



DEPT OF CONSERVATION AND NATURAL RESOURCES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

SOUTH REGION

-

9930 - SPRING MOUNTAIN RANCH STATE PARK SITE
6375 HWY 159
BLUE DIAMOND, NV 89004-
CLARK COUNTY

SURVEY DATE: 03/19/2024



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*The **FCA PROGRAM**, established by the State Public Works Division (SPWD), fulfills oversight responsibilities under **NRS 341.128** (periodically inspect state-owned institutions) and **NRS 331.110** (inventory of state property).*

*The **Property Portfolio Review** is a two-part evaluation offering an assessment of a property's condition and prioritized project recommendations with preliminary cost estimates.*

INTRODUCTION

The **Facility Insights** report serves as the foundation of the **Property Portfolio Review**, evaluating the property and its facilities. The Project Addendum, part two, builds on this foundation by detailing specific projects and their preliminary cost estimates, excluding soft costs (e.g., consultant fees, permits, furnishings).

This report emphasizes the **Facility Condition Index (FCI)**, (see Appendix A), a critical metric used to assess the overall health, functionality, and maintenance priorities of each facility. The observations and data in this report are based on a visual assessment conducted at the time of the review and reflect the conditions observed.

The data in this report was gathered through the following methods:

- **Research:** Historical data of past repairs and improvements. Current trends in energy enhancements.
- **Document Review:** Examination of building plans, maintenance logs, and previous reports.
- **Interviews:** Consultations with key stakeholders to gather insights.
- **Site Visit:** Visual and photographic inspection of the site and facilities. Inspections include review of building systems such as fire alarm, electrical and HVAC systems as well as interior and exterior finishes, roofing systems, paving and landscape.

 **Disclaimer:** Observations are limited to **accessible areas** and conditions present during the survey.
Accurate Forecasting: Updated estimates must be obtained that include soft costs and professional evaluations.

KEY FINDINGS

OVERALL RECOMMENDATIONS

The following recommendations address the primary concerns identified during the assessment and prioritize actions for the site and buildings.

Property: The overall condition of the site is classified as **Poor** based on the average Facility Condition Index (FCI) of its buildings; however, this rating does not reflect the site's well-maintained appearance and is largely driven by one significant project recommendation—the replacement and upgrade of the domestic water infrastructure. The Park has been under State ownership for 53 years, and increasing visitation combined with aging infrastructure has created the need to modernize the domestic water system. The site is beautifully maintained and holds significant historical value associated with the Old West and the early development of the City of Las Vegas, including numerous historic buildings. As a result, maintenance, repairs, and infrastructure improvements present unique challenges, requiring careful consideration to preserve the site's historic character while addressing current and future operational needs. The recommended water infrastructure project is positioned as a “planning” project with a Priority 3 (4 – 10 years).

OVERALL SITE CONDITION

- **Infrastructure:** Aging, with grading & drainage challenges. Paved areas, including roadways and walkways, are in fair condition.
- **Findings:** Significant issues were identified that will be recommended for major investment.
 - Structural reinforcement of historical structures - Some of the structures have already been reinforced as directed by CIP 19-P10. Others have yet to be completed.
 - Regrading around some structures is needed for different reasons; Soil in direct contact with wood and re-directing storm flows away from the Theater building.
 - Full renovation of two heavily used Comfort Stations is recommended due to age.
 - Full renovation of the exterior envelope of the Foreman’s House and Old Bunkhouse Duplex.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Aged infrastructure should be planned for replacement.
- **Electrical Systems:** No issues noted during survey.
- **Stormwater Drainage:** Generally adequate except at exterior basement entries at the Theatre. Also around the Horse Barn / Shop and Vera's Stables due to direct soil contact.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is generally compliant with minor work needed to ensure full compliance.
- **Fire Safety:** Vegetation debris removal around structures and outbuildings necessary.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** No issues noted, however substantial benefits could be achieved when the underground water infrastructure is replaced.

PROPERTY MAP, 6375 HWY 159, BLUE DIAMOND

SITE IS:

OWNED

OCCUPIED

20 BUILDINGS



B#	NAME	STATUS	RIGHTS
1147	HISTORIC BLACKSMITH SHOP	OCCUPIED	OWNED
1148	HISTORIC BUNKHOUSE	OCCUPIED	OWNED
1149	CHINCHILLA SHED	OCCUPIED	OWNED
1152	MILKING BARN	ARRESTED DECAY	OWNED
1155	WORK SHOP	OCCUPIED	OWNED
1157	HAY & HORSE BARN/ CORRAL/ SHOP	OCCUPIED	OWNED
1159	CATTLE FEEDER SHED	OCCUPIED	OWNED
1160	CALVING SHED	OCCUPIED	OWNED
1162	CHICKEN COOP	UNOCCUPIED	OWNED
1163	POWER CONTROL SHED	OCCUPIED	OWNED
1164	PUMP CONTROL/ SEASONAL SHED	OCCUPIED	OWNED
1167	RESIDENCE #3 - FOREMAN'S HOUSE	OCCUPIED	OWNED
1168	RESIDENCE #4 - OLD BUNKHOUSE/ DUPLEX	OCCUPIED	OWNED
1169	RESIDENCE #5 - SPRING HOUSE	OCCUPIED	OWNED
1170	RESIDENCE #6 - COWHAND HOUSE	OCCUPIED	OWNED
1171	HISTORIC TACK SHED	OCCUPIED	OWNED
1173	RANGER'S OFFICE/ GUEST HOUSE	OCCUPIED	OWNED
1174	WILSON RESIDENCE/ SANDSTONE CABIN	OCCUPIED	OWNED
1636	IRRIGATION PUMP HOUSE	OCCUPIED	OWNED
3043	DOMESTIC WELL/ PUMP HOUSE	OCCUPIED	OWNED

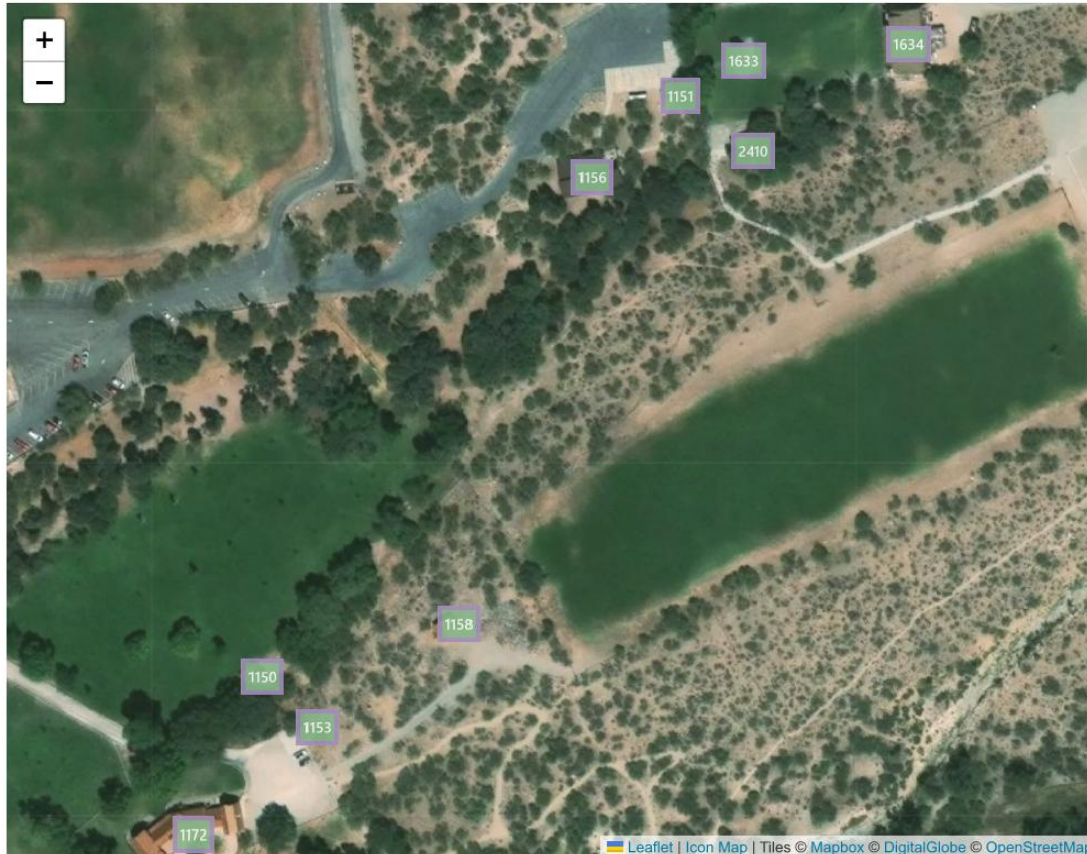
PROPERTY MAP, 6375 HWY 159, BLUE DIAMOND

SITE IS:

OWNED

OCCUPIED

9 BUILDINGS



B#	NAME	STATUS	RIGHTS
1150	COMFORT STATION #1	OCCUPIED	OWNED
1151	COMFORT STATION #2 - GROUP USE	OCCUPIED	OWNED
1153	DOG KENNEL	OCCUPIED	OWNED
1156	GROUP USE SHELTER	OCCUPIED	OWNED
1158	VERA'S STABLES	OCCUPIED	OWNED
1172	VISITOR'S CENTER	OCCUPIED	OWNED
1633	THEATRE CONCESSION	OCCUPIED	OWNED
1634	THEATRE/ PAVILION	OCCUPIED	OWNED
2410	THEATRE STORAGE	OCCUPIED	OWNED

PROPERTY MAP, 6375 HWY 159, BLUE DIAMOND

SITE IS:

OWNED

OCCUPIED

1 BUILDING



B#	NAME	STATUS	RIGHTS
1635	ENTRANCE STATION	OCCUPIED	OWNED

PROPERTY SNAPSHOT, SPRING MOUNTAIN RANCH STATE PARK SITE

CLARK COUNTY



PURCHASED 1973



SRA



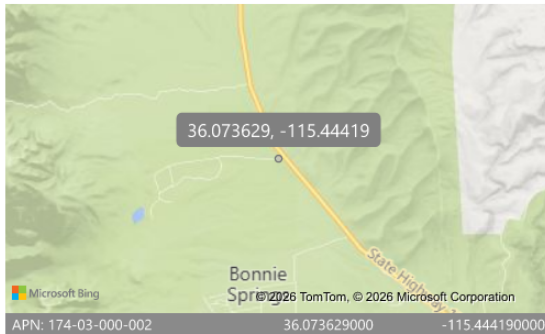
53 YEARS



OWNED
OCCUPIED

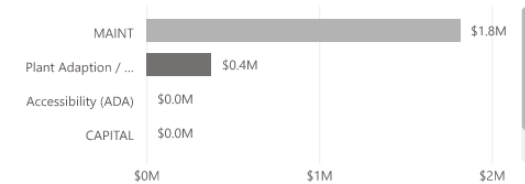


518 ACRES

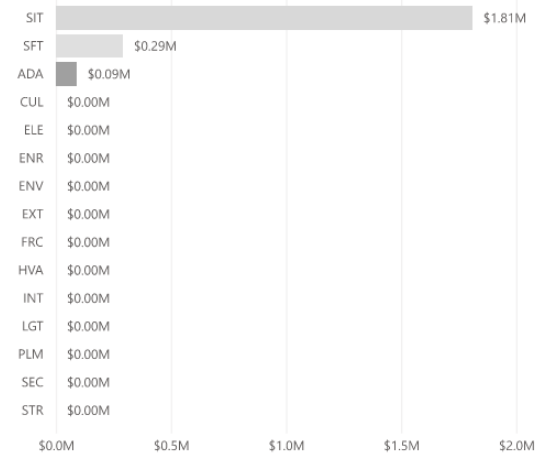


The Spring Mountain Ranch State Park is located 15 miles west of Las Vegas, via Charleston Blvd. within the Red Rock Canyon National Conservation Area, beneath the colorful cliffs of the magnificent Wilson Range. The many springs in these mountains provided water for Paiute Indians and later brought mountain men and early settlers to the area. This 520 acre oasis was developed into a combination working ranch and luxurious retreat by a string of owners who have given the area a long and colorful history. The park now provides day use facilities including picnic areas, trails, tours of the historic structures, a summer theatre stage and Amphitheatre, concession stand, a visitor's center and a gift shop.

PROJECT TYPE BREAKDOWN - SITE ONLY



PROJECT CATEGORY BREAKDOWN - SITE ONLY



31 BUILDINGS



ARRESTED D...



OCCUPIED 29

\$2,211,785

BUILDINGS WITH PROJECTS

\$11,899,200

FRC - PROJECT BLDGS ONLY



OWNED 31

18.59

AVERAGE FCI %



FCI DISTRIBUTION



COST

PRIORITY 1	5	\$381,062
PRIORITY 2	1	\$150,000
PRIORITY 3	2	\$1,659,500
TOTAL	8	

\$2,190,562

FACILITY DETAILS, HISTORIC BLACKSMITH SHOP

YEAR BUILT 1870
PURCHASED 1973



MAINTENANCE



53 YEARS



OWNED
OCCUPIED



437 SF



FCI %

13.72



The Historic Blacksmith Shop is an unreinforced masonry (URM) structure with a wood framed, wood shingle roofing system. It is one of the old historical ranch structures and is open to the public for tours.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

1147 - BUILDING COMPONENTS

FOUNDATION: CONT FTG - CUSTOM - 100% MASONRY
SEISMIC: UNREINFORCED

FRAME: SITE-ASSEMBLED - 100% MASONRY
SEISMIC: UNREINFORCED

ROOF: GABLE - 100% WOOD
SEISMIC: UNREINFORCED

EXTERIOR: -

FLRS: 1

BSMT: -

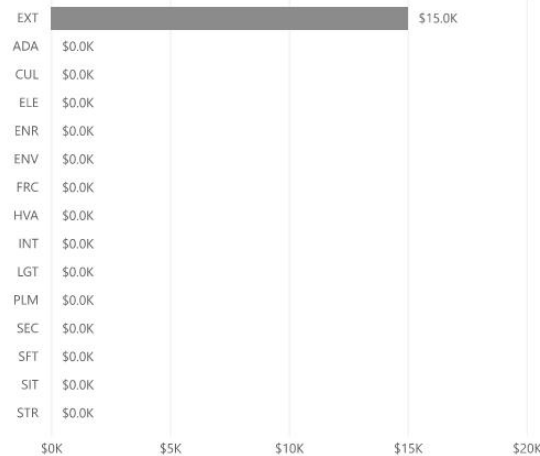
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

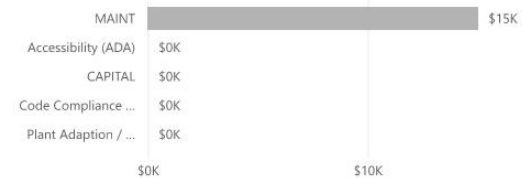
\$109,300

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$15,000
TOTAL	1	\$15,000

\$15,000

FACILITY DETAILS, HISTORIC BUNKHOUSE

YEAR BUILT 1870
PURCHASED 1973



RESIDENCE



53 YEARS



OWNED
OCCUPIED



322 SF



FCI %

11.45



The Historic Bunkhouse is a wood framed structure with a corrugated metal roof. It is one of the old historical ranch structures and is not being used.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - U
Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
FIRE: 0% suppressed

1148 - BUILDING COMPONENTS

FOUNDATION: CONT FTG - CUSTOM - 100% WOOD
SEISMIC: UNREINFORCED
FRAME: SITE-ASSEMBLED - 100% WOOD
SEISMIC: UNREINFORCED
ROOF: GABLE - 100% STEEL
SEISMIC: N/A
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$83,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING

EXT	\$9.5K
ADA	\$0.0K
CUL	\$0.0K
ELE	\$0.0K
ENR	\$0.0K
ENV	\$0.0K
FRC	\$0.0K
HVA	\$0.0K
INT	\$0.0K
LGT	\$0.0K
PLM	\$0.0K
SEC	\$0.0K
SFT	\$0.0K
SIT	\$0.0K
STR	\$0.0K

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$9.5K
Accessibility (ADA)	\$0.0K
CAPITAL	\$0.0K
Code Compliance ...	\$0.0K
Plant Adaption / ...	\$0.0K

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$9,500
TOTAL	1	\$9,500

\$9,500

FACILITY DETAILS, CHINCHILLA SHED

YEAR BUILT 1940
PURCHASED 1940



NONHAZARD



86 YEARS



OWNED
OCCUPIED



1,296 SF



FCI %

20.03



The Chinchilla Shed is an unreinforced stone masonry (URM) structure with a wood shingle roofing system. It is currently
being used for storage.



CODE COMPLIANCE SUMMARY

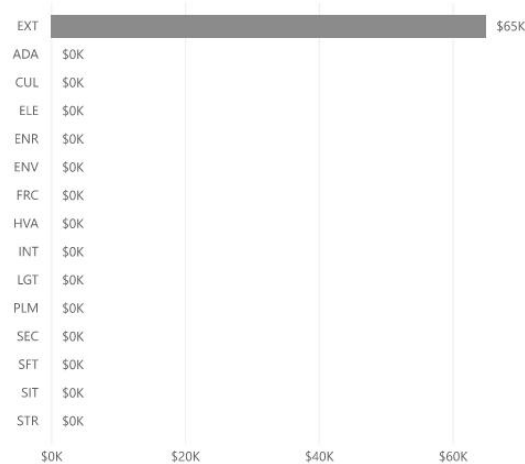
CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - S-2
Low hazard storage
FIRE: 0% suppressed

1149 - BUILDING COMPONENTS

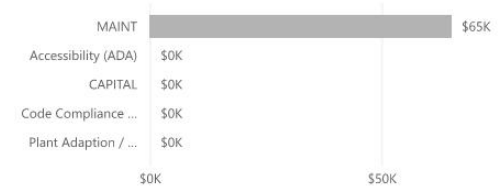
FOUNDATION: CONT FTG - CUSTOM - 100% MASONRY
SEISMIC: UNREINFORCED
FRAME: CONT FTG - CUSTOM - 100% MASONRY
SEISMIC: UNREINFORCED
ROOF: GABLE - 100% WOOD
SEISMIC: N/A
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$324,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$51,900
PRIORITY 3	1	\$13,000
TOTAL	2	\$64,900

\$64,900

FACILITY DETAILS, COMFORST STATION #1

YEAR BUILT 1981
CONSTRUCTED 1981



RESTROOM



45 YEARS



OWNED
OCCUPIED



402 SF



FCI %

88.20



The Comfort Station #1 is a concrete masonry unit on a concrete slab-on-grade foundation and wood framed structure with an asphalt composition roofing system and is located adjacent to the large grass picnic area.



CODE COMPLIANCE SUMMARY

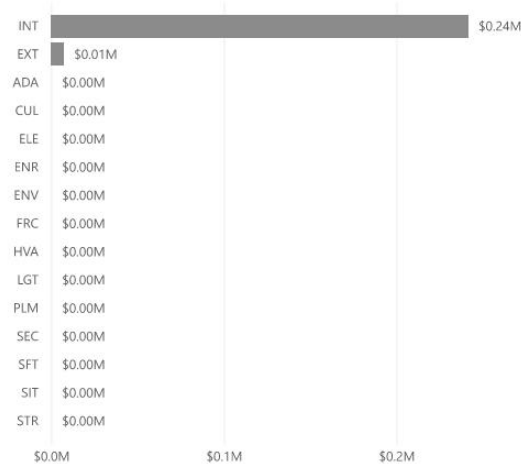
CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - B
Offices or Higher Education Offices
FIRE: 0% suppressed

1150 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: REINFORCED
FRAME: SITE-ASSEMBLED – 100% CONCRETE
SEISMIC: REINFORCED
ROOF SHED – 100% ASPHALT
SEISMIC: N/A
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$281,400
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$241,200
PRIORITY 3	1	\$7,000
TOTAL	2	\$248,200

\$248,200

FACILITY DETAILS, COMFORST STATION #2 GROUP USE

YEAR BUILT 1981
CONSTRUCTED 1981



RESTROOM



45 YEARS



OWNED
OCCUPIED



402 SF



FCI %

90.72



The Comfort Station #2 - Group Use is a concrete masonry unit and wood framed structure on a concrete slab-on-grade foundation with an asphalt composition roofing system and is located in the group use area.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - B
Offices or Higher Education Offices
FIRE: 0% suppressed

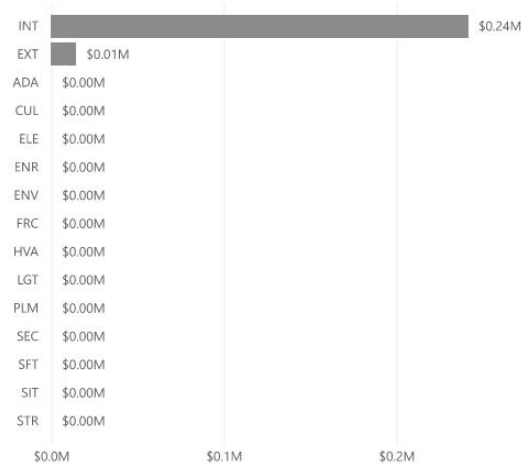
1151 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE
SEISMIC: REINFORCED
FRAME: SITE-ASSEMBLED - 100% CONCRETE
SEISMIC: REINFORCED
ROOF SHED - 100% ASPHALT
SEISMIC: N/A
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$281,400

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$251,300
PRIORITY 3	1	\$4,000
TOTAL	3	\$255,300

\$255,300

FACILITY DETAILS, MILKING BARN

YEAR BUILT 1930
PURCHASED 1973



AGRICULTURAL



53 YEARS



OWNED
ARRESTED DECAY



421 SF



FCI %
15.02



The Milking Barn is a wood framed structure on a stone and concrete foundation with a wood shingle roofing system. The building is part of the original ranch complex and was not in use at the time of the 2024 survey.



1152 - BUILDING COMPONENTS

FOUNDATION: CONT FTG - CUSTOM – 100% MASONRY
SEISMIC: UNREINFORCED

FRAME: SITE-ASSEMBLED – 100% WOOD
SEISMIC: UNREINFORCED

ROOF GABLE – 100% WOOD
SEISMIC: N/A

EXTERIOR: CLADDING – 100% WOOD

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$168,400

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING

EXT	\$25K
ADA	\$0K
CUL	\$0K
ELE	\$0K
ENR	\$0K
ENV	\$0K
FRC	\$0K
HVA	\$0K
INT	\$0K
LGT	\$0K
PLM	\$0K
SEC	\$0K
SFT	\$0K
SIT	\$0K
STR	\$0K

CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$25K
Accessibility (ADA)	\$0K
CAPITAL	\$0K
Code Compliance ...	\$0K
Plant Adaption / ...	\$0K

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$25,300
PRIORITY 3	0	\$0
TOTAL	2	\$25,300

\$25,300

STATE OF NEVADA – DEPARTMENT OF ADMINISTRATION – STATE PUBLIC WORKS DIVISION, NRS § 341.128 (General Duties and Powers)

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FACILITY DETAILS, DOG KENNEL

YEAR BUILT 1955
PURCHASED 1973



MULTI-USE



53 YEARS



OWNED
OCCUPIED



123 SF



FCI %

17.32



The Dog Kennel is a wood framed structure on a concrete slab-on-grade foundation with an asphalt composition roofing system. It is located adjacent to the parking area and driveway of the Visitor's Center. It is currently being used as storage.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - U
Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
FIRE: 0% suppressed

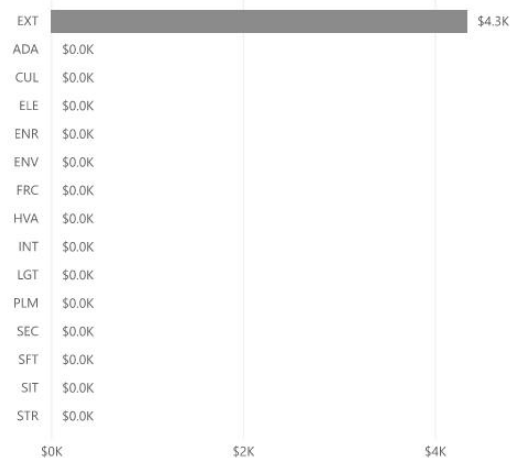
1153 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: UNREINFORCED
FRAME: SITE-ASSEMBLED – 100% WOOD
SEISMIC: REINFORCED
ROOF: GABLE – 100% ASPHALT
SEISMIC: N/A
EXTERIOR: CLADDING – 100% WOOD
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

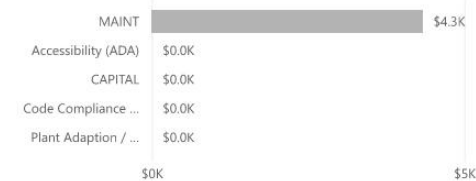
\$25,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$3,100
PRIORITY 3	1	\$1,230
TOTAL	2	\$4,330

\$4,330

FACILITY DETAILS, THEATRE FEE BOOTH

YEAR BUILT 1988
CONSTRUCTED 1988



OFFICE



38 YEARS



OWNED
OCCUPIED



64 SF



FCI %

8.56



The Theatre Fee Booth is a small wood framed structure which is only used seasonally.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - B
Offices or Higher Education Offices
FIRE: 0% suppressed

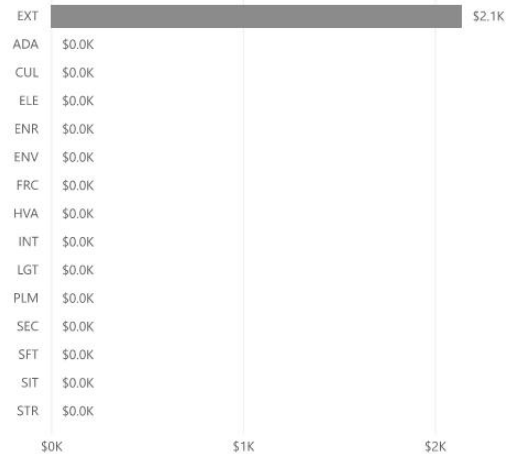
1154 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: REINFORCED
FRAME: SITE-ASSEMBLED – 100% WOOD
SEISMIC: REINFORCED
ROOF: GABLE – 100% ASPHALT
SEISMIC: REINFORCED
EXTERIOR: CLADDING – 100% WOOD
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

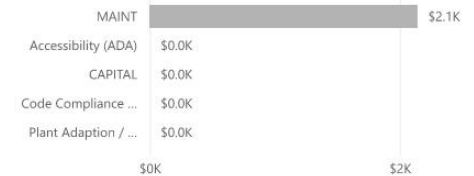
\$25,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$1,500
PRIORITY 3	1	\$640
TOTAL	2	\$2,140

\$2,140

FACILITY DETAILS, WORK SHOP

YEAR BUILT 1955
PURCHASED 1973



MAINTENANCE



53 YEARS



OWNED
OCCUPIED



1,962 SF



FCI %

33.30



The Work Shop is a wood framed structure on a concrete slab-on-grade foundation with an asphalt composition roofing system. There are garage bays, storage areas and a small office and restroom located in the building.



CODE COMPLIANCE SUMMARY

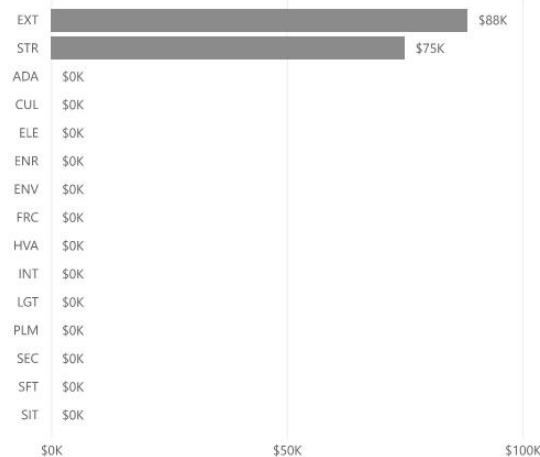
CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - S-1
Moderate hazard storage
FIRE: 0% suppressed

1155 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: UNREINFORCED
FRAME: SITE-ASSEMBLED – 100% WOOD
SEISMIC: UNREINFORCED
ROOF: GABLE – 100% ASPHALT
SEISMIC: N/A
EXTERIOR: CLADDING – 50% STEEL
CLADDING – 50% WOOD
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$490,500
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$75,000
PRIORITY 2	2	\$88,320
PRIORITY 3	0	\$0
TOTAL	3	\$163,320

\$163,320

FACILITY DETAILS, GROUP USE SHELTER

YEAR BUILT 1983
CONSTRUCTED 1983



OUTDOOR



43 YEARS



OWNED
OCCUPIED



2,592 SF



FCI %

15.57



The Group Use Shelter is a concrete masonry unit column and wood framed structure on a concrete slab-on-grade foundation with an asphalt composition roofing system. It is located in the group use area of the park close to the theatre and is ADA accessible. There is also ADA accessible parking located in front of the building.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

1156 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED – 100% CONCRETE
SEISMIC: REINFORCED

ROOF: GABLE – 100% ASPHALT
SEISMIC: REINFORCED

EXTERIOR: -

FLRS: 1

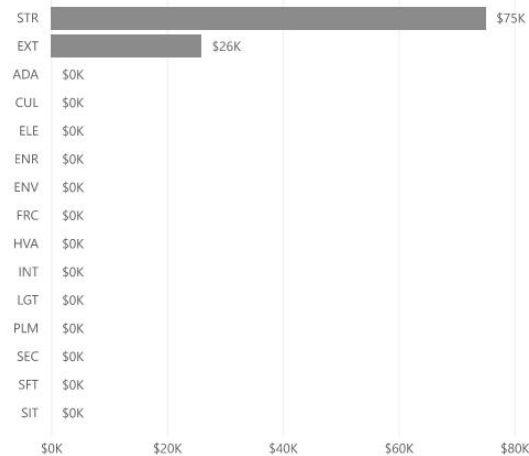
BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$648,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$75,000
PRIORITY 2	1	\$25,900
PRIORITY 3	0	\$0
TOTAL	2	\$100,900

\$100,900

FACILITY DETAILS, HAY & HORSE BARN, CORRAL SHOP

YEAR BUILT 1955
PURCHASED 1973



MAINTENANCE



53 YEARS



OWNED
OCCUPIED



2,112 SF



FCI %

32.41



The Hay & Horse Barn/ Corral/ Shop is a wood framed structure on a concrete slab-on-grade foundation with a wood shingle roofing system. It has been remodeled into a shop with wood working operations, storage areas and office space for park maintenance personnel. There are two ceiling mounted electric heaters as well as a window mounted portable AC unit in the finished portion of the shop.



CODE COMPLIANCE SUMMARY

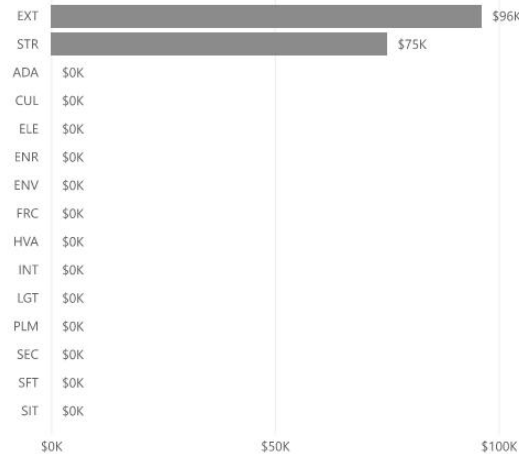
CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - S-1
Moderate hazard storage
FIRE: 0% suppressed

1157 - BUILDING COMPONENTS

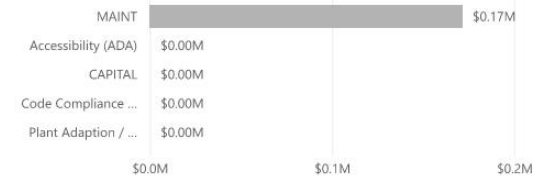
FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: REINFORCED
FRAME: SITE-ASSEMBLED – 100% WOOD
SEISMIC: REINFORCED
ROOF: GABLE – 100% WOOD
SEISMIC: N/A
EXTERIOR: CLADDING – 100% WOOD
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$528,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$75,000
PRIORITY 2	2	\$96,120
PRIORITY 3	0	\$0
TOTAL	3	\$171,120

\$171,120

FACILITY DETAILS, VERA'S STABLES

YEAR BUILT 1930
PURCHASED 1973



AGRICULTURAL



53 YEARS



OWNED
OCCUPIED



500 SF



FCI %

26.67



Vera's Stables is a wood framed structure on a concrete slab-on-grade foundation with a wood shingle roofing system. It is part of the original ranch complex and is no longer in use.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

1158 - BUILDING COMPONENTS

FOUNDATION: UNKNOWN - 100% WOOD
SEISMIC: UNREINFORCED

FRAME: SITE-ASSEMBLED - 100% WOOD
SEISMIC: UNREINFORCED

ROOF: GABLE - 100% WOOD
SEISMIC: N/A

EXTERIOR: CLADDING - 100% WOOD

FLRS: 1

BSMT: -

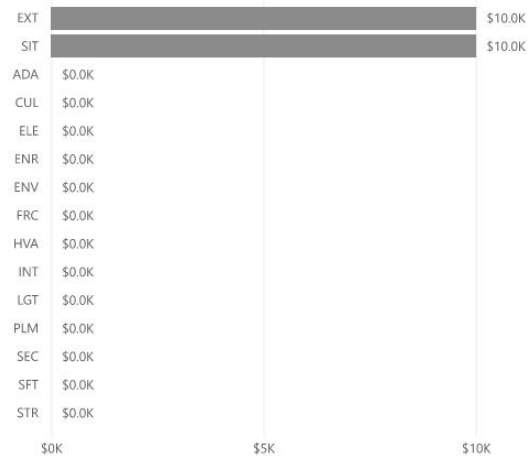
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$75,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$10,000
PRIORITY 2	1	\$10,000
PRIORITY 3	0	\$0
TOTAL	2	\$20,000

\$20,000

FACILITY DETAILS, CATTLE FEEDER SHED

YEAR BUILT 1955
PURCHASED 1973



AGRICULTURAL



53 YEARS



OWNED
OCCUPIED



389 SF



FCI %

134.42



The Cattle Feeder Shed is a wood framed structure with a concrete slab-on-grade foundation and a wood shingle roofing system. It is part of the original ranch complex.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

1159 - BUILDING COMPONENTS

FOUNDATION: CONT FTG - STEM - 100% CONCRETE
SEISMIC: UNREINFORCED

FRAME: SITE-ASSEMBLED - 100% WOOD
SEISMIC: UNREINFORCED

ROOF: GABLE - 100% WOOD
SEISMIC: N/A

EXTERIOR: CLADDING - 100% WOOD

FLRS: 1

BSMT: -

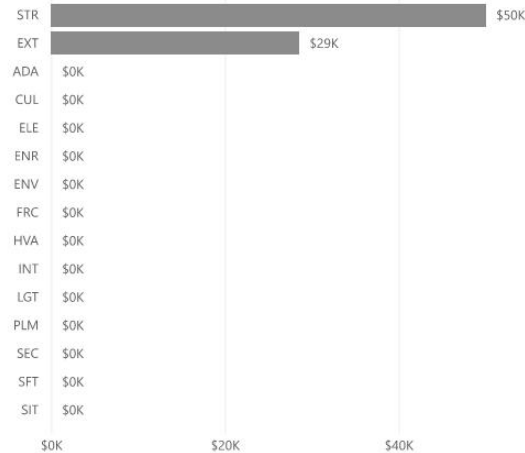
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$58,400

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$50,000
PRIORITY 2	0	\$0
PRIORITY 3	1	\$28,500
TOTAL	2	\$78,500

\$78,500

FACILITY DETAILS, CALVING SHED

YEAR BUILT 1955
PURCHASED 1973



AGRICULTURAL



53 YEARS



OWNED
OCCUPIED



569 SF



FCI %

53.94



The Calving Shed is a wood framed structure with a wood shingle roofing system which is part of the original ranch and associated ranch out buildings.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - U
Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
FIRE: 0% suppressed

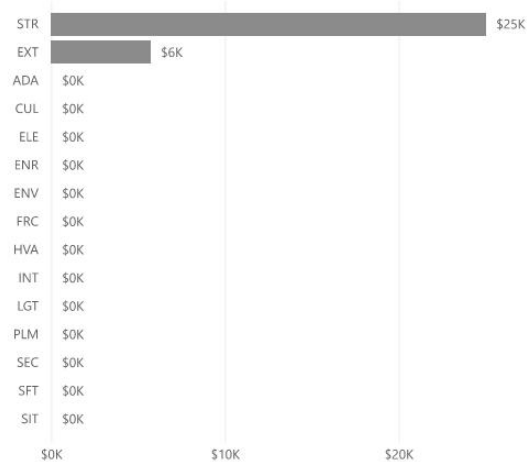
1160 - BUILDING COMPONENTS

FOUNDATION: CONT FTG - STEM - 100% CONCRETE
SEISMIC: UNREINFORCED
FRAME: SITE-ASSEMBLED - 100% WOOD
SEISMIC: UNREINFORCED
ROOF: SHED - 100% ASPHALT
SEISMIC: N/A
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

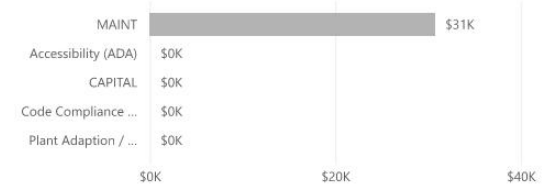
\$56,900

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$25,000
PRIORITY 2	1	\$5,690
PRIORITY 3	0	\$0
TOTAL	2	\$30,690

\$30,690

FACILITY DETAILS, CHICKEN COOP

YEAR BUILT 1930
PURCHASED 1973



AGRICULTURAL



53 YEARS



OWNED
UNOCCUPIED



589 SF



FCI %

24.03



The Chicken Coop is a wood framed structure with a wood shingle roofing system. The building was not in use at the time of the survey. If the building is to be used in the future, structural upgrades and a roof replacement should be performed prior to occupancy or usage according to improvements recommended under CIP 19-P10.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

1162 - BUILDING COMPONENTS

FOUNDATION: CONT FTG - CUSTOM - 100% CONCRETE
SEISMIC: UNREINFORCED

FRAME: SITE-ASSEMBLED - 100% WOOD
SEISMIC: UNREINFORCED

ROOF: SHED - 100% WOOD
SEISMIC: N/A

EXTERIOR: CLADDING - 100% WOOD

FLRS: 1

BSMT: -

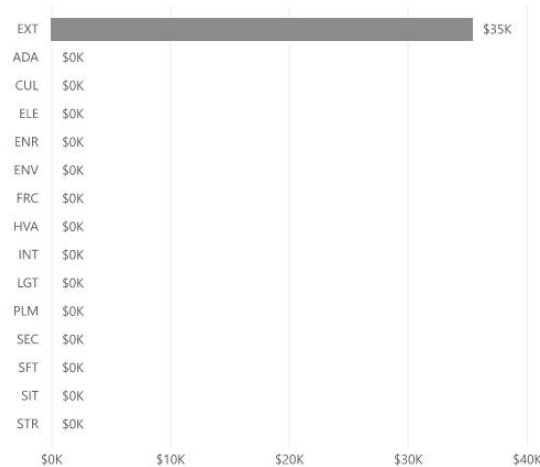
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

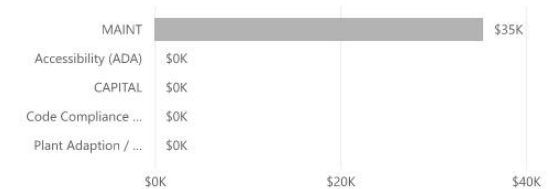
\$147,300

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$35,400
PRIORITY 3	0	\$0
TOTAL	2	\$35,400

\$35,400

FACILITY DETAILS, POWER CONTROL SHED

YEAR BUILT 1940
PURCHASED 1973



UTILITY



53 YEARS



OWNED
OCCUPIED



125 SF



FCI %

59.11



The Power Control Shed is a wood framed structure on a concrete slab-on-grade foundation with a wood shingle roofing system. It is primarily used for storage but also has electrical switchgear located inside.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

1163 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED - 100% WOOD
SEISMIC: REINFORCED

ROOF: GABLE - 100% WOOD
SEISMIC: N/A

EXTERIOR: CLADDING - 100% WOOD

FLRS: 1

BSMT: -

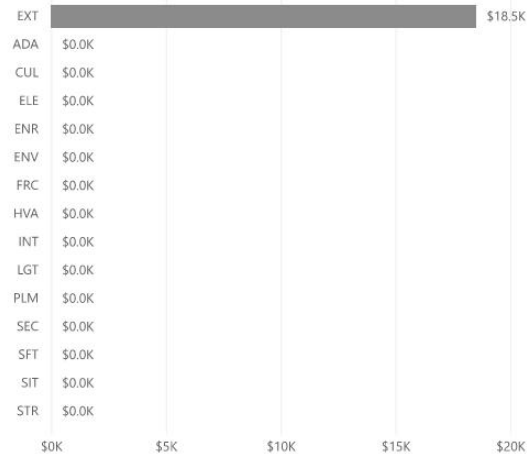
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$31,300

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$18,500
PRIORITY 3	0	\$0
TOTAL	2	\$18,500

\$18,500

FACILITY DETAILS, PUMP CONTROL SEASONAL SHED

YEAR BUILT 1955
PURCHASED 1973



UTILITY



53 YEARS



OWNED
OCCUPIED



237 SF



FCI %

6.75



The Pump Control/ Seasonal Shed is a wood framed structure with a wood shingle roofing system on a concrete slab-on-grade foundation. It is primarily used for storage but also contains the domestic water telemetry.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - S-2
Low hazard storage
FIRE: 0% suppressed

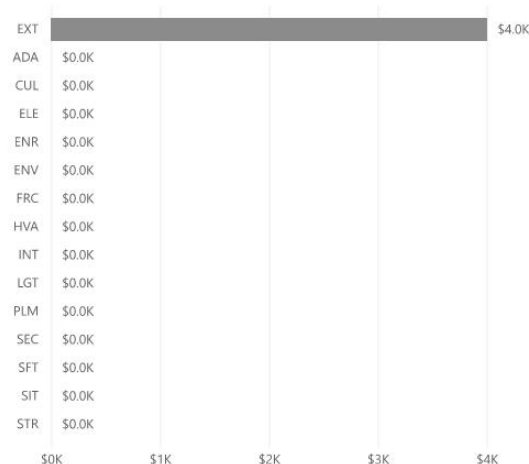
1164 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: REINFORCED
FRAME: SITE-ASSEMBLED – 100% WOOD
SEISMIC: REINFORCED
ROOF: GABLE – 100% ASPHALT
SEISMIC: N/A
EXTERIOR: CLADDING – 100% WOOD
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$59,300

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$4,000
PRIORITY 3	0	\$0
TOTAL	1	\$4,000

\$4,000

FACILITY DETAILS, RESIDENCE #3 – FORMAN'S HOUSE

YEAR BUILT 1957
PURCHASED 1973



RESIDENCE



53 YEARS



OWNED
OCCUPIED



925 SF



FCI %

18.90



The Residence #3 – Foreman's House is a wood framed structure on a concrete slab-on-grade foundation with an asphalt composition roofing system. It contains bedrooms, bathrooms, a kitchen, dining and living areas. There is a roof mounted packaged HVAC system for the building.



CODE COMPLIANCE SUMMARY

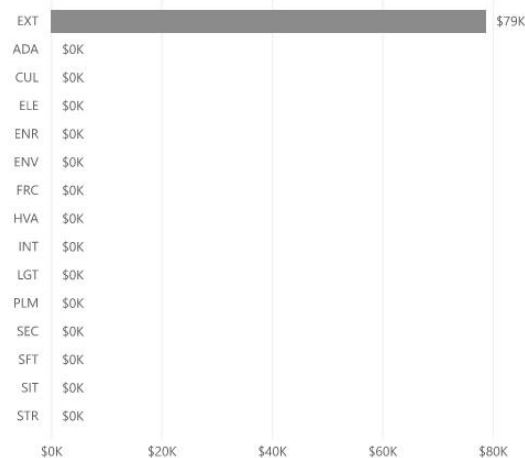
CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - R-3
Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.
FIRE: 0% suppressed

1167 - BUILDING COMPONENTS

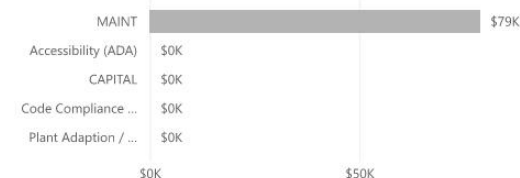
FOUNDATION: CONT FTG - STEM - 100% CONCRETE
SEISMIC: REINFORCED
FRAME: SITE-ASSEMBLED - 100% WOOD
SEISMIC: REINFORCED
ROOF: GABLE - 100% ASPHALT
SEISMIC: N/A
EXTERIOR: CLADDING - 100% WOOD
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$416,300
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$69,375
PRIORITY 3	1	\$9,300
TOTAL	2	\$78,675

\$78,675

FACILITY DETAILS, RESIDENCE #4 – OLD BUNKHOUSE DUPLEX

YEAR BUILT 1957
PURCHASED 1973



RESIDENCE



53 YEARS



OWNED
OCCUPIED



2,440 SF



FCI %

18.89



Residence #4 Old Bunkhouse/ Duplex is a wood framed modular style duplex on a concrete slab-on-grade foundation with an asphalt composition roofing system. It contains bedrooms, bathrooms, a kitchen and living space in each unit. There is a roof mounted HVAC unit for each side of the building.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - R-3

Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.

FIRE: 0% suppressed

1168 - BUILDING COMPONENTS

FOUNDATION: CONT FTG - STEM - 100% CONCRETE
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED - 100% WOOD
SEISMIC: REINFORCED

ROOF: GABLE - 100% ASPHALT
SEISMIC: N/A

EXTERIOR: CLADDING - 100% WOOD

FLRS: 1

BSMT: -

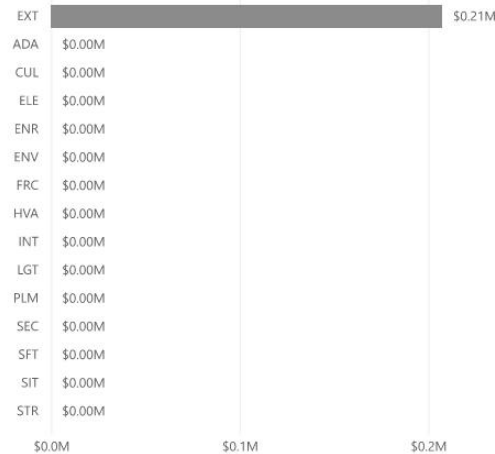
ASSEMBLY: PREFABRICATED

EXPOSURE: ENCLOSED

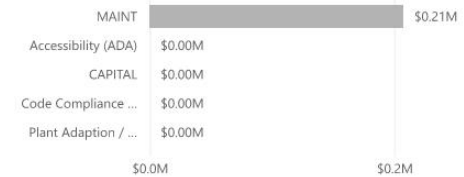
\$1,098,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$207,400
PRIORITY 3	0	\$0
TOTAL	2	\$207,400

\$207,400

FACILITY DETAILS, RESIDENCE #5 SPRING HOUSE

YEAR BUILT 1930
PURCHASED 1973



RESIDENCE



53 YEARS



OWNED
OCCUPIED



620 SF



FCI %



Residence #5 - Spring House is a wood framed structure on a concrete foundation with a wood shingle roofing system. The building is currently closed to the public and undergoing a major renovation that is addressing structural deficiencies, interior renovation and re-roofing.



CODE COMPLIANCE SUMMARY

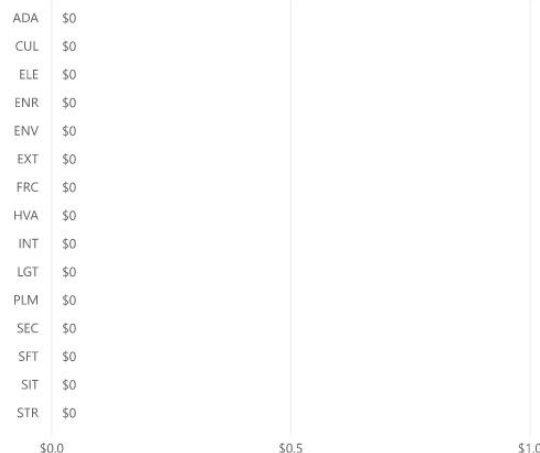
CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - R-3
Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.
FIRE: 0% suppressed

1169 - BUILDING COMPONENTS

FOUNDATION: CONT FTG - CUSTOM - 100% MASONRY
SEISMIC: UNREINFORCED
FRAME: SITE-ASSEMBLED - 100% WOOD
SEISMIC: UNREINFORCED
ROOF: GABLE - 100% ASPHALT
SEISMIC: N/A
EXTERIOR: CLADDING - 100% WOOD
FLRS: 1
BSMT: WALK-OUT - 100% MASONRY
SEISMIC: UNREINFORCED
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$279,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

FACILITY DETAILS, RESIDENCE #6 – COWHAND HOUSE

YEAR BUILT 1930
PURCHASED 1973



RESIDENCE



53 YEARS



OWNED
OCCUPIED



432 SF



FCI %

27.93



The Residence #6 - Cowhand House is a wood framed structure on a concrete slab-on-grade foundation with a wood shingle roofing system.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - R-3

Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.

FIRE: 0% suppressed

1170 - BUILDING COMPONENTS

FOUNDATION: CONT FTG - STEM – 100% CONCRETE
SEISMIC: UNREINFORCED

FRAME: SITE-ASSEMBLED – 100% WOOD
SEISMIC: UNREINFORCED

ROOF: GABLE – 100% WOOD
SEISMIC: N/A

EXTERIOR: CLADDING – 100% WOOD

FLRS: 1

BSMT: -

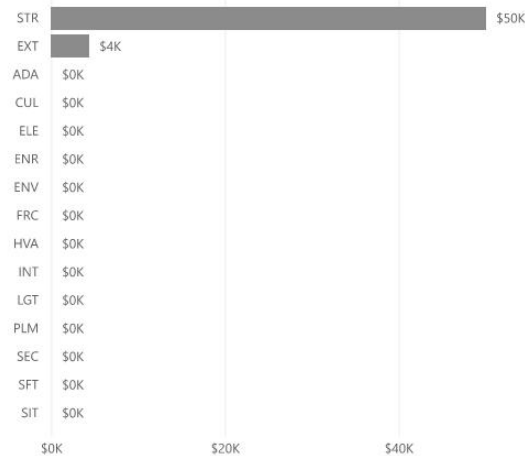
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

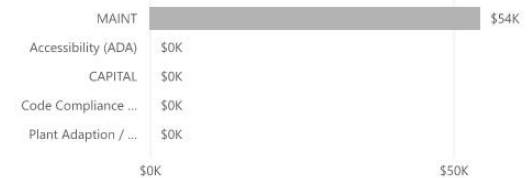
\$194,400

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$50,000
PRIORITY 2	1	\$4,300
PRIORITY 3	0	\$0
TOTAL	2	\$54,300

\$54,300

FACILITY DETAILS, HISTORIC TACK SHED

YEAR BUILT 1870
PURCHASED 1973



NONHAZARD



53 YEARS



OWNED
OCCUPIED



120 SF



FCI %



The Historic Storage Shed is a wood framed structure with metal siding on a concrete slab-on-grade-foundation and a metal roofing system. It is located in the area of the old ranch structures.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

1171 - BUILDING COMPONENTS

FOUNDATION: UNKNOWN – 100% WOOD
SEISMIC: UNREINFORCED

FRAME: SITE-ASSEMBLED – 100% WOOD
SEISMIC: UNREINFORCED

ROOF: GABLE – 100% STEEL
SEISMIC: N/A

EXTERIOR: CLADDING – 100% STEEL

FLRS: 1

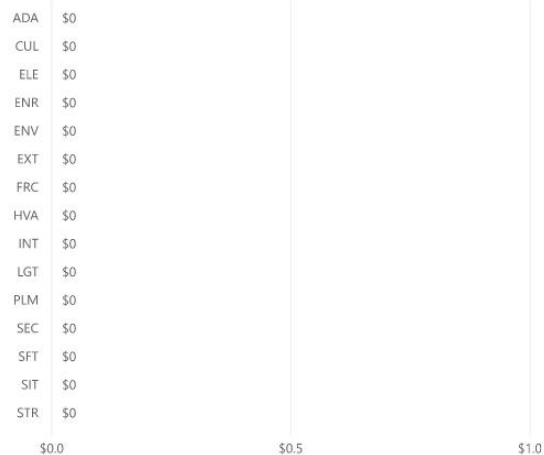
BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$30,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

FACILITY DETAILS, VISITOR'S CENTER

YEAR BUILT 1948
PURCHASED 1973



VISITOR



53 YEARS



OWNED
OCCUPIED



4,228 SF



FCI %

11.82



The Visitor's Center is a historical wood framed structure on a concrete slab-on-grade foundation with a wood shingle roofing system. The facility was designed as a large residence with numerous bedrooms, restrooms, kitchen, living and dining areas, a large great room and an attached garage. There is an upper level area with a bedroom and restroom. The Visitor's Center is open to the public for tours and also has a small gift shop inside on the lower level. The residence has manicured landscaping and walkway / patio areas surrounding the house. The outdoor pool and pool house no longer exist.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - R-3

Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.

FIRE: 0% suppressed

1172 - BUILDING COMPONENTS

FOUNDATION: CONT FTG - CUSTOM - 100% CONCRETE
SEISMIC: UNREINFORCED

FRAME: SITE-ASSEMBLED - 100% MASONRY
SEISMIC: UNREINFORCED

ROOF: GABLE - 100% WOOD
SEISMIC: UNREINFORCED

EXTERIOR: -

FLRS: 2

BSMT: -

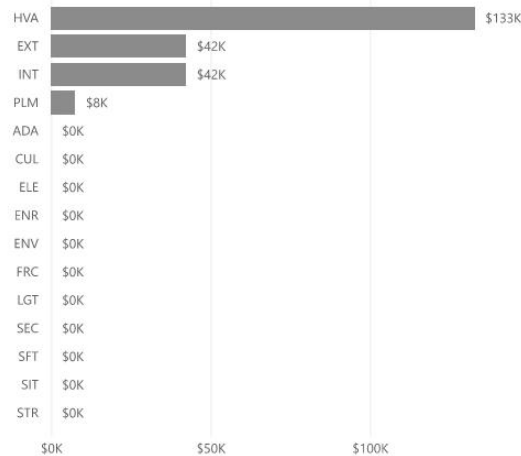
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

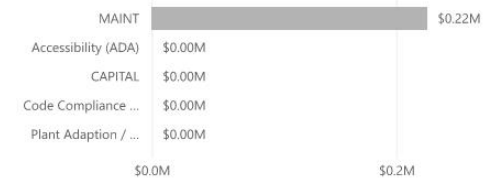
\$1,902,600

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$7,500
PRIORITY 2	1	\$132,800
PRIORITY 3	2	\$84,560
TOTAL	4	\$224,860

\$224,860

FACILITY DETAILS, RANGERS OFFICE – GUEST HOUSE

YEAR BUILT 1955
PURCHASED 1973



OFFICE



53 YEARS



OWNED
OCCUPIED



912 SF



FCI %

35.43



The Ranger's Office/ Guest House is a wood framed structure on a concrete slab-on-grade foundation with an asphalt composition roofing system. It serves as the main park office and has an ADA accessible ramp, entrance and a unisex restroom inside as well as storage rooms and bedrooms that have been converted into office space. There is a roof mounted packaged HVAC system that serves the facility.



CODE COMPLIANCE SUMMARY

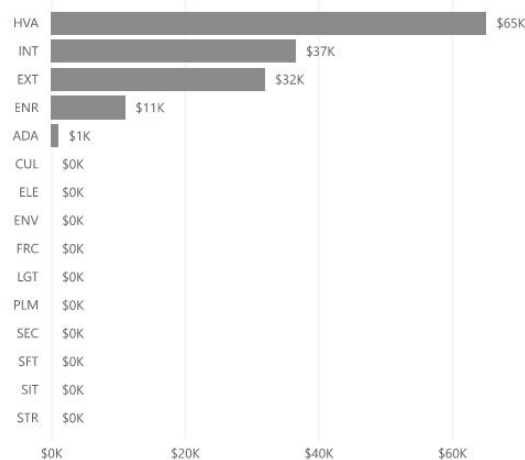
CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - B
Offices or Higher Education Offices
FIRE: 0% suppressed

1173 - BUILDING COMPONENTS

FOUNDATION: CONT FTG - STEM – 100% CONCRETE
SEISMIC: REINFORCED
FRAME: SITE-ASSEMBLED – 100% WOOD
SEISMIC: REINFORCED
ROOF: GABLE – 100% ASPHALT
SEISMIC: N/A
EXTERIOR: CLADDING – 100% WOOD
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$410,400
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$1,000
PRIORITY 2	3	\$47,500
PRIORITY 3	3	\$96,900
TOTAL	7	\$145,400

\$145,400

FACILITY DETAILS, WILSON RESIDENCE – SANDSTONE CABIN

YEAR BUILT 1870
PURCHASED 1973



RESIDENCE



53 YEARS



OWNED
OCCUPIED



681 SF



FCI %

13.33



The Wilson Residence/ Sandstone Cabin is an unreinforced stone (URM) historical structure with a wood shingle roof on a stone foundation. It is one of many historical structures on the site and is open for guided tours provided by park staff. The structure underwent a substantial reconstruction and URM exterior walls were reinforced in the 1980's according to project 19-P10. According to 19-P10, no further structural improvements recommendations were noted.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - R-3

Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.

FIRE: 0% suppressed

1174 - BUILDING COMPONENTS

FOUNDATION: CONT FTG - CUSTOM – 100% MASONRY
SEISMIC: UNREINFORCED

FRAME: SITE-ASSEMBLED – 100% MASONRY
SEISMIC: UNREINFORCED

ROOF: GABLE – 100% WOOD
SEISMIC: N/A

EXTERIOR: -

FLRS: 1

BSMT: -

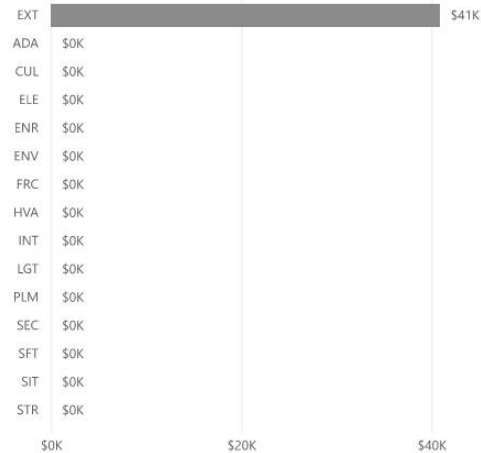
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

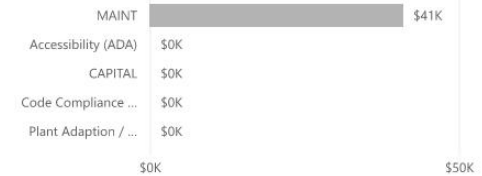
\$306,500

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$40,860
PRIORITY 3	0	\$0
TOTAL	1	\$40,860

\$40,860

FACILITY DETAILS, THEATRE CONCESSION

YEAR BUILT 1988
CONSTRUCTED 1988



FOOD PROCESSING



38 YEARS



OWNED
OCCUPIED



400 SF



FCI %

8.00



The Theatre Concession is a wood and concrete masonry unit framed structure on a concrete slab-on-grade foundation with a composition roofing system. The two level facility provides seasonal concession services during special events and also provides lighting and sound controls for theatre or concert performances.



CODE COMPLIANCE SUMMARY

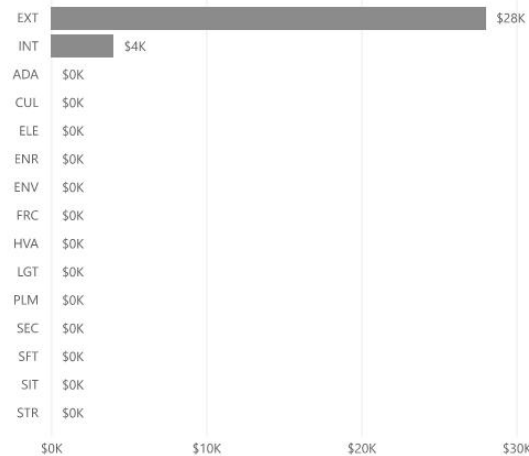
CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - B
Offices or Higher Education Offices
FIRE: 0% suppressed

1633 - BUILDING COMPONENTS

FOUNDATION: CONT FTG - STEM - 100% CONCRETE
SEISMIC: REINFORCED
FRAME: SITE-ASSEMBLED - 100% CONCRETE
SEISMIC: REINFORCED
ROOF: GABLE - 100% ASPHALT
SEISMIC: N/A
EXTERIOR: -
FLRS: 2
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$400,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$28,000
PRIORITY 3	1	\$4,000
TOTAL	3	\$32,000

\$32,000

FACILITY DETAILS, THEATRE PAVILLION

YEAR BUILT 1988
CONSTRUCTED 1988



MULTI-USE



38 YEARS



OWNED
OCCUPIED



6,230 SF



FCI %

4.07



The Theatre/ Pavilion is a concrete masonry unit and wood framed structure on a concrete slab-on-grade foundation with an asphalt composition roofing system. The facility consists of a large stage area, storage rooms and backstage areas on the main level and dressing rooms and restrooms in the basement for both male and female performers and support staff. There is an ADA accessible ramp to the stage and the building has a fire sprinkler system.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 50% - B, 50% - A-1

Offices or Higher Education Offices
Having an assembly room with an occupant load of 1,000 or more and a legitimate stage

FIRE: 100% suppressed

1634 - BUILDING COMPONENTS

FOUNDATION: CONT FTG - STEM - 100% CONCRETE
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED - 100% WOOD
SEISMIC: REINFORCED

ROOF SHED - 100% ASPHALT
SEISMIC: N/A

EXTERIOR: CLADDING - 100% WOOD

FLRS: 1

BSMT: -

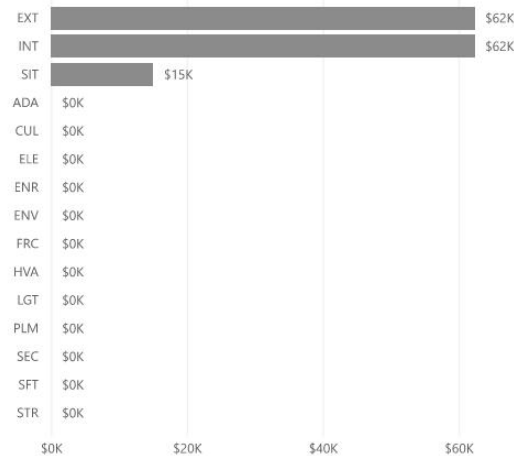
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

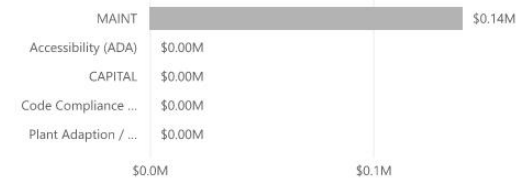
\$3,426,500

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$15,000
PRIORITY 2	0	\$0
PRIORITY 3	2	\$124,600
TOTAL	3	\$139,600

\$139,600

FACILITY DETAILS, ENTRANCE STATION

YEAR BUILT 1992
CONSTRUCTED 1992



OFFICE



34 YEARS



OWNED
OCCUPIED



225 SF



FCI %

15.00



The Entrance Station is a wood framed structure with a concrete slab-on-grade foundation with a wood shingle roofing system. The building is located at the entrance to the park and provides for fee collection and information for guests.



CODE COMPLIANCE SUMMARY

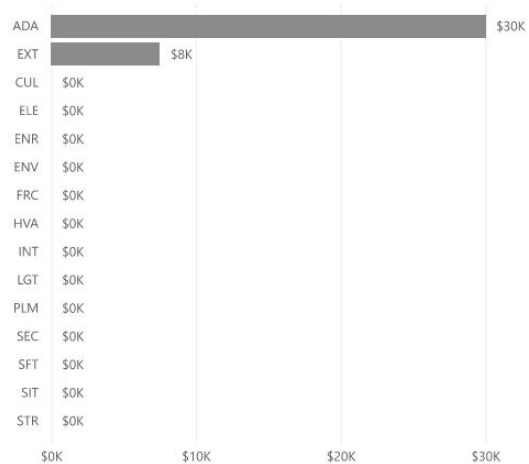
CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - B
Offices or Higher Education Offices
FIRE: 0% suppressed

1635 - BUILDING COMPONENTS

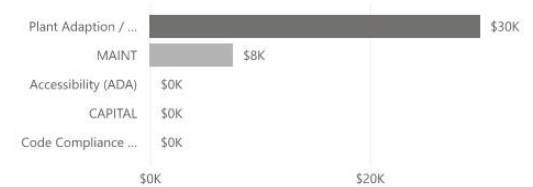
FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: REINFORCED
FRAME: SITE-ASSEMBLED – 100% WOOD
SEISMIC: REINFORCED
ROOF: PYRAMID – 100% WOOD
SEISMIC: N/A
EXTERIOR: CLADDING – 100% WOOD
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$250,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$30,000
PRIORITY 2	0	\$0
PRIORITY 3	1	\$7,500
TOTAL	2	\$37,500

\$37,500

FACILITY DETAILS, IRRIGATION PUMP HOUSE

YEAR BUILT 1997
CONSTRUCTED 1997



UTILITY



29 YEARS



OWNED
OCCUPIED



117 SF



FCI %

3.99



The Irrigation Pump House is a wood framed structure with a concrete slab-on-grade foundation and has an asphalt
composition roofing system. It has a small wall mounted AC unit to cool the space. The building shelters the pumps and filtration equipment for site irrigation.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

1636 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: SITE-ASSEMBLED - 100% WOOD
SEISMIC: REINFORCED

ROOF SHED - 100% ASPHALT
SEISMIC: N/A

EXTERIOR: CLADDING - 100% WOOD

FLRS: 1

BSMT: -

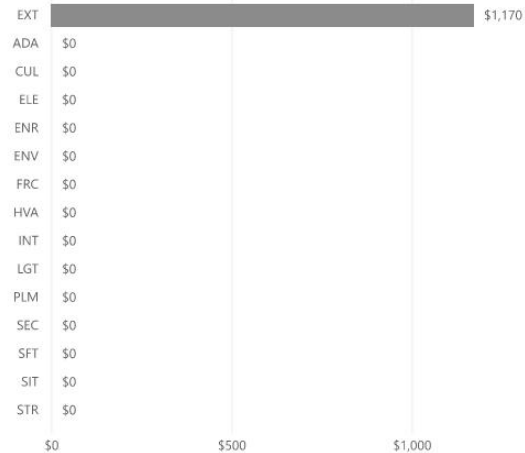
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$29,300

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,170
TOTAL	1	\$1,170

\$1,170

FACILITY DETAILS, THEATRE STORAGE

YEAR BUILT 1988
CONSTRUCTED 1988



NONHAZARD



38 YEARS



OWNED
OCCUPIED



196 SF



FCI %

4.00



The Theatre Storage is a wood framed structure on a concrete slab-on-grade foundation with an asphalt composition roofing system. It is located adjacent to the Amphitheatre.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 100% - S-2
Low hazard storage
FIRE: 0% suppressed

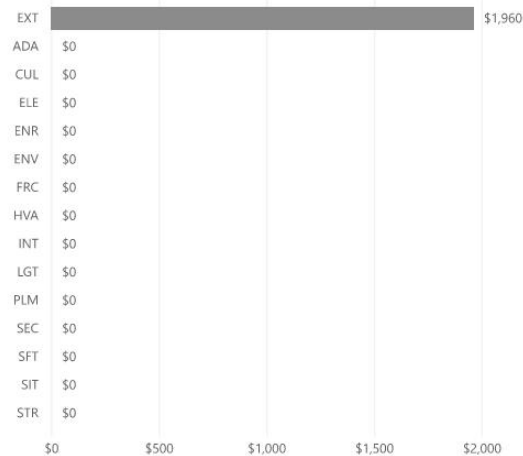
2410 - BUILDING COMPONENTS

FOUNDATION: UNKNOWN - 100% WOOD
SEISMIC: UNREINFORCED
FRAME: SITE-ASSEMBLED - 100% WOOD
SEISMIC: REINFORCED
ROOF: SHED - 100% ASPHALT
SEISMIC: N/A
EXTERIOR: CLADDING - 100% WOOD
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$49,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,960
TOTAL	1	\$1,960

\$1,960

FACILITY DETAILS, DOMESTIC WELL PUMP HOUSE

YEAR BUILT 2005
CONSTRUCTED 2005



UTILITY



21 YEARS



OWNED
OCCUPIED



96 SF



FCI %

4.00



The Domestic Well/ Pump House is a wood framed structure with a metal roofing system on a concrete foundation. The
 building shelters the well head, pump and chlorine injection system.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

3043 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED – 100% WOOD
SEISMIC: REINFORCED

ROOF: SHED – 100% ASPHALT
SEISMIC: N/A

EXTERIOR: CLADDING – 100% WOOD

FLRS: 1

BSMT: -

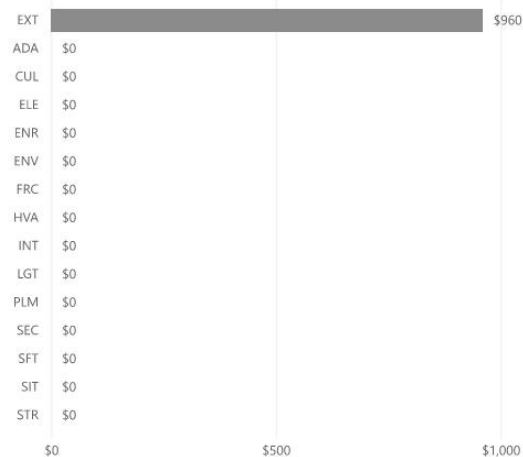
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

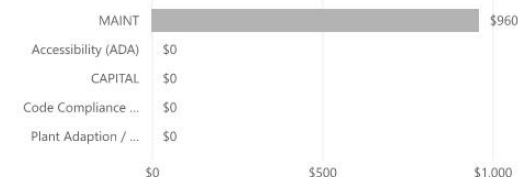
\$24,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



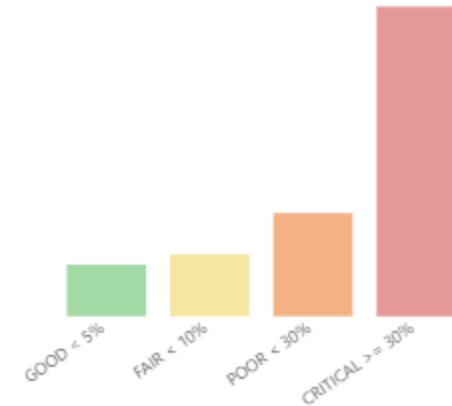
TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$960
TOTAL	1	\$960

\$960

APPENDIX A - FACILITY CONDITION INDEX (FCI)

- **What It Is:** A widely used critical metric to evaluate the overall health, functionality, and maintenance priorities of each facility
- **Purpose:**
 - Provides a quick snapshot of a facility's health, expressed as a percentage
 - **Lower FCI Values:**
 - **0.05:** Indicates a facility is good condition
 - **0.06 – 0.10:** Indicates a facility is in fair condition
 - **Higher FCI Values:**
 - **0.11 – 0.30:** Indicates a facility is in poor condition
 - **0.30:** Indicates a facility is in critical condition
- **Use Cases:**
 - Helps prioritize repairs
 - Guides funding allocation by comparing conditions across multiple facilities in a portfolio
- **Calculation:**
$$FCI = \frac{\text{Cost of necessary repairs or Deferred Maintenance}}{\text{Current Replacement Value}}$$
- **Example:** The facility's replacement cost is \$11,540,000, and the required repairs total \$2,236,200, resulting in an FCI of **19%** (0.19)



APPENDIX B – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	TITLE
CNR	DIRECTOR
CNR	DEPUTY DIRECTOR
CNR	DIVISION ADMINISTRATOR
CNR	FACILITY MANAGER
CNR	SUPERVISOR PROFESSIONAL ENGINEER
CNR	DEPUTY DIRECTOR

STATEWIDE CONTACTS CC'D

The following positions across various departments are CC'D:

- **GFO Budget**
 - Executive Branch Budget Officer
- **DCNR Lands Division**
 - Division Administrator
 - Deputy Division Administrator
 - State Land Agent 2
- **Legislative Counsel Bureau**
 - Senior Program Analyst
 - Principal Program Analyst
- **Administration Risk Management Division**
 - Division Administrator
 - Insurance/Loss Prevention Specialist
 - Program Officer
 - Management Analyst 4
 - Safety Specialist Consultant

APPENDIX C - FCA RESOURCES



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Administrative Assistant IV

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APPENDIX D – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	9/29/2026	Initial.