BUILDING REPORT

The restroom is a wood framed pit style unisex toilet located adjacent to the Visitor's Center near the entrance to the park. This building has ADA signage on the door but is not ADA accessible. The wood shingle roof is in poor condition. The report will address the replacement of this building with a new CXT precast comfort station.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$75,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3104ADA1****Construction Cost \$75,000****BUILDING REPLACEMENT**

The restroom is approaching the end of its expected life and should be scheduled for replacement. Although it has an ADA sign on it, it is not compliant with current ADA requirements. This project would provide for the demolition and disposal of the existing structure and installation of an ADA compliant precast CXT or similar unisex comfort station to be located adjacent to an ADA accessible parking space. An ADA accessible route of travel from the parking to the comfort station is included in this estimate.

This project should be implemented concurrently with the ADA PARKING SPACES project.

This project or a portion thereof was previously recommended in the FCA report dated 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

BUILDING INFORMATION:

Gross Area (square feet): 36	IBC Occupancy Type 1: 100 % B
Year Constructed: 1970	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2,083.33
Priority Class 2:	\$75,000	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$278
Grand Total:	\$75,000	FCNI:	750%

RANGER RESIDENCE #2 GARAGE

SPWD Facility Condition Analysis - 3102

Survey Date: 6/13/2019

RANGER RESIDENCE #2 GARAGE**BUILDING REPORT**

The Ranger Residence Garage is a new wood framed structure designed to replicate ghost town vernacular design. The garage also contains the electrical subpanels and battery storage for the residence solar array.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$3,900****Long-Term Needs****Four to Ten Years****Project Index #: 3102EXT1****Construction Cost \$3,900****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 excluding the roof. Included in the cost is power washing and staining the wood and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 774	IBC Occupancy Type 1: 100 % U
Year Constructed: 2011	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Stained Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.04
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$77,000
Priority Class 3:	\$3,900	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$3,900	FCNI:	5%

RANGER RESIDENCE #2

SPWD Facility Condition Analysis - 3101

Survey Date: 6/13/2019

RANGER RESIDENCE #2**BUILDING REPORT**

The Ranger Residence is a new wood framed structure designed to replicate Berlin's ghost town vernacular design. It contains 2 bedrooms, bathrooms, living and dining areas and a kitchen. There is also a roof mounted solar array which provides the majority of the electrical needs of the park.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$11,160****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 3101EXT1****Construction Cost \$5,600**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked 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**Project Index #: 3101INT1****Construction Cost \$5,560**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 1,112	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 2011	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Stained Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$10.04
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$278,000
Priority Class 3: \$11,160	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$11,160	FCNI: 4%

SEASONAL CABIN #2

SPWD Facility Condition Analysis - 2577

Survey Date: 6/13/2019

SEASONAL CABIN #2**BUILDING REPORT**

Cabin #2 at Berlin-Ichthyosaur State Park is a single level wood framed structure with a composition roofing system on a concrete foundation. It is a studio style residence with a bathroom and kitchen located by the fossil house. It has a propane fired heating unit and a solar panel adjacent to the building which provides electricity.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$5,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2577EXT1****Construction Cost \$2,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 2577INT1****Construction Cost \$2,500**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 248	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 2006	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$20.16
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$31,000
Priority Class 3: \$5,000	Facility Replacement Cost per Square Foot: \$125
Grand Total: \$5,000	FCNI: 16%

SEASONAL CABIN #1

SPWD Facility Condition Analysis - 2576

Survey Date: 6/13/2019

SEASONAL CABIN #1**BUILDING REPORT**

Cabin #1 at Berlin-Ichthyosaur State Park is a single level wood framed structure with a composition roofing system on a concrete foundation. It is a studio style residence with a bathroom and kitchen located by the fossil house. It has a propane fired heating unit and a solar panel adjacent to the building which provides electricity.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$5,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2576EXT1****Construction Cost \$2,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 2576INT1****Construction Cost \$2,500**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 248	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 2006	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$20.16
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$31,000
Priority Class 3: \$5,000	Facility Replacement Cost per Square Foot: \$125
Grand Total: \$5,000	FCNI: 16%

BLACKSMITH SHOP - DIANA MINE

SPWD Facility Condition Analysis - 2379

Survey Date: 6/13/2019

BLACKSMITH SHOP - DIANA MINE**BUILDING REPORT**

The Blacksmith Shop at Diana Mine is a wood framed structure with a metal roofing system on a concrete foundation. It is designed to replicate an old blacksmith shop and is used as a museum and meeting place for mine tours. The building is in good shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,000****Long-Term Needs****Four to Ten Years****Project Index #: 2379EXT1****EXTERIOR FINISHES****Construction Cost \$4,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 6 - 8 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	IBC Occupancy Type 1: 100 % B
Year Constructed: 2003	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$40,000
Priority Class 3:	\$4,000	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$4,000	FCNI:	10%

STORE WAREHOUSE

SPWD Facility Condition Analysis - 1035

Survey Date: 6/13/2019

STORE WAREHOUSE BUILDING REPORT

The Store Warehouse is a wood framed historical structure on a stone foundation. It is currently used by park staff for storage of supplied used in park operations. The building is in good shape and is kept in a state of arrested decay.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$9,300****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1035EXT1****HISTORIC BUILDING MAINTENANCE****Construction Cost \$9,300**

The wood and stone structure is over 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, cleaning, repair and re-pointing of the stone work, 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.

BUILDING INFORMATION:

Gross Area (square feet): 464	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1896	IBC Occupancy Type 2: %
Exterior Finish 1: 80 % Wood siding	Construction Type: Wood Framed
Exterior Finish 2: 20 % Stone	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? Yes	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.04
Priority Class 2:	\$9,300	Total Facility Replacement Construction Cost:	\$46,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$9,300	FCNI:	20%

TIFFELS CABIN/STAGECOACH STOP

SPWD Facility Condition Analysis - 1034

Survey Date: 6/13/2019

TIFFELS CABIN/STAGECOACH STOP BUILDING REPORT

The Tiffels Cabin is a historical wood framed structure with a wood shingle roof on a stone foundation. It originally was a stage stop and was later used as a cabin up until the early seventies. There are numerous items of interest inside and the building is maintained in a state of arrested decay.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$13,900****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1034EXT1****Construction Cost \$13,900****HISTORIC BUILDING MAINTENANCE**

The wood structure is over 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.

BUILDING INFORMATION:

Gross Area (square feet): 693	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1896	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.06
Priority Class 2:	\$13,900	Total Facility Replacement Construction Cost:	\$69,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$13,900	FCNI:	20%

WATSON HOUSE

SPWD Facility Condition Analysis - 1032

Survey Date: 6/13/2019

**WATSON HOUSE
BUILDING REPORT**

The Watson House is a historical wood framed structure with an old tin roof on a stone foundation. It was a residence during Berlin's heyday and is currently used as a shop by staff. The building is maintained in a state of arrested decay.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$9,700****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1032EXT1****HISTORIC BUILDING MAINTENANCE****Construction Cost \$9,700**

The wood structure is over 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 metal roof panels 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.

BUILDING INFORMATION:

Gross Area (square feet): 483	IBC Occupancy Type 1: % R-3
Year Constructed: 1896	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.08
Priority Class 2:	\$9,700	Total Facility Replacement Construction Cost:	\$48,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$9,700	FCNI:	20%

RESTROOM B - CAMPGROUND

SPWD Facility Condition Analysis - 1028

Survey Date: 6/13/2019

RESTROOM B - CAMPGROUND**BUILDING REPORT**

The restroom is a wood framed pit style unisex toilet with a metal roof located in the campground. This building has ADA signage on the door but is not ADA accessible. The report will address the replacement of this building with a new CXT precast comfort station.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$75,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1028ADA1****Construction Cost \$75,000****BUILDING REPLACEMENT**

The restroom is approaching the end of its expected life and should be scheduled for replacement. Although it has an ADA sign on it, it is not compliant with current ADA requirements. This project would provide for the demolition and disposal of the existing structure and installation of an ADA compliant precast CXT or similar unisex comfort station to be located adjacent to an ADA accessible parking space. An ADA accessible route of travel from the parking to the comfort station is included in this estimate.

This project should be implemented concurrently with the ADA PARKING SPACES project.

This project or a portion thereof was previously recommended in the FCA report dated 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

BUILDING INFORMATION:

Gross Area (square feet): 100	IBC Occupancy Type 1: 100 % B
Year Constructed: 1970	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$750.00
Priority Class 2:	\$75,000	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$75,000	FCNI:	750%

PHILLIPS HOUSE

SPWD Facility Condition Analysis - 1013

Survey Date: 6/13/2019

PHILLIPS HOUSE BUILDING REPORT

The Philips House is a historical wood framed structure with an old tin roof on a stone foundation. It was a residence during Berlin's heyday and is currently maintained in a state of arrested decay.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$9,700****Necessary - Not Yet Critical Two to Four Years****Project Index #: 1013EXT1****HISTORIC BUILDING MAINTENANCE****Construction Cost \$9,700**

The wood structure is over 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 metal roof panels 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.

BUILDING INFORMATION:

Gross Area (square feet): 483	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1896	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.08
Priority Class 2:	\$9,700	Total Facility Replacement Construction Cost:	\$48,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$9,700	FCNI:	20%

BALL MILL

SPWD Facility Condition Analysis - 1012

Survey Date: 6/13/2019

BALL MILL BUILDING REPORT

This is a historic wood framed structure that served as an ore crushing mill. It is located up the canyon road from the main town site close to the picnic area. It is maintained in a state of arrested decay and in poor condition.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,400****Necessary - Not Yet Critical Two to Four Years****Project Index #: 1012EXT1****HISTORIC BUILDING MAINTENANCE****Construction Cost \$2,400**

The wood structure is over 100 years old and there are numerous areas where the wood is splitting, warping and deteriorating. This project would provide for replacing wood siding and roofing 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.

BUILDING INFORMATION:

Gross Area (square feet): 1,200	IBC Occupancy Type 1: 100 % U
Year Constructed: 1896	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$2.00
Priority Class 2: \$2,400	Total Facility Replacement Construction Cost: \$30,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$25
Grand Total: \$2,400	FCNI: 8%

MACHINE SHOP

SPWD Facility Condition Analysis - 1011

Survey Date: 6/13/2019

**MACHINE SHOP
BUILDING REPORT**

The Machine Shop is a historical wood framed structure with a metal roof and is located north of the main Berlin Mill. It is currently maintained in a state of arrested decay.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$32,300****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1011EXT1****HISTORIC BUILDING MAINTENANCE****Construction Cost \$32,300**

The wood structure is over 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 metal roof panels 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.

BUILDING INFORMATION:

Gross Area (square feet): 2,150	IBC Occupancy Type 1: 100 % U
Year Constructed: 1896	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$15.02
Priority Class 2:	\$32,300	Total Facility Replacement Construction Cost:	\$215,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$32,300	FCNI:	15%

ITALIAN HOUSE

SPWD Facility Condition Analysis - 1010

Survey Date: 6/13/2019

ITALIAN HOUSE BUILDING REPORT

The Italian House is a historical wood framed structure with a wood shingle roof on a stone foundation. It was a residence during Berlin's heyday and is currently maintained in a state of arrested decay.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$9,200****Necessary - Not Yet Critical Two to Four Years****Project Index #: 1010EXT1****HISTORIC BUILDING MAINTENANCE****Construction Cost \$9,200**

The wood structure is over 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.

BUILDING INFORMATION:

Gross Area (square feet): 462	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1896	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$19.91
Priority Class 2:	\$9,200	Total Facility Replacement Construction Cost:	\$46,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$9,200	FCNI:	20%

HOIST SHACK

SPWD Facility Condition Analysis - 1009

Survey Date: 6/13/2019

HOIST SHACK BUILDING REPORT

This is a historic wood framed structure which houses the hoist that lifted the ore out of the mine. It is maintained in a state of arrested decay.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$6,700****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1009EXT1****HISTORIC BUILDING MAINTENANCE****Construction Cost \$6,700**

The wood structure is over 100 years old and there are numerous areas where the wood is splitting, warping and deteriorating. This project would provide for replacing wood siding and roofing 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.

BUILDING INFORMATION:

Gross Area (square feet): 336	IBC Occupancy Type 1: % U
Year Constructed: 1896	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
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:	\$0	Project Construction Cost per Square Foot:	\$19.94
Priority Class 2:	\$6,700	Total Facility Replacement Construction Cost:	\$34,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$6,700	FCNI:	20%

STEVENS HOUSE

SPWD Facility Condition Analysis - 1008

Survey Date: 6/13/2019

STEVENS HOUSE**BUILDING REPORT**

The Stevens House is a historical wood framed structure with a wood shingle roof on a stone foundation. It was a residence during Berlin's heyday and is currently maintained in a state of arrested decay.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$9,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1008EXT1****HISTORIC BUILDING MAINTENANCE****Construction Cost \$9,200**

The wood structure is over 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.

BUILDING INFORMATION:

Gross Area (square feet): 462	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1896	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$19.91
Priority Class 2:	\$9,200	Total Facility Replacement Construction Cost:	\$46,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$9,200	FCNI:	20%

CXT COMFORT STATION C - FOSSIL HOUSE

SPWD Facility Condition Analysis - 1007

Survey Date: 6/13/2019

CXT COMFORT STATION C - FOSSIL HOUSE**BUILDING REPORT**

The comfort station is a precast CXT unisex restroom located in the parking area of the Fossil House. It is ADA compliant except for a paved parking and loading zone and route of travel to the facility.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$8,000****Currently Critical****Immediate to Two Years****Project Index #: 1007ADA1****ADA ACCESSIBLE PATH OF TRAVEL****Construction Cost \$8,000**

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area (project scope under Site projects) and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and path of travel walkway to the existing Comfort Station. This will require regrading, installing concrete, striping, signage and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

This project should be implemented concurrently with the ADA PARKING SPACES project.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$600****Long-Term Needs****Four to Ten Years****Project Index #: 1007EXT1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$600**

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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 60	IBC Occupancy Type 1: 100 % B
Year Constructed: 1985	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast concrete
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$8,000	Project Construction Cost per Square Foot: \$143.33
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$20,000
Priority Class 3: \$600	Facility Replacement Cost per Square Foot: \$333
Grand Total: \$8,600	FCNI: 43%

COMFORT STATION B - CAMPGROUND

SPWD Facility Condition Analysis - 1006

Survey Date: 6/13/2019

COMFORT STATION B - CAMPGROUND**BUILDING REPORT**

The comfort station is a precast CXT unisex restroom located in the campground. It is ADA compliant except for a paved parking and loading zone and route of travel to the facility.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$8,000****Currently Critical****Immediate to Two Years****Project Index #: 1006ADA1****ADA ACCESSIBLE PATH OF TRAVEL****Construction Cost \$8,000**

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area (project scope under Site projects) and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and path of travel walkway to the existing Comfort Station. This will require regrading, installing concrete, striping, signage and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

This project should be implemented concurrently with the ADA PARKING SPACES project.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$600****Long-Term Needs****Four to Ten Years****Project Index #: 1006EXT1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$600**

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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 60	IBC Occupancy Type 1: 100 % B
Year Constructed: 1985	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast concrete
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$8,000	Project Construction Cost per Square Foot: \$143.33
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$20,000
Priority Class 3: \$600	Facility Replacement Cost per Square Foot: \$333
Grand Total: \$8,600	FCNI: 43%

COMFORT STATION A - CAMPGROUND

SPWD Facility Condition Analysis - 1005

Survey Date: 6/13/2019

COMFORT STATION A - CAMPGROUND BUILDING REPORT

The comfort station is a precast CXT unisex restroom located in the campground. It is ADA compliant except for a paved parking and loading zone and route of travel to the facility.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$8,000**
Currently Critical **Immediate to Two Years**

ADA ACCESSIBLE PATH OF TRAVEL

Project Index #: 1005ADA1
Construction Cost \$8,000

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area (project scope under Site projects) and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and path of travel walkway to the existing Comfort Station. This will require regrading, installing concrete, striping, signage and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

This project should be implemented concurrently with the ADA PARKING SPACES project.

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

EXTERIOR/ INTERIOR FINISHES

Project Index #: 1005EXT1
Construction Cost \$600

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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 60	IBC Occupancy Type 1: 100 % B
Year Constructed: 1985	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast concrete
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$8,000	Project Construction Cost per Square Foot:	\$143.33
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$20,000
Priority Class 3:	\$600	Facility Replacement Cost per Square Foot:	\$333
Grand Total:	\$8,600	FCNI:	43%

CAMP SHED

SPWD Facility Condition Analysis - 1004

Survey Date: 6/13/2019

CAMP SHED BUILDING REPORT

The Camp Shed is an old wood framed box car that was converted into a storage shed during the excavation of the fossil site. It is located between the Bobtown Box car and Camp Cabin. It is maintained in a state of arrested decay.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$11,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1004EXT1****HISTORIC BUILDING MAINTENANCE****Construction Cost \$11,200**

The wood structure is over 50 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 rolled asphalt roofing 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.

BUILDING INFORMATION:

Gross Area (square feet): 560	IBC Occupancy Type 1: 100 % U
Year Constructed: 1954	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$11,200	Total Facility Replacement Construction Cost:	\$14,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$11,200	FCNI:	80%

BOBTOWN BOXCAR

SPWD Facility Condition Analysis - 1003

Survey Date: 6/13/2019

BOBTOWN BOXCAR**BUILDING REPORT**

The Bobtown Boxcar is an old wood framed box car that was converted into a storage shed during the excavation of the fossil site. It is part of the Camp Cabin building complex. It is maintained in a state of arrested decay.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$6,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1003EXT1****HISTORIC BUILDING MAINTENANCE****Construction Cost \$6,000**

The wood structure is over 50 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 rolled asphalt roofing 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.

BUILDING INFORMATION:

Gross Area (square feet): 300	IBC Occupancy Type 1: 100 % U
Year Constructed: 1954	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$6,000	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$6,000	FCNI:	20%

CAMP CABIN

SPWD Facility Condition Analysis - 1002

Survey Date: 6/13/2019

CAMP CABIN BUILDING REPORT

The Camp Cabin is an old wood framed structure with a rolled asphalt roofing system on a stone foundation. It is located in the fossil excavation area and is maintained in a state of arrested decay.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$9,200****Necessary - Not Yet Critical Two to Four Years****HISTORIC BUILDING MAINTENANCE****Project Index #: 1002EXT1****Construction Cost \$9,200**

The wood structure is over 50 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 rolled asphalt roofing 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.

BUILDING INFORMATION:

Gross Area (square feet): 458	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1954	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.09
Priority Class 2:	\$9,200	Total Facility Replacement Construction Cost:	\$46,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$9,200	FCNI:	20%

BERLIN MILL

SPWD Facility Condition Analysis - 1001

Survey Date: 6/13/2019

BERLIN MILL BUILDING REPORT

The Berlin Mill is a large wood framed structure with multiple levels with a metal roofing system on a stone foundation. It had 6 stamps for crushing ore as well as all the equipment for operations of the large stamp mill. there have been several improvements over the years including structural framing and foundation repairs to maintain the integrity of the building.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$99,000

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

Project Index #: 1001EXT1

HISTORIC BUILDING MAINTENANCE

Construction Cost \$99,000

The wood structure is over 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 metal roof panels 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 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 9,945	IBC Occupancy Type 1: 100 % U
Year Constructed: 1896	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 3	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$9.95
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,989,000
Priority Class 3:	\$99,000	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$99,000	FCNI:	5%

ASSAY OFFICE

SPWD Facility Condition Analysis - 1000

Survey Date: 6/13/2019

ASSAY OFFICE BUILDING REPORT

The Assay Office is a wood framed structure with a wood shingle roofing system on a stone foundation. It was the primary building used in determining the value of gold and silver taken from the mine. It is currently maintained in a state of arrested decay.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$11,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1000EXT1****HISTORIC BUILDING MAINTENANCE****Construction Cost \$11,500**

The wood structure is over 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.

BUILDING INFORMATION:

Gross Area (square feet): 576	IBC Occupancy Type 1: 100 % U
Year Constructed: 1896	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$19.97
Priority Class 2:	\$11,500	Total Facility Replacement Construction Cost:	\$58,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$11,500	FCNI:	20%

FOSSIL HOUSE STORAGE

SPWD Facility Condition Analysis - 0473

Survey Date: 6/13/2019

FOSSIL HOUSE STORAGE BUILDING REPORT

The Fossil House Storage building is a wood and concrete framed structure with a wood shingle roofing system on a concrete foundation. It is located on the small hill adjacent to the Fossil House.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$10,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0473EXT1****EXTERIOR FINISHES****Construction Cost \$3,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 3 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0473EXT2**ROOF REPLACEMENT****Construction Cost \$7,500**

The wood shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a new 50 year asphalt composition roofing shingle and new underlayment. Metal roofing to match fossil house is also an option. This estimate includes removal and disposal of the old roofing.

This project or a portion thereof was previously recommended in the FCA report dated 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

BUILDING INFORMATION:

Gross Area (square feet): 150	IBC Occupancy Type 1: 100 % U
Year Constructed: 1970	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood & Concrete Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$70.00
Priority Class 2: \$10,500	Total Facility Replacement Construction Cost: \$45,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$10,500	FCNI: 23%

ADOBE HOUSE

SPWD Facility Condition Analysis - 0472

Survey Date: 6/13/2019

ADOBE HOUSE BUILDING REPORT

The Adobe house is an old wood and adobe framed structure with a composition roof on a stone foundation. The roof was replaced in approximately 2011. It is one of the only remaining structures in the area of the park known as Unionville.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$27,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0472EXT1****Construction Cost \$27,200****HISTORIC BUILDING MAINTENANCE**

The wood and adobe brick structure is over 100 years old and there are numerous areas where the adobe is failing and 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 cleaning, repair and re-pointing of the adobe brick work, sealing the wood, caulking the flashing, fixtures and windows, 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 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

BUILDING INFORMATION:

Gross Area (square feet): 544	IBC Occupancy Type 1: 100 % U
Year Constructed: 1863	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Adobe & Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$50.00
Priority Class 2:	\$27,200	Total Facility Replacement Construction Cost:	\$82,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$27,200	FCNI:	33%

FOSTERS BLACKSMITH SHOP

SPWD Facility Condition Analysis - 0471

Survey Date: 6/13/2019

FOSTERS BLACKSMITH SHOP

BUILDING REPORT

The Fosters Blacksmith Shop is an old wood framed structure with a tin roof on a stone foundation. According to the placard on the building, it was relocated from another town and is not an original Berlin structure. It currently houses two generators and switchgear which is also tied into the new residence solar array for electrical distribution to the town site.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$9,600****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0471EXT1****HISTORIC BUILDING MAINTENANCE****Construction Cost \$9,600**

The wood structure is over 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 metal roof panels 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 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

BUILDING INFORMATION:

Gross Area (square feet): 480	IBC Occupancy Type 1: 100 % U
Year Constructed: 1896	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$9,600	Total Facility Replacement Construction Cost:	\$72,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$9,600	FCNI:	13%

RESTROOM - PICNIC AREA

SPWD Facility Condition Analysis - 0470

Survey Date: 6/13/2019

RESTROOM - PICNIC AREA

BUILDING REPORT

The restroom is a wood framed pit style unisex toilet with a sheet metal roof located in the picnic area. This building has ADA signage on the door but is not ADA accessible. The report will address the replacement of this building with a new CXT precast comfort station.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$75,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0470ADA1****Construction Cost \$75,000****BUILDING REPLACEMENT**

The restroom is approaching the end of its expected life and should be scheduled for replacement. Although it has an ADA sign on it, it is not compliant with current ADA requirements. This project would provide for the demolition and disposal of the existing structure and installation of an ADA compliant precast CXT or similar unisex comfort station to be located adjacent to an ADA accessible parking space. An ADA accessible route of travel from the parking to the comfort station is included in this estimate.

This project should be implemented concurrently with the ADA PARKING SPACES project.

This project or a portion thereof was previously recommended in the FCA report dated 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

BUILDING INFORMATION:

Gross Area (square feet): 150	IBC Occupancy Type 1: 100 % B
Year Constructed: 1970	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$500.00
Priority Class 2:	\$75,000	Total Facility Replacement Construction Cost:	\$15,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$75,000	FCNI:	500%

RANGER RESIDENCE - MINE FORMAN'S HOUSE

SPWD Facility Condition Analysis - 0469

Survey Date: 6/13/2019

RANGER RESIDENCE - MINE FORMAN'S HOUSE

BUILDING REPORT

The Ranger Residence is an old wood framed structure with a wood shingle roofing system on a post and pier foundation. The roofing system was replaced in 2016 with a 40 year warranty. It was originally known as the Mine Forman's House and is currently occupied.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$1,500

Currently Critical

Immediate to Two Years

SMOKE AND CARBON MONOXIDE ALARM INSTALLATION

Project Index #: 0469SFT1

Construction Cost	\$1,500
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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 carbon monoxide alarms. 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 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$55,800

Necessary - Not Yet Critical

Two to Four Years

FLOORING REPLACEMENT

Project Index #: 0469INT3

Construction Cost	\$9,500
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The sheet vinyl and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new sheet vinyl with a 6" base and heavy duty commercial grade carpet in the next 3 - 4 years.

This project or a portion thereof was previously recommended in the FCA report dated 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

HVAC UPGRADE

Project Index #: 0469HVA1

Construction Cost **\$18,800**

The existing HVAC system consists of a wood burning stove, several small propane fired unit heaters and no cooling equipment. There is a need for cooling equipment to provide a comfortable living environment in the summer. This project would provide for replacing the existing heaters with an exterior ground mounted packaged unit that provides heating as well as air conditioning. An electric unit would be most economical if it is solely powered by the solar array electrical system as opposed to a propane fired unit.

This project or a portion thereof was previously recommended in the FCA report dated 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

KITCHEN REMODEL

Project Index #: 0469INT4
Construction Cost \$15,000

The kitchen is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, counters, fixtures and equipment with mid range, high quality components.

This project or a portion thereof was previously recommended in the FCA report dated 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

RESTROOM REMODEL

Project Index #: 0469INT5
Construction Cost \$10,000

The restroom in the residence is in overall poor condition and should be scheduled for a remodel. 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 fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

WATER HEATER REPLACEMENT

Project Index #: 0469PLM1
Construction Cost \$2,500

There is a 50 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2 - 3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$7,550

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

Project Index #: 0469EXT1
Construction Cost \$3,750

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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 building be stained and caulked 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

Project Index #: 0469INT2
Construction Cost \$3,800

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

BUILDING INFORMATION:

Gross Area (square feet): 750	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1896	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$1,500	Project Construction Cost per Square Foot: \$86.47
Priority Class 2: \$55,800	Total Facility Replacement Construction Cost: \$188,000
Priority Class 3: \$7,550	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$64,850	FCNI: 34%

VISITOR'S CENTER/PARK OFFICE

SPWD Facility Condition Analysis - 0468

Survey Date: 6/13/2019

VISITOR'S CENTER/PARK OFFICE BUILDING REPORT

The Visitor's Center/Park Office is an old wood framed structure with a metal roofing system on a stone and concrete foundation. It has a small museum display, park informational handouts and office / storage areas.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$19,500****Currently Critical****Immediate to Two Years****ADA UPGRADES****Project Index #: 0468ADA1****Construction Cost \$19,500**

The Visitor's Center/ Park Office is lacking an accessible entrance into the building and path of travel inside the building. The building is open to the public, requiring it to have an accessible entrance and interior path of travel per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible ramp to access the building, accessible door and hardware and accessible path of travel inside the building to all programs, exhibits and areas open to the public. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project. The State Historic Preservation Office should be consulted prior to project implementation.

This project should be implemented concurrently with the ADA PARKING SPACES project.

This project or a portion thereof was previously recommended in the FCA report dated 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$8,800****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0468EXT1****Construction Cost \$4,400**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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 building be stained and caulked 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**Project Index #: 0468INT1****Construction Cost \$4,400**

The interior finishes are in fair condition. It is recommended that the historic wallpapered walls and ceilings be maintained in a state of arrested decay and the painted walls and ceilings be painted at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	880	IBC Occupancy Type 1:	100 % B
Year Constructed:	1896	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Wood Siding	Construction Type:	Wood Framed
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$19,500	Project Construction Cost per Square Foot:	\$32.16
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$220,000
Priority Class 3:	\$8,800	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$28,300	FCNI:	13%

FOSSIL HOUSE

SPWD Facility Condition Analysis - 0467

Survey Date: 6/13/2019

FOSSIL HOUSE BUILDING REPORT

The Fossil House is a concrete and wood framed structure with a metal roofing system on a concrete foundation. The sheetmetal roofing system was installed in 2006. The building provides shelter for the excavated fossils, interpretive kiosks and a walkway with a combination of stairs and concrete paver ramps and walks. The facility is not ADA compliant and is also not heated or cooled. The adjacent parking area is primarily gravel with no ADA designated parking spaces. The building was originally built by the federal government and subsequently turned over to the state which is responsible for all maintenance and improvements.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$130,000****Currently Critical****Immediate to Two Years****ADA UPGRADES****Project Index #: 0467ADA1****Construction Cost \$130,000**

The Fossil House is lacking an accessible path of travel outside the building, entrance and inside to the museum exhibits. The building is open to the public, requiring it to have an accessible path of travel per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible path of travel from ADA parking and throughout the museum including an accessible ramp, handrail/guardrails and modifications to the paver walkway to bring the slopes into compliance. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project. Alternatively, an ADA accessible location could be provided inside the building for an audio/visual (A/V) presentation of the exhibit areas which are not ADA accessible.

This project should be implemented concurrently with the ADA PARKING SPACES project.

This project or a portion thereof was previously recommended in the FCA report dated 06/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/13/2019.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$43,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0467EXT1****Construction Cost \$21,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing and staining the wood and caulking of the fiberglass panels, windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked 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**Project Index #: 0467INT1****Construction Cost \$21,500**

The interior finishes are in fair condition. It is recommended that the interior concrete be sealed, the wood plywood, beams and posts be cleaned and stained and the metal hardware and bolts be tightened or replaced as needed at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to staining, all surfaces should be repaired and prepped.

BUILDING INFORMATION:

Gross Area (square feet): 4,300	IBC Occupancy Type 1: 100 % A-3
Year Constructed: 1966	IBC Occupancy Type 2: %
Exterior Finish 1: 90 % Metal Corrugated Sid	Construction Type: Wood & Concrete
Exterior Finish 2: 10 % Concrete	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$130,000	Project Construction Cost per Square Foot: \$40.23
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$1,075,000
Priority Class 3: \$43,000	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$173,000	FCNI: 16%

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



Berlin Ichthyosaur State Park - Site #9922

Description: View Looking Northwest to the Berlin Mill and Ranger Residence #2.



Berlin Ichthyosaur State Park - Site #9922

Description: View Looking Northeast to the Blacksmith Shop & Watson House.



Fossil House - Building #0467
Description: Main Entrance to the Building.



Fossil House - Building #0467
Description: Interior of the Building.



Visitor's Center / Park Office - Building #0468
Description: Exterior of the Building.



Ranger Residence / Mine Forman's House - Building #0469
Description: Exterior of the Building.



Restroom – Picnic Area - Building #0470
Description: Exterior of the Building Needing Replacement.



Fosters Blacksmith Shop - Building #0471
Description: Exterior of the Building.



Adobe House - Building #0472
Description: Exterior of the building.



Fossil House Storage - Building #0473
Description: Building Roof Needing Replacement.



Assay Office - Building #1000
Description: Exterior of the Building.



Berlin Mill - Building #1001
Description: Exterior of the Building.



Camp Cabin - Building #1002
Description: Exterior of the Building.



Bobtown Boxcar - Building #1003
Description: Exterior of the Building.



Camp Shed - Building #1004
Description: Exterior of the Building.



Comfort Station A - Campground - Building #1005
Description: Exterior of the Building.



Comfort Station B - Campground - Building #1006
Description: Exterior of the Building.



CXT Comfort Station C – Fossil House - Building #1007
Description: Exterior of the Building.



Stevens House - Building #1008
Description: Exterior of the Building.



Hoist Shack - Building #1009
Description: Exterior of the Building.



Italian House - Building #1010
Description: Exterior of the Building with Berlin Mill in Background.



Machine Shop - Building #1011
Description: Exterior of the Building.



Ball Mill - Building #1012
Description: Exterior of the Building.



Phillips House - Building #1013
Description: Exterior of the Building.



Typical Campground Ramada – Buildings #1014-1027
Description: Exterior of the Structure.



Restroom B - Campground - Building #1028
Description: Exterior of the building.



Watson House - Building #1032
Description: Exterior of the Building.



Tiffels Cabin / Stagecoach Stop - Building #1034
Description: Exterior of the Building.



Store Warehouse - Building #1035
Description: Exterior of the Building.



Blacksmith Shop / Diana Mine - Building #2379
Description: Exterior of the Building.



Seasonal Cabin #1 - Building #2576
Description: Exterior of the Building.



Seasonal Cabin #2 - Building #2577
Description: Exterior of the Building.



Ranger Residence #2 & Garage - Buildings #3101 & 3102
Description: View of Residence & Sidewalk from Garage.



Ranger Residence #2 Garage - Building #3102
Description: Interior View of Garage and Solar Energy Storage & Controls.