



DEPT OF CONSERVATION AND NATURAL RESOURCES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

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 **Project Addendum** is part two of the **Property Portfolio Review**, building on the foundation of the Facility Insights report, which assesses the condition of the property and its facilities. It outlines post-assessment projects, categorized within the SPWD's building management system, by priority, status designation, and preliminary cost estimate. Building management components include ADA, culinary, electrical, energy, environmental, exterior, HVAC, interior, plumbing, safety, security, site, and structural systems.

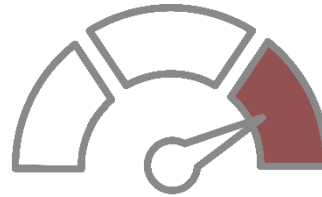
Projects are prioritized by urgency and address the most pressing needs effectively:

- **Priority 1, 0 - 2 years, Currently Critical:** Requires immediate action.
- **Priority 2, 2 - 4 years, Necessary – Not Yet Critical:** Preemptive attention to avoiding deterioration.
- **Priority 3, 4 - 10 years, Long Term Needs:** Investment planning and functional improvements.

Projects are assigned a status designation of **new, in progress, completed, deferred or canceled**. Preliminary cost estimates are based on multiple sources, including the **RS Means Cost Estimating Guide**, similar **SPWD construction projects**, and **contractor pricing**, factoring in labor, location, materials, profit, and overhead. **Soft costs** (design fees, testing, permits) are not included.



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.



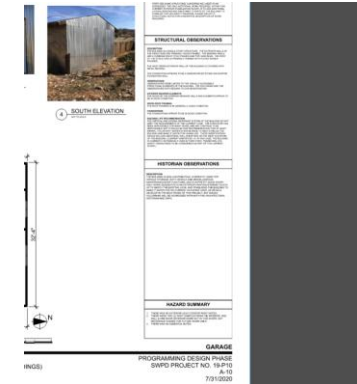
PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION

WORK SHOP



\$75,000

PRIORITY 1
0 - 2 years



NEW STRUCTURAL - 1/7/2026

1155-STR-1: STRUCTURAL REINFORCEMENT

Based on the findings of structural assessment CIP 19-P10, the building has been deemed structurally deficient and requires corrective measures to ensure safety and longevity. It is recommended that exterior wall sheathing be installed on the west elevation to reinforce the structure and provide additional protection for Park staff. This improvement will address critical deficiencies, enhance structural integrity, and mitigate

potential hazards, aligning with the assessment's recommendations. Please reference 19-P10 project documentation for specific details.

GROUP USE SHELTER

\$75,000

PRIORITY 1
0 - 2 years



NEW STRUCTURAL - 2/25/2026 **1156-STR-1: RAFTER REPLACEMENT**

The rafters exposed to the elements in the section without roofing are cracked, broken and in need of replacement. It is recommended that new rafters and cross beams be installed in this area. This estimate includes removal and disposal of all structurally compromised rafters.

HAY & HORSE BARN/ CORRAL/ SHOP

\$75,000

PRIORITY 1
0 - 2 years



NEW STRUCTURAL - 1/7/2026

1157-STR-1: STRUCTURAL REINFORCEMENT

Based on the findings of structural assessment CIP 19-P10, the building has been deemed structurally deficient and requires corrective measures to ensure safety and longevity. Per the assessment recommendations, additional framing members be added to existing load bearing walls and roof framing members. This improvement will address critical deficiencies, enhance structural integrity, and mitigate potential hazards, aligning

with the assessment's recommendations. Please reference 19-P10 project documentation for specific details.

VERA'S STABLES



\$10,000

PRIORITY 1
0 - 2 years



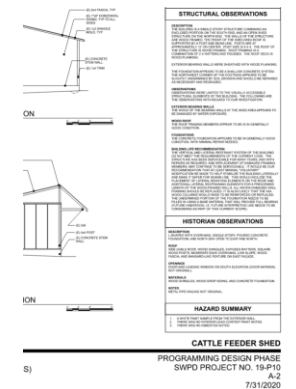
NEW SITE ISSUES - 1/7/2026

1158-SIT-1: REGRADE AROUND BUILDING

There is soil contact with the building siding at multiple locations around the building. This project recommends removal and regrading to create a 6" separation between the siding and surrounding soil.

\$50,000

PRIORITY 1
0 - 2 years



NEW STRUCTURAL - 1/7/2026

1159-STR-1: STRUCTURAL REINFORCEMENT

Based on the findings of structural assessment CIP 19-P10, the building has been deemed structurally deficient and requires corrective measures to ensure safety and longevity. Per the assessment recommendations, additional lateral resisting framing elements be added to existing load bearing walls and roof framing members. This improvement will address critical deficiencies, enhance structural integrity, and mitigate

potential hazards, aligning with the assessment's recommendations. Please reference 19-P10 project documentation for specific details. This project should be done prior to the ROOF REPLACEMENT project.

CALVING SHED



\$25,000

PRIORITY 1
0 - 2 years



NEW STRUCTURAL - 1/7/2026

1160-STR-1: STRUCTURAL REINFORCEMENT

Based on the findings of structural assessment CIP 19-P10, the building has been deemed structurally deficient and requires corrective measures to ensure safety and longevity. Per the assessment recommendations, additional lateral resisting framing elements be added to existing load bearing walls and roof framing members. This improvement will address critical deficiencies, enhance structural integrity, and mitigate potential hazards, aligning with the assessment's

recommendations. Please reference 19-P10 project documentation for specific details. This project should be done prior to the ROOF REPLACEMENT project.

RESIDENCE #6 - COWHAND HOUSE



\$50,000

PRIORITY 1
0 - 2 years

STRUCTURAL OBSERVATIONS
1. The foundation of the building is severely deteriorated and requires replacement. The foundation is made of concrete and is in poor condition. The foundation is located on a slope and is not properly anchored. The foundation is in need of immediate repair.
2. The roof of the building is in poor condition and requires replacement. The roof is made of asphalt shingles and is in poor condition. The roof is in need of immediate repair.
3. The walls of the building are in poor condition and require repair. The walls are made of wood and are in poor condition. The walls are in need of immediate repair.
4. The porch of the building is in poor condition and requires repair. The porch is made of wood and is in poor condition. The porch is in need of immediate repair.
5. The windows of the building are in poor condition and require repair. The windows are made of wood and are in poor condition. The windows are in need of immediate repair.
6. The doors of the building are in poor condition and require repair. The doors are made of wood and are in poor condition. The doors are in need of immediate repair.
7. The interior of the building is in poor condition and requires repair. The interior is made of wood and is in poor condition. The interior is in need of immediate repair.
8. The exterior of the building is in poor condition and requires repair. The exterior is made of wood and is in poor condition. The exterior is in need of immediate repair.
9. The building is in poor condition and requires repair. The building is made of wood and is in poor condition. The building is in need of immediate repair.
10. The building is in poor condition and requires repair. The building is made of wood and is in poor condition. The building is in need of immediate repair.
HISTORIAN OBSERVATIONS
1. The building is a historic structure and is in poor condition. The building is made of wood and is in poor condition. The building is in need of immediate repair.
2. The building is a historic structure and is in poor condition. The building is made of wood and is in poor condition. The building is in need of immediate repair.
3. The building is a historic structure and is in poor condition. The building is made of wood and is in poor condition. The building is in need of immediate repair.
4. The building is a historic structure and is in poor condition. The building is made of wood and is in poor condition. The building is in need of immediate repair.
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10. The building is a historic structure and is in poor condition. The building is made of wood and is in poor condition. The building is in need of immediate repair.
HAZARD SUMMARY
1. The building is in poor condition and requires repair. The building is made of wood and is in poor condition. The building is in need of immediate repair.
2. The building is in poor condition and requires repair. The building is made of wood and is in poor condition. The building is in need of immediate repair.
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COWHAND BUNKHOUSE
PROGRAMMING DESIGN PHASE
SWPD PROJECT NO. 19-P10
A-5
7/19/2020

NEW STRUCTURAL - 2/11/2026

1170-STR-1: FOUNDATION INSTALLATION

Based on the findings of structural assessment CIP 19-P10, the building has been deemed structurally deficient and requires corrective measures to ensure safety and longevity. Per the assessment recommendations, a structural foundation is needed to ensure the long term viability of the building. This improvement will address critical deficiencies, enhance structural integrity, and mitigate potential hazards, aligning

with the assessment's recommendations. Please reference 19-P10 project documentation for specific details. This project should be done prior to the ROOF REPLACEMENT project.

VISITOR'S CENTER



\$ 7,500

PRIORITY 1
0 - 2 years



NEW PLUMBING - 2/12/2026

1172-PLM-2: PLUMBING SURVEY

The building was constructed during a period when a variety of materials were commonly used for sewer, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and

age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a comprehensive inspection of the sewer and vent system to evaluate its overall integrity.

RANGER'S OFFICE/ GUEST HOUSE

\$ 1,000

PRIORITY 1
0 - 2 years



REINSTATED ADA - 2/13/2026

1173-ADA-1: ADA SIGNAGE

ADA regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional

signage from parking to accessible building entrances, route of travel inside the building and restrooms. It is recommended that applicable signage be installed where required. The 2024 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 were used as references for this project.

THEATRE/ PAVILION

\$15,000

PRIORITY 1
0 - 2 years



NEW SITE ISSUES - 2/18/2026

1634-SIT-1: REGRADE NORTH AND EAST SIDE OF BUILDING

The building faces two critical grading issues: on the north side, rainwater flows toward the structure and down the basement stairs, causing ongoing maintenance problems; re-grading this area to create a positive slope away from the building will prevent water intrusion and protect the foundation. On the east side, the current slope and bollard placement create hazards for freight transfer and truck parking; importing base material

to reduce the steep grade will allow for a level parking pad and safer loading conditions while maintaining proper drainage and building protection.

ENTRANCE STATION



\$30,000

PRIORITY 1
0 - 2 years



REINSTATED ADA - 2/20/2026

1635-ADA-1: ADA ACCESSIBLE PATH OF TRAVEL

The ADA provides for accessibility to sites and services for people with physical limitations. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2024 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA

Standards for Accessible Design were used as references for this project. 750 square feet of concrete was used for this estimate. It is recommended that this project coincide with the paving project.

SPRING MOUNTAIN RANCH STATE PARK SITE



\$25,000

PRIORITY 1
0 - 2 years



NEW SITE ISSUES - 2/26/2026

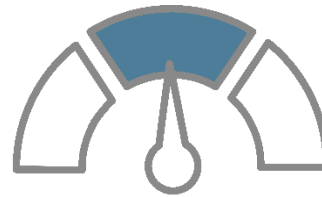
9930-SIT-4: COMBUSTIBLE FUELS REDUCTION

There is combustible debris around buildings, including wind-blown debris, rabbit brush and shrubbery invading each building's defensible space. To enhance wildfire resilience and comply with best practices, establish defensible space around all structures. This includes an Immediate Zone (0–5 feet) free of dead, combustible materials, using non-flammable landscaping near the building. The Intermediate Zone (5–30

feet) should feature well-spaced, healthy vegetation, with regular removal of dead plants and debris to maintain a lean, clean, and green environment. The Extended Zone (30–100 feet) should be managed by thinning dense vegetation, eliminating ladder fuels, and reducing continuous tree canopies to slow fire spread.

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PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

CHINCHILLA SHED

\$51,900

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 1/6/2026

1149-EXT-3: ROOF REPLACEMENT

The building was built in 1940 and the current wood shake roofing system is weathered, has reached the end of its useful life and needs replacement. Due to its historic nature, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional requirements. This project

will fund replacement of the wood shingle roofing system and installation of rain gutters. This estimate includes removal and disposal of the old roof. Please note this building was structurally assessed under 19-P10 and evaluated to be structurally sound; therefore, improvements can be made without URM reinforcement.

COMFORT STATION #1



\$241,200

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 2/25/2026

1150-INT-2: COMFORT STATION REFURBISHMENT

All major building systems—including plumbing, electrical, HVAC, and interior finishes—have reached the end of their service life and no longer provide reliable service for park visitors. The facility requires accessibility upgrades to meet current ADA standards, including compliant fixtures, routes of travel, and user accommodations. Replacing aging systems and modernizing the layout will improve safety, energy efficiency,

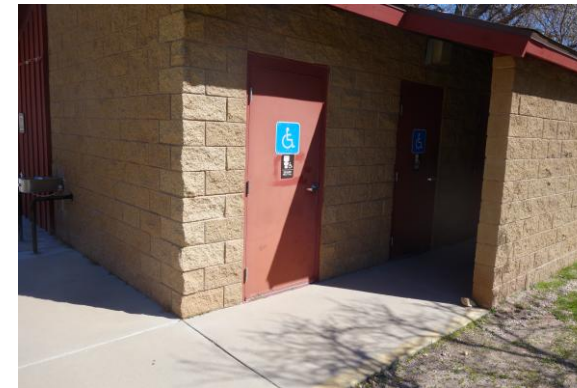
and user experience while reducing maintenance demands. A complete renovation will extend the station's useful life, ensure compliance, and provide a more functional amenity for park visitors. Due to the extent of repairs, replacement of the Comfort Station should also be considered.

COMFORT STATION #2 - GROUP USE



\$241,200

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 2/25/2026

1151-INT-2: COMFORT STATION REFURBISHMENT

All major building systems—including plumbing, electrical, HVAC, and interior finishes—have reached the end of their service life and no longer provide reliable service for park visitors. The facility requires accessibility upgrades to meet current ADA standards, including compliant fixtures, routes of travel, and user accommodations. Replacing aging systems and modernizing the layout will improve safety, energy efficiency,

and user experience while reducing maintenance demands. A complete renovation will extend the station's useful life, ensure compliance, and provide a more functional amenity for park visitors. Due to the extent of repairs, replacement of the Comfort Station should also be considered.

COMFORT STATION #2 - GROUP USE

\$10,100

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 2/24/2026

1151-EXT-3: ROOF REPLACEMENT

At the time of the survey, the building's roof was found to be in poor condition. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 2 – 3 years to align with the statewide roofing program and address the aging system.

MILKING BARN



\$21,100

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 2/25/2026

1152-EXT-4: ROOF REPLACEMENT

The building was built in 1930 and the current wood shake roofing system is weathered, has reached the end of its useful life and is in need of replacement. Due to its historic nature, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional

requirements. This project will fund the replacement of the wood shingle roofing systems. This estimate includes removal and disposal of the old roof.

MILKING BARN



\$ 4,200

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 1/6/2026

1152-EXT-3: CONSERVE AND PROTECT VACANT BUILDING

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to painting or sealing the exterior and ensuring roofing integrity, removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and

removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

DOG KENNEL



\$ 3,100

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 1/6/2026

1153-EXT-2: ROOF REPLACEMENT

The asphalt composition 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 shingle roof and new underlayment. This estimate includes removal and disposal of the old roof.

THEATRE FEE BOOTH



\$ 1,500

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 1/6/2026

1154-EXT-4: ROOF REPLACEMENT

At the time of the survey, the building's roof was found to be in poor condition. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 2 – 3 years.

WORK SHOP



\$68,700

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 2/25/2026

1155-EXT-4: ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in fair to poor condition at the time of the survey. In addition, it appears that the roof substrate is failing, showing a large deflection on the north end of the roof system. It is recommended that this roof system be fully inspected, replacing any failed structural elements and be re-roofed in the next 2 - 3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes

installation of rain gutters, downspouts and disposal of the old roofing system.

WORK SHOP

\$19,600

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 1/7/2026

1155-EXT-1: EXTERIOR FINISHES

Portions of the board and batten siding on the west side of the building appear unfinished. The wood siding is in fair condition; however, the entire wood siding should be refinished to maintain the finish, weather resistance, and appearance of the building. This project would protect the exterior, excluding the roof. Costs include sanding, staining, and caulking windows, doors flashing, fixtures, and other penetrations. The building

should be painted within 2-3 years, with this project scheduled cyclically to maintain structural integrity.

This project should be implemented after the STRUCTURAL REINFORCEMENT has been executed.

GROUP USE SHELTER

\$25,900

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 1/7/2026

1156-EXT-1: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the structure excluding the roof. This project would provide for cleaning and sealing the wood and the concrete masonry and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HAY & HORSE BARN/ CORRAL/ SHOP

\$75,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 1/7/2026

1157-EXT-2: BUILDING WEST SIDE REPAIRS

The board and batten siding on the west side of the building is severely degraded where soil is in direct contact. Soil grades in this area are too high causing the siding degradation. This project recommends regrading the road profile on the west side is such a way to prevent water from sheet flowing toward the building. Once grading is complete, replace the existing damaged siding, re-paint to complete the repairs.

HAY & HORSE BARN/ CORRAL/ SHOP



\$21,120

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 1/7/2026

1157-EXT-1: EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, doors, flashing, fixtures and all other penetrations and mitigating the earth to wood contact. It is recommended that

the building be painted within the next 2 - 3 years and this project be scheduled on a cyclical basis to maintain the integrity of the structure.

VERA'S STABLES



\$10,000

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 1/7/2026

1158-EXT-1: EXTERIOR FINISHES

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

be scheduled on a cyclical basis to maintain the integrity of the structure. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

CALVING SHED



\$ 5,690

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 1/7/2026

1160-EXT-1: 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 sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

CHICKEN COOP



\$29,500

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 1/7/2026

1162-EXT-2: ROOF REPLACEMENT

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 wood shingle roof and new underlayment. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office. This estimate includes removal and disposal of the old roof.

CHICKEN COOP



\$ 5,900

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 2/25/2026

1162-EXT-1: EXTERIOR FINISHES

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

be scheduled on a cyclical basis to maintain the integrity of the structure. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

POWER CONTROL SHED



\$12,500

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 2/25/2026

1163-EXT-2: ROOF REPLACEMENT

The building was built in 1940 and the current wood shake roofing system is weathered, has reached the end of its useful life and is in need of replacement. Due to its historic nature, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional requirements. This project will fund the replacement of the

wood shingle roofing systems. This estimate includes removal and disposal of the old roof.

POWER CONTROL SHED



\$ 6,000

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 1/8/2026

1163-EXT-1: EXTERIOR FINISHES

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

this project be scheduled on a cyclical basis to maintain the integrity of the structure. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

PUMP CONTROL/ SEASONAL SHED

\$ 4,000

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 1/8/2026

1164-EXT-1: EXTERIOR FINISHES

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

this project be scheduled on a cyclical basis to maintain the integrity of the structure.

RESIDENCE #3 - FOREMAN'S HOUSE

\$69,375

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 2/24/2026

1167-EXT-3: EXTERIOR BUILDING ENVELOPE REPLACEMENT

The exterior building envelope—including siding, doors and windows—is in poor condition and no longer functioning as intended. Due to the extent of deterioration, this project recommends complete removal and replacement of these components to restore the building's performance, energy efficiency, and protection from weather.

RESIDENCE #4 - OLD BUNKHOUSE/ DUPLEX

\$183,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 2/24/2026

1168-EXT-4: EXTERIOR BUILDING ENVELOPE REPLACEMENT

The exterior building envelope—including siding, doors, windows, and the rooftop air-conditioning unit—is in poor condition and no longer functioning as intended. Due to the extent of deterioration, this project recommends complete removal and replacement of these components to restore the building's performance, energy efficiency, and protection from weather.

RESIDENCE #4 - OLD BUNKHOUSE/ DUPLEX



\$24,400

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 1/8/2026

1168-EXT-2: EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations and mitigating the earth to wood contact.. It is recommended that the building be

Painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

RESIDENCE #6 - COWHAND HOUSE

\$ 4,300

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 2/11/2026

1170-EXT-1: EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, doors, flashing, fixtures and all other penetrations and mitigating the earth to wood contact. It is recommended that

the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

RESIDENCE #6 - COWHAND HOUSE

\$ 4,300

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 2/11/2026

1170-EXT-1: EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, doors, flashing, fixtures and all other penetrations and mitigating the earth to wood contact. It is recommended that

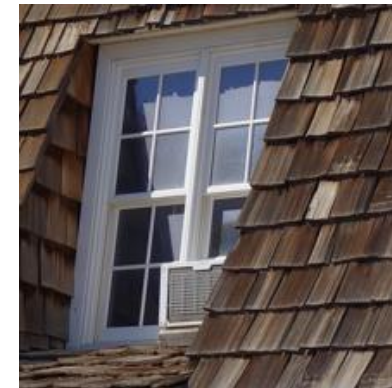
the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

VISITOR'S CENTER



\$132,800

PRIORITY 2
2 - 4 years



REINSTATED HVAC - 2/12/2026

1172-HVA-2: HVAC EQUIPMENT REPLACEMENT

The existing HVAC system consists of window-mounted units and a split system that are no longer suitable for the building's needs. This project recommends replacing the current equipment and supplementing it with new systems specifically selected for compatibility with historic structures. Any new HVAC system installed in a historic building should be as discreet and unobtrusive as possible, minimizing visual and

structural impact while improving performance and efficiency. The scope of work includes the complete removal and proper disposal of the existing HVAC units, along with all associated utility connections, and the installation of new equipment designed to preserve the building's historic character.

RANGER'S OFFICE/ GUEST HOUSE



\$27,400

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 2/13/2026

1173-INT-3: FLOORING REPLACEMENT

The vinyl composite tile (VCT) and other vinyl flooring is nearing the end of its useful life. There is a possibility that asbestos-containing materials (ACM) may be present in the existing floor tile and mastic; testing by a licensed abatement professional will be required. It is recommended that the flooring be replaced. This project recommends the removal and disposal of the existing flooring and the installation of new

vinyl flooring with 4" base in the next 2 to 3 years. Any costs related to ACM testing or abatement are not included in this project.

RANGER'S OFFICE/ GUEST HOUSE

\$11,000

PRIORITY 2
2 - 4 years



REINSTATED ENERGY SAVINGS - 2/24/2026

1173-ENR-1: WINDOW REPLACEMENT

The windows are original, dual pane construction in a metal frame and have reached the end of their useful life. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 10 units. Removal and disposal of the existing windows is included in this estimate.

RANGER'S OFFICE/ GUEST HOUSE

\$ 9,100

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 2/13/2026

1173-EXT-1: EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building 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 2 - 3 years and that

this project be scheduled on a cyclical basis to maintain the integrity of the structure.

WILSON RESIDENCE/ SANDSTONE CABIN



\$40,900

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 2/25/2026

1174-EXT-2: ROOF REPLACEMENT

The building was built in 1870 and the current wood shake roofing system is weathered, has reached the end of its useful life and is in need of replacement. Due to its historic nature, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible. The project will fund replacement

of the wood shingle roofing systems. 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 and therefore the roofing is recommended to be replaced.

THEATRE CONCESSION

\$20,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 2/18/2026

1633-EXT-3: ROLLUP SERVICE WINDOW REPLACEMENT

The aluminum roll-up window sashes in the building are experiencing exterior finish delamination, which could lead to significant maintenance issues as debris interferes with the roll-up mechanisms. While refurbishment may be possible, replacement is likely more cost-effective. This project recommends direct replacement of the existing sashes with new

systems, including removal and disposal of the current units as part of the proposed cost.

THEATRE CONCESSION

\$ 8,000

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 2/13/2026

1633-EXT-2: EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, 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.

SPRING MOUNTAIN RANCH STATE PARK SITE



\$150,000

PRIORITY 2
2 - 4 years



REINSTATED SITE ISSUES - 2/23/2026

9930-SIT-1: SLURRY SEAL ASPHALT PAVING

The condition of the asphalt pavements was in fair condition. It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving at the main parking lot near the Picnic Area. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the

integrity of the paving and prevent premature failure. 50,000 square feet of asphalt area was used to generate this estimate.



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

HISTORIC BLACKSMITH SHOP



\$15,000

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 1/5/2026

1147-EXT-1: HISTORIC BUILDING MAINTENANCE

The structure is made of unreinforced stone masonry. It is over 100 years old and in fair condition. This project would provide for the cleaning, repair and re-pointing of the stone work and maintaining the exhibit. 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 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HISTORIC BUNKHOUSE



\$ 9,500

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 1/5/2026

1148-EXT-1: 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 metal roof panels as needed, replacing wood siding as needed. 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 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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CHINCHILLA SHED



\$13,000

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 1/5/2026

1149-EXT-1: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the sealing and painting of the exterior of the building. Included in the cost is painting wood surfaces, caulking windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and repaired in the next 4 - 6 years and that

this project be scheduled on a cyclical basis to maintain the integrity of the structure. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

COMFORT STATION #1



\$ 7,000

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 1/6/2026

1150-EXT-1: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry and caulking of the windows, doors, flashing, fixtures and all other penetrations. It is recommended that the building be sealed

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.

COMFORT STATION #2 - GROUP USE



\$ 4,000

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 1/6/2026

1151-EXT-1: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. The caulked control joints in the CMU of the exterior surface of this building are uniformly deteriorated and should be removed and the joints re-caulked. The metal doors and window frames should be sanded and painted on a cyclical basis.

DOG KENNEL



\$ 1,230

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 1/6/2026

1153-EXT-1: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project

be scheduled on a cyclical basis to maintain the integrity of the structure.

THEATRE FEE BOOTH

\$ 640

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 1/6/2026

1154-EXT-2: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5 - 7 years and that

this project be scheduled on a cyclical basis to maintain the integrity of the structure.

CATTLE FEEDER SHED



\$28,500

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 1/7/2026

1159-EXT-2: ROOF REPLACEMENT

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 4 - 6 years with a new wood shingle roof and new underlayment. This estimate includes removal and disposal of the old roof. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

This project should be completed after the **STRUCTURAL REINFORCEMENT** project.

RESIDENCE #3 - FOREMAN'S HOUSE

\$ 9,300

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 1/8/2026

1167-EXT-2: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, doors, flashing, fixtures and all other penetrations and mitigating the earth to wood contact. It is recommended that

the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

VISITOR'S CENTER

\$42,280

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 2/12/2026

1172-INT-1: INTERIOR FINISHES

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

VISITOR'S CENTER

\$42,280

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 2/12/2026

1172-EXT-1: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, doors, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9

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

RANGER'S OFFICE/ GUEST HOUSE

\$65,000

PRIORITY 3
4 - 10 years



NEW HVAC - 2/24/2026

1173-HVA-1: HVAC REPLACEMENT

The rooftop HVAC unit is aging and recommended for replacement. It is also recommended that the unit be relocated to the ground to minimize risk of roof leaks and reduce the structural loads to the roof. This work should be completed prior to the replacement of the roof.

RANGER'S OFFICE/ GUEST HOUSE

\$22,800

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 2/13/2026

1173-EXT-2: ROOF REPLACEMENT

The asphalt composition 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 4 - 5 years with a new 50 year asphalt composition shingle roof and new underlayment. Prior to replacement, the rooftop HVAC unit is recommended to be replaced and relocated to a ground set

unit. This estimate includes removal and disposal of the old roof.

RANGER'S OFFICE/ GUEST HOUSE

\$ 9,100

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 2/13/2026

1173-INT-2: INTERIOR FINISHES

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 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 adequately prepared to receive the coating. An epoxy-based paint should be utilized in wet areas for durability.

THEATRE CONCESSION

\$ 4,000

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 2/13/2026

1633-INT-2: INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings 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 adequately prepared to receive the coating. An epoxy-based paint should be utilized in wet areas for durability.

THEATRE/ PAVILION

\$62,300

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 2/18/2026

1634-EXT-2: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, 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 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

THEATRE/ PAVILION

\$62,300

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 2/18/2026

1634-INT-1: INTERIOR FINISHES

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

ENTRANCE STATION



\$ 7,500

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 2/20/2026

1635-EXT-1: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting, cleaning and sealing the stone and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted

in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

IRRIGATION PUMP HOUSE



\$ 1,170

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 2/20/2026

1636-EXT-1: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project

be scheduled on a cyclical basis to maintain the integrity of the structure.

THEATRE STORAGE



\$ 1,960

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 2/25/2026

2410-EXT-2: 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 sanding, priming, painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5

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

DOMESTIC WELL/ PUMP HOUSE

\$ 960

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 2/20/2026

3043-EXT-1: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting, and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project

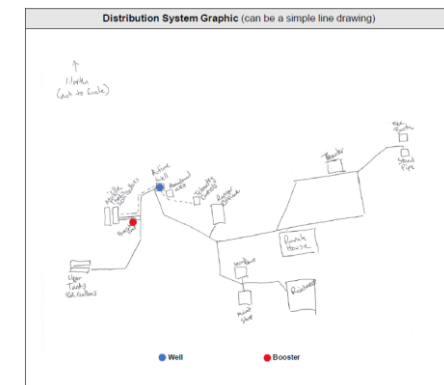
be scheduled on a cyclical basis to maintain the integrity of the structure.

SPRING MOUNTAIN RANCH STATE PARK SITE



\$1,569,500

PRIORITY 3
4 - 10 years



NEW SITE ISSUES - 2/24/2026

9930-SIT-2: WATER UTILITY SYSTEM UPGRADE

The domestic water utility system at Spring Mountain Ranch State Park is aging and lacks redundancy, creating single points of failure that force full park closures during maintenance. Although a 2011 upgrade added 20,000 gallons of storage, the system remains vulnerable and difficult to service outside operating hours, as the park is open seven days a week and serves approximately 150,000 visitors annually. To ensure reliability, operational continuity, and ease of maintenance,

this project recommends a complete redesign of the water utility system to incorporate redundant components, improve system resilience, and allow maintenance without disrupting public access.

SPRING MOUNTAIN RANCH STATE PARK SITE



\$90,000

PRIORITY 3
4 - 10 years



NEW SITE ISSUES - 2/25/2026

9930-SIT-3: FENCING REPLACEMENT

The current wooden fencing has reached the end of its service life, showing visible wear, rot, and structural instability, creating ongoing maintenance needs and potential safety concerns. A vinyl replacement will provide a long-lasting, low-maintenance solution that resists weathering and damage common in this climate while maintaining the same functional layout. This project recommends proceeding with the

demolition and replacement of the existing deteriorated wood 3-rail fence with a new 3-rail vinyl fence to improve durability, reduce long-term maintenance, and enhance overall site appearance.

APPENDIX A – BUILDING MANAGEMENT CATEGORIES

BUILDING SYSTEMS

FIGURE 3 is a list of the current project building management categories. The Project ID contains the following:

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>

FIGURE 3. Example: **9999ADA1** and **9999HVA2**

	ADA		INT – BUILDING INTERIOR
	CUL - CULINARY / KITCHEN		PLM - PLUMBING
	ELE - ELECTRICAL		SEC - SECURITY
	ENR – ENERGY SAVINGS		SFT – SAFETY ISSUES
	ENV - ENVIRONMENTAL		SIT – SITE ISSUES
	EXT – BUILDING EXTERIOR		STR - STRUCTURAL
	HVA - HVAC		

APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	9/25/2026	Initial.