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

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

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

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

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

**Class Definitions**

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

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

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

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

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

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
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<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
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<td>$158,736</td>
<td>$1,773,596</td>
<td>$3,884,150</td>
<td>46%</td>
</tr>
</tbody>
</table>

Site number: 9930
## Acronyms List

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

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

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPRING MOUNTAIN RANCH STATE PARK SITE</td>
<td>9930</td>
</tr>
<tr>
<td>DOMESTIC WELL/ PUMP HOUSE</td>
<td>3043</td>
</tr>
<tr>
<td>THEATRE STORAGE</td>
<td>2410</td>
</tr>
<tr>
<td>IRRIGATION PUMP HOUSE</td>
<td>1636</td>
</tr>
<tr>
<td>ENTRANCE STATION</td>
<td>1635</td>
</tr>
<tr>
<td>THEATRE/ PAVILION</td>
<td>1634</td>
</tr>
<tr>
<td>THEATRE CONCESSION</td>
<td>1633</td>
</tr>
<tr>
<td>WILSON RESIDENCE/ SANDSTONE CABIN</td>
<td>1174</td>
</tr>
<tr>
<td>RANGER’S OFFICE/ GUEST HOUSE</td>
<td>1173</td>
</tr>
<tr>
<td>VISITOR’S CENTER</td>
<td>1172</td>
</tr>
<tr>
<td>HISTORIC STORAGE SHED</td>
<td>1171</td>
</tr>
<tr>
<td>RESIDENCE #6 - COWHAND HOUSE</td>
<td>1170</td>
</tr>
<tr>
<td>RESIDENCE #5 - SPRING HOUSE</td>
<td>1169</td>
</tr>
<tr>
<td>RESIDENCE #4 - OLD BUNKHOUSE/ DUPLEX</td>
<td>1168</td>
</tr>
<tr>
<td>RESIDENCE #3 - FOREMAN’S HOUSE</td>
<td>1167</td>
</tr>
<tr>
<td>PUMP CONTROL/ SEASONAL SHED</td>
<td>1164</td>
</tr>
<tr>
<td>POWER CONTROL SHED</td>
<td>1163</td>
</tr>
<tr>
<td>CHICKEN COOP</td>
<td>1162</td>
</tr>
<tr>
<td>CALVING SHED</td>
<td>1160</td>
</tr>
<tr>
<td>CATTLE FEEDER SHED</td>
<td>1159</td>
</tr>
<tr>
<td>VERA’S STABLES</td>
<td>1158</td>
</tr>
<tr>
<td>HAY &amp; HORSE BARN/ CORRAL/ SHOP</td>
<td>1157</td>
</tr>
<tr>
<td>GROUP USE SHELTER</td>
<td>1156</td>
</tr>
<tr>
<td>WORK SHOP</td>
<td>1155</td>
</tr>
<tr>
<td>THEATRE FEE BOOTH</td>
<td>1154</td>
</tr>
<tr>
<td>DOG KENNEL</td>
<td>1153</td>
</tr>
<tr>
<td>MILKING BARN</td>
<td>1152</td>
</tr>
<tr>
<td>COMFORT STATION #2 - GROUP USE</td>
<td>1151</td>
</tr>
<tr>
<td>COMFORT STATION #1</td>
<td>1150</td>
</tr>
<tr>
<td>CHINCHILLA SHED</td>
<td>1149</td>
</tr>
<tr>
<td>HISTORIC BUNKHOUSE</td>
<td>1148</td>
</tr>
<tr>
<td>HISTORIC BLACKSMITH SHOP</td>
<td>1147</td>
</tr>
</tbody>
</table>
SPRING MOUNTAIN RANCH STATE PARK SITE
BUILDING REPORT

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.

PRIORITY CLASS 1 PROJECTS

Currently Critical

Total Construction Cost for Priority 1 Projects: $96,062

Immediate to Two Years

ADA PARKING SPACE UPGRADE

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the Ranger's Office, Theatre area and Visitors Center are necessary to comply with ADA accessibility requirements. 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 2018 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 for each location. It is recommended that this project coincide with the paving projects.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

WOOD ROOF FIRE RETARDANT TREATMENT

There are 13 structures throughout the site that have wood shingle roofs. Altogether the square footage adds up to about 12,124 square feet of wood roof area. Due to the historic nature of the site and structures, these wood roofs should not be replaced with another roofing material. It is recommended to develop an annual roof maintenance program to address the fire resistance of the shingles. This project would provide for the purchase and application of a fire retardant coating for the wood roofs. This project should be scheduled on an annual basis to ensure that the structures are thoroughly protected. The structures included are: 1147 Historic Blacksmith Shop, 1149 Chinchilla Shed, 1152 Milking Barn, 1157 Hay & Horse barn/Corral/Shop, 1159 Cattle Feeder Shed, 1160 Calving Shed, 1162 Chicken Coop, 1163 Power Control Shed, 1169 Residence #5 - Spring House, 1170 Residence #6 - Cowhand House, 1172 Visitor's Center, 1174 Wilson Residence/ Sandstone Cabin, and 1635 Entrance Station.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.
ADA PROGRAM ACCESSIBILITY

The site has historic structures and other ranch features that are open to the public for viewing. There are also guided tours of the site offered at various times throughout the week. There is no designated ADA access to most of these areas across the ranch. This project would provide for an ADA accessible location inside of the Visitor's center for an audio/visual (A/V) presentation of the historic structures and other inaccessible features of the site. This project includes funds for an audio/visual consultant to outline and document the inaccessible areas and purchase and installation of all required A/V equipment including signage, TDD equipment and minor remodeling of the public area of the building as required to accommodate this program. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as references for this project. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

SLURRY SEAL ASPHALT PAVING

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. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.
DOMESTIC WELL/ PUMP HOUSE
BUILDING REPORT

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.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $960
Necessary - Not Yet Critical Two to Four Years

Project Index #: 3043EXT1
Construction Cost $960

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.

BUILDING INFORMATION:

Gross Area (square feet): 96
Year Constructed: 2005
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $10.00
Priority Class 2: $960 Total Facility Replacement Construction Cost: $3,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $35
Grand Total: $960 FCNI: 32%

State of Nevada / Conservation & Natural Resources
Site number: 9930
DOMESTIC WELL/ PUMP HOUSE
SPWD Facility Condition Analysis - 3043
Survey Date: 12/15/2016

10-Mar-21
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.

**Priorities Class 3 Projects**

**Total Construction Cost for Priority 3 Projects:** $1,960

**Long-Term Needs**

Four to Ten Years

**Exterior Finishes**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building 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.

**Building Information:**

Gross Area (square feet): 196

IBC Occupancy Type 1: 100% S-2

Year Constructed: 1988

IBC Occupancy Type 2: 0%

Exterior Finish 1: 100% Painted Wood Siding

Construction Type: Wood Framed

Exterior Finish 2: 0%

IBC Construction Type: V-B

Number of Levels (Floors): 1

Basement? No

Percent Fire Suppressed: 0%

**Project Construction Cost Totals Summary:**

Priority Class 1: $0

Project Construction Cost per Square Foot: $10.00

Priority Class 2: $0

Total Facility Replacement Construction Cost: $20,000

Priority Class 3: $1,960

Facility Replacement Cost per Square Foot: $100

Grand Total: $1,960

FCNI: 10%
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.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects: $8,340</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AIR CONDITIONER REPLACEMENT</strong></td>
<td></td>
<td>Project Index #: 1636ENR1 Construction Cost $1,000</td>
</tr>
<tr>
<td>The wall-mounted air conditioner was installed in 1997. It is not energy efficient and has reached the end of its expected and useful life. This project would provide for the purchase and installation of a new wall-mounted air conditioner. This project includes removal and disposal of the existing unit and all required connections to utilities. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>EXTERIOR FINISHES</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>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. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.</td>
<td>Project Index #: 1636EXT1 Construction Cost $1,170</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>INTERIOR FINISHES</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.</td>
<td>Project Index #: 1636INT1 Construction Cost $1,170</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PUMP REPLACEMENT</strong></th>
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</thead>
<tbody>
<tr>
<td>The pump in the Irrigation Pump House was problematic at the time of the survey. The irrigation pump reached the end of its expected life and is due for replacement. It is recommended to replace the pump with a 10 H.P. Pump. This project includes removal and disposal of the existing pump and all required connections to utilities.</td>
<td>Project Index #: 1636PLM1 Construction Cost $5,000</td>
</tr>
</tbody>
</table>
**BUILDING INFORMATION:**

- Gross Area (square feet): 117
- Year Constructed: 1997
- Exterior Finish 1: 100% Painted Wood Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement?: No
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$0</td>
<td>$71.28</td>
</tr>
<tr>
<td>2</td>
<td>$8,340</td>
<td>$4,000</td>
</tr>
<tr>
<td>3</td>
<td>$0</td>
<td>$35</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$8,340</td>
<td>FCNI: 209%</td>
</tr>
</tbody>
</table>
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.

### PRIORITY CLASS 1 PROJECTS

**Total Construction Cost for Priority 1 Projects:** $30,000

#### ADA ACCESSIBLE PATH OF TRAVEL

**Project Index #:** 1635ADA1

**Construction Cost:** $30,000

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the office are necessary to comply with ADA accessibility requirements. 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 2018 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.

### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $7,000

#### EXTERIOR FINISHES

**Project Index #:** 1635EXT1

**Construction Cost:** $2,250

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

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

#### INTERIOR FINISHES

**Project Index #:** 1635INT1

**Construction Cost:** $2,250

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

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

#### WATER HEATER REPLACEMENT

**Project Index #:** 1635PLM1

**Construction Cost:** $2,500

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

- **Gross Area (square feet):** 225
- **Year Constructed:** 1992
- **Exterior Finish 1:** 50% Stone Masonry
- **Exterior Finish 2:** 50% Painted Wood Siding
- **Number of Levels (Floors):** 1
- **Basement?:** No

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $30,000
- **Priority Class 2:** $7,000
- **Priority Class 3:** $0
- **Grand Total:** $37,000

- **Project Construction Cost per Square Foot:** $164.44
- **Total Facility Replacement Construction Cost:** $51,000
- **Facility Replacement Cost per Square Foot:** $225
- **FCNI:** 73%

**IBC Occupancy Type 1:** 100% B
**IBC Occupancy Type 2:** %

**Construction Type:** Wood Framed
**IBC Construction Type:** V-B

**Percent Fire Suppressed:** 0%
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.

**PRIORITY CLASS 1 PROJECTS**

Currently Critical

**ACCESSIBLE ENTRANCE RAMP**

The Theatre/Pavilion is in need of an accessible entrance into the basement. This building is required to have an accessible entrance to the basement per the ADA regulations. This project would provide for an accessible ramp to access the basement of the building. The 2018 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.

*Project Index #: 1634ADA1*

*Construction Cost $35,000*

**PRIORITY CLASS 2 PROJECTS**

Necessary - Not Yet Critical

**INTERIOR FINISHES**

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

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

*Project Index #: 1634INT1*

*Construction Cost $62,300*

**PRIORITY CLASS 3 PROJECTS**

Long-Term Needs

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, 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 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

*Project Index #: 1634EXT2*

*Construction Cost $62,300*
BUILDING INFORMATION:

Gross Area (square feet): 6,230
Year Constructed: 1988
Exterior Finish 1: 75% Painted Wood Siding
Exterior Finish 2: 25% Concrete Masonry Units
Number of Levels (Floors): 1
Basement? Yes

IBC Occupancy Type 1: 50% B
IBC Occupancy Type 2: 50% A-1
Construction Type: Concrete Masonry Units & Wood
IBC Construction Type: V-A
Percent Fire Suppressed: 100%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $35,000 Project Construction Cost per Square Foot: $25.62
Priority Class 2: $62,300 Total Facility Replacement Construction Cost: $1,246,000
Priority Class 3: $62,300 Facility Replacement Cost per Square Foot: $200
Grand Total: $159,600 FCNI: 13%
THEATRE CONCESSION
BUILDING REPORT

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.

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical Two to Four Years

EVAPORATIVE COOLER REPLACEMENT

Project Index #: 1633HVA1
Construction Cost $3,000

An evaporative cooler is installed on the side of this building. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

Project Index #: 1633EXT2
Construction Cost $4,000

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, 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 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 1633INT2
Construction Cost $4,000

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.

BUILDING INFORMATION:

Gross Area (square feet): 400
Year Constructed: 1988
Exterior Finish 1: 50% Concrete Masonry U
Exterior Finish 2: 50% Painted Wood Siding
Number of Levels (Floors): 2
Basement? No

IBC Occupancy Type 1: 100% B
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & Wood
IBC Construction Type: V-B
Percent Fire Supressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $27.50
Priority Class 2: $3,000 Total Facility Replacement Construction Cost: $45,000
Priority Class 3: $8,000 Facility Replacement Cost per Square Foot: $113
Grand Total: $11,000 FCNI: 24%

10-Mar-21
The Wilson Residence/ Sandstone Cabin is an unreinforced stone 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.

**PRIORITY CLASS 1 PROJECTS**  
Total Construction Cost for Priority 1 Projects: $10,215

Currently Critical  
Immediate to Two Years

**HISTORIC BUILDING MAINTENANCE**

The structure is made of unreinforced stone masonry. It is over 100 years old and there are numerous areas where the mortar is failing, missing and not sealed properly. 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 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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

**BUILDING INFORMATION:**

- Gross Area (square feet): 681
- Year Constructed: 1870
- Exterior Finish 1: 100 % Stone Masonry
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $10,215  
  Project Construction Cost per Square Foot: $15.00
- Priority Class 2: $0  
  Total Facility Replacement Construction Cost: $34,000
- Priority Class 3: $0  
  Facility Replacement Cost per Square Foot: $50
- Grand Total: $10,215  
  FCNI: 30%
RANGER'S OFFICE/ GUEST HOUSE
BUILDING REPORT

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.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Construction Cost for Priority 1 Projects:</td>
<td>$49,548</td>
</tr>
</tbody>
</table>

**ADA ACCESSIBLE PATH OF TRAVEL**

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the office are necessary to comply with ADA accessibility requirements and need to be updated. This project would provide for an updated 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 2018 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.

**Project Index #:** 1173ADA2  
**Construction Cost:** $30,000

**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 2018 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.

**Project Index #:** 1173ADA1  
**Construction Cost:** $900

**BREAK ROOM REMODEL**

The kitchenette and associated cabinets in the employee break room are original to the building. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

**Project Index #:** 1173ADA3  
**Construction Cost:** $15,000

**FIRE ALARM SYSTEM INSTALLATION**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2018 International Fire Code. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

**Project Index #:** 1173SFT2  
**Construction Cost:** $3,648
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 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. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

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. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

PRIORITY CLASS 3 PROJECTS

LONG-TERM NEEDS

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

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

WATER HEATER REPLACEMENT

There is a 6 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 6-7 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.
BUILDING INFORMATION:

- Gross Area (square feet): 912
- Year Constructed: 1955
- Exterior Finish 1: 100% Painted Wood Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement: No
- Project Construction Cost per Square Foot: $114.87
- Total Facility Replacement Construction Cost: $137,000
- Facility Replacement Cost per Square Foot: $150

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $49,548
- Priority Class 2: $33,240
- Priority Class 3: $21,976
- Grand Total: $104,764
- FCNI: 76%
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.

**SMOKE CARBON MONOXIDE ALARM**

IRC 2018 Section R314 and R315.3 explains the requirements for smoke alarms in dwelling units. This includes: installing and maintaining smoke alarms in each sleeping room; having a carbon monoxide and smoke detector on the ceiling or wall outside of each sleeping area and in the immediate vicinity of bedrooms when an alteration, repair or addition requiring a permit occurs. IRC 2018, requires that smoke detectors and carbon monoxide alarms be UL rated. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring in a building and include a battery for emergency backup power. This project would provide funding for the purchase and installation of smoke alarms and carbon monoxide alarms in accordance with IRC and NAC laws.

**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 windows, doors, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

**HVAC EQUIPMENT REPLACEMENT**

The existing HVAC system consists of window mounted HVAC systems and a split system. This project would provide for replacing the existing equipment with exterior ground mounted packaged units that provide heating and air conditioning. Ducting and vents will need to be installed in the attic. This project includes removal and disposal of the existing HVAC units and all required connections to utilities. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.
INTERIOR FINISHES
The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

PLUMBING REPLACEMENT
The plumbing and waste system is older and in poor condition. Most of the system appears to be original to the building and should be scheduled for replacement. This project recommends replacing all of the water and sewer lines in the building. This estimate includes removal and disposal of the existing system as required.

WINDOW REPLACEMENT
Most of the windows have been upgraded, but there are two older units left to replace. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 2 units including vinyl frames. Removal and disposal of the existing windows is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>4,228</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1948</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100   %</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>%</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100   %</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>%</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Wood Framed</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>2</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>0     %</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $5,000 |
| Priority Class 2: | $256,680 |
| Priority Class 3: | $0 |
| Grand Total:      | $261,680 |

Project Construction Cost per Square Foot: $61.89
Total Facility Replacement Construction Cost: $1,163,000
Facility Replacement Cost per Square Foot: $275
FCNI: 23%
HISTORIC STORAGE SHED
BUILDING REPORT

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.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $6,800

Necessary - Not Yet Critical Two to Four Years

Project Index #: 1171EXT1

Construction Cost $1,800

HISTORIC BUILDING MAINTENANCE

The metal clad wood structure is over 100 years old. It is important to maintain the finish, weather resistance and appearance of the building. 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 caulking the metal panels, sealing the wood door, replacing the metal roof and wall panels as needed 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Project Index #: 1171SIT1

Construction Cost $5,000

SITE DRAINAGE UPGRADES

The grade does not slope away effectively from the buildings. Water has pooled against the foundation. In the winter months, as the water freezes against the foundation, over time, this can cause damage to the foundation. It is recommended per IBC 1804.3 Site Grading the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. This project would create a 5% slope away from the buildings. Additional drainage swales shall be installed, as needed. It is recommended that the grading be completed within 2-3 years.

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

BUILDING INFORMATION:

Gross Area (square feet): 120
Year Constructed: 1870
Exterior Finish 1: 100% Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No
Percent Fire Suppressed: 0%

EXPECTED CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $6,800
Priority Class 3: $0
Grand Total: $6,800

Project Construction Cost per Square Foot: $56.67
Total Facility Replacement Construction Cost: $1,000
Facility Replacement Cost per Square Foot: $10
FCNI: 680%
RESIDENCE #6 - COWHAND HOUSE
BUILDING REPORT

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

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $20,640
Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES
Project Index #: 1170EXT1
Construction Cost $4,320

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. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

INTERIOR FINISHES
Project Index #: 1170INT2
Construction Cost $4,320

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

WINDOW REPLACEMENT
Project Index #: 1170EXT2
Construction Cost $12,000

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 5 units including wooden frames. Removal and disposal of the existing windows is included in this estimate. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

BUILDING INFORMATION:

Gross Area (square feet): 432
Year Constructed: 1930
Exterior Finish 1: 100% Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % R-3
IBC Construction Type: Wood Framed
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$0</td>
<td>$32,000</td>
<td>$75</td>
<td>65%</td>
</tr>
<tr>
<td>2</td>
<td>$20,640</td>
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<tr>
<td>3</td>
<td>$0</td>
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<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$20,640</td>
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</tr>
</tbody>
</table>

Project Construction Cost per Square Foot: $47.78
Total Facility Replacement Construction Cost: $32,000
Facility Replacement Cost per Square Foot: $75
FCNI: 65%
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.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Index #:</td>
<td>1169EXT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$6,200</td>
</tr>
</tbody>
</table>

**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 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. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>1169INT1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$31,000</td>
</tr>
</tbody>
</table>

**INTERIOR REMODEL**

The interior fixtures and finishes are in general disrepair and the building is due for a complete remodel. This project would provide for removal and replacement of the flooring, doors and frames, cabinetry, trim and baseboards and any other interior finishes and fixtures in need of replacement. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>1169EXT2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$12,000</td>
</tr>
</tbody>
</table>

**WINDOW REPLACEMENT**

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 5 units including wooden frames. Removal and disposal of the existing windows is included in this estimate. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>1169EXT2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$12,000</td>
</tr>
</tbody>
</table>

**BUILDING INFORMATION:**

- Gross Area (square feet): 620
- Year Constructed: 1930
- Exterior Finish 1: 100% Painted Wood Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement?: No
- Percent Fire Suppressed: 0%
- IBC Occupancy Type 1: 100% R-3
- IBC Occupancy Type 2: %
- Construction Type: Wood Framed
- IBC Construction Type: V-B

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$79.35</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$49,200</td>
<td>Total Facility Replacement Construction Cost:</td>
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<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$75</td>
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<tr>
<td>Grand Total:</td>
<td>$49,200</td>
<td>FCNI:</td>
<td>107%</td>
</tr>
</tbody>
</table>
RESIDENCE #4 - OLD BUNKHOUSE/ DUPLEX

SPWD Facility Condition Analysis - 1168

Survey Date: 12/15/2016

RESIDENCE #4 - OLD BUNKHOUSE/ DUPLEX
BUILDING REPORT

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.

PRIORITY CLASS 1 PROJECTS

Currently Critical

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

Immediate to Two Years

EXTERIOR OUTLET REPLACEMENT

The building has exterior electrical outlets that do not meet current building codes. These outlets should be changed to GFCI type outlets with covers per the 2011 NEC. This project would provide for the purchase and installation of 4 GFCI duplex outlets.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Project Index #: 1168ELE3
Construction Cost: $1,600

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical

Two to Four Years

Total Construction Cost for Priority 2 Projects: $207,840

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 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.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Project Index #: 1168EXT2
Construction Cost: $24,400

FLOORING REPLACEMENT

The sheet vinyl and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new sheet vinyl with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.

Project Index #: 1168INT3
Construction Cost: $19,520

HVAC EQUIPMENT REPLACEMENT

The building is heated and cooled by two electric roof mounted packaged units. They are reaching the end of their serviceable life and should be scheduled for replacement. This project provides for disposal of the existing units and replacement with two new roof mounted packaged units including connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Project Index #: 1168ENR1
Construction Cost: $30,000

10-Mar-21
Page 21 of 54
INTERIOR FINISHES

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

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Project Index #: 1168INT2
Construction Cost $24,400

KITCHEN CABINET REPLACEMENT

The kitchens in both duplexes were in fair to poor condition at the time of the survey. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, countertops, fixtures and equipment with mid range, high quality components.

This project or a portion thereof was previously recommended in the FCA report dated 05/05/2003 and 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Project Index #: 1168INT1
Construction Cost $70,000

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Project Index #: 1168ENR2
Construction Cost $19,520

WATER SOFTENER INSTALLATION

The domestic water supply is a gravity fed water system and the water is full of minerals. This project recommends the installation of a water softening system to extend the life of the plumbing system, fixtures and appliances.

This project or a portion thereof was previously recommended in the FCA report dated 05/05/2003 and 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Project Index #: 1168PLM1
Construction Cost $2,000

WINDOW REPLACEMENT

The windows are original, dual pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 12 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Project Index #: 1168ENR3
Construction Cost $18,000

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $29,280

Long-Term Needs Four to Ten Years

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 8-9 years with a new 50 year asphalt composition shingle roof and new underlayment. This estimate includes removal and disposal of the old roofing system.

Project Index #: 1168EXT3
Construction Cost $29,280
BUILDING INFORMATION:

Gross Area (square feet): 2,440
Year Constructed: 1957
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement: No

IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Wood Framed Duplex
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $1,600 Project Construction Cost per Square Foot: $97.84
Priority Class 2: $207,840 Total Facility Replacement Construction Cost: $305,000
Priority Class 3: $29,280 Facility Replacement Cost per Square Foot: $125
Grand Total: $238,720 FCNI: 78%
RESIDENCE #3 - FOREMAN'S HOUSE

BUILDING REPORT

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.

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $48,150</th>
</tr>
</thead>
</table>

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 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.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Project Index #: 1167EXT2
Construction Cost $9,250

HVAC UPGRADE

The building is heated and cooled by an electric roof mounted packaged unit. It is reaching the end of its service life and should be scheduled for replacement in the next three to four years. This project provides for disposal of the existing unit and replacement with a new electric unit including connections to existing utilities.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Project Index #: 1167ENR3
Construction Cost $15,000

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Project Index #: 1167ENR2
Construction Cost $7,400

PEST CONTROL

There are numerous signs throughout this building of insect infestation including ants. Due to the potential risk of disease and damage to the building, this project provides for treatment and cleanup of the insects by a licensed pest control business. It is recommended that the building be treated in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain control of the pests.

Project Index #: 1167ENV1
Construction Cost $1,000
WATER HEATER REPLACEMENT

Project Index #: 1167PLM2
Construction Cost $1,500

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

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

WATER SOFTENER INSTALLATION

Project Index #: 1167PLM1
Construction Cost $2,000

The domestic water supply is a gravity fed water system and the water is full of minerals. This project recommends the installation of a water softening system to extend the life of the plumbing system, fixtures and appliances.

This project or a portion thereof was previously recommended in the FCA report dated 05/05/2003 and 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

WINDOW REPLACEMENT

Project Index #: 1167ENR1
Construction Cost $12,000

The windows are original, dual pane construction in a metal frame and have reached the end of their expected life. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 8 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $9,250

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Project Construction Cost per Square Foot: $62.05
Total Facility Replacement Construction Cost: $116,000
Facility Replacement Cost per Square Foot: $125
FCNI: 49%

INTERIOR FINISHES

Project Index #: 1167INT2
Construction Cost $9,250

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

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

BUILDING INFORMATION:

Gross Area (square feet): 925
Year Constructed: 1957
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1

IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Wood Framed
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %
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.

**EXTERIOR DOOR LANDING INSTALLATION**
There are two out-swinging exterior doors on the building, which swing out over a step that does not have a landing. This does not comply with 2018 IBC Section 1008.1, which requires a proper landing and for the landing to not be more than 1/2" below the threshold. This project would provide for the installation of compliant landings.

**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 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. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

**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 roofing system and new underlayment. This estimate includes removal and disposal of the old roof.

**BUILDING INFORMATION:**
- **Gross Area (square feet):** 237
- **Year Constructed:** 1955
- **Exterior Finish 1:** Painted Wood Siding
- **Exterior Finish 2:**
- **Number of Levels (Floors):** 1
- **Basement:** No
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**
- **Priority Class 1:** $0
- **Priority Class 2:** $15,925
- **Priority Class 3:** $0
- **Grand Total:** $15,925
- **Project Construction Cost per Square Foot:** $67.19
- **Total Facility Replacement Construction Cost:** $5,000
- **Facility Replacement Cost per Square Foot:** $20
- **FCNI:** 319%

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10-Mar-21  Page 26 of 54
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.

**POWER CONTROL SHED**

**BUILDING REPORT**

The building has a layer of insulation installed on the interior walls that has reached the end of its useful life. It is falling off the walls and ceiling and should be scheduled for replacement in the next 1-2 years. This project recommends replacement with a foil-backed R-30 insulation.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>$12,125</th>
</tr>
</thead>
<tbody>
<tr>
<td>EVAPORATIVE COOLER REPLACEMENT</td>
<td>Construction Cost</td>
<td>$4,000</td>
</tr>
<tr>
<td>EXTERIOR DOOR LANDING INSTALLATION</td>
<td>Construction Cost</td>
<td>$5,000</td>
</tr>
<tr>
<td>EXTERIOR FINISHES</td>
<td>Construction Cost</td>
<td>$1,250</td>
</tr>
</tbody>
</table>

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

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.
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. 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.

BUILDING INFORMATION:

- Gross Area (square feet): 125
- Year Constructed: 1940
- Exterior Finish 1: 100% Painted Wood Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement?: No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $250
- Priority Class 2: $12,125
- Priority Class 3: $0
- Grand Total: $12,375

- Project Construction Cost per Square Foot: $99.00
- Total Facility Replacement Construction Cost: $2,000
- Facility Replacement Cost per Square Foot: $20
- FCNI: 619%
CHICKEN COOP

BUILDING REPORT

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.

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects: $30,725</th>
</tr>
</thead>
</table>

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.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Construction Cost: $5,890

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>1162EXT1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$5,890</td>
</tr>
</tbody>
</table>

EXTERIOR LANDING INSTALLATION

There are two out-swinging exterior doors on the building, which swing out over a step that does not have a landing. This does not comply with 2018 IBC Section 1008.1, which requires a proper landing and for the landing to not be more than 1/2" below the threshold. This project would provide for the installation of compliant landings.

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

Construction Cost: $10,000

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>1162SFT1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$10,000</td>
</tr>
</tbody>
</table>

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. 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.

Construction Cost: $8,835

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>1162EXT2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$8,835</td>
</tr>
</tbody>
</table>

WINDOW REPLACEMENT

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 4 units including wooden frames. Removal and disposal of the existing windows is included in this estimate.

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

Construction Cost: $6,000

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>1162EXT3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$6,000</td>
</tr>
</tbody>
</table>
BUILDING INFORMATION:

Gross Area (square feet): 589  
Year Constructed: 1930  
Exterior Finish 1: 100 % Painted Wood Siding  
Exterior Finish 2: %  
Number of Levels (Floors): 1  
Basement? No  
Percent Fire Supressed: 0 %  

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$52.16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$30,725</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$12,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$20</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$30,725</td>
<td>FCNI:</td>
<td>256%</td>
</tr>
</tbody>
</table>
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.

**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.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

**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 50 year asphalt composition 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.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 569
- **Year Constructed:** 1955
- **Exterior Finish 1:** 75 % Painted Wood Siding
- **Exterior Finish 2:** 25 % Open
- **Number of Levels (Floors):** 1
- **IBC Occupancy Type 1:** 100 % U
- **Construction Type:** Wood Framed
- **Construction Type:** V-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $14,225
- **Priority Class 3:** $0
- **Grand Total:** $14,225

- **Project Construction Cost per Square Foot:** $25.00
- **Total Facility Replacement Construction Cost:** $6,000
- **Facility Replacement Cost per Square Foot:** $10
- **FCNI:** 237%
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.

**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.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

**INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

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

**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. 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.
VERA'S STABLES
BUILDING REPORT

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.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects: $15,500</th>
</tr>
</thead>
</table>

**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. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Project Index #: 1158EXT1
Construction Cost $5,000

**PEST CONTROL**

There are numerous rodent droppings throughout this building. Due to the potential risk of disease, this project provides for treatment and cleanup of the rodent droppings by a licensed pest control business. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

Project Index #: 1158ENV1
Construction Cost $1,000

**ROOF REPLACEMENT**

The building’s roof system has major structural problems and the asphalt composition shingles are due for 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 roofing shingle 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 or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Project Index #: 1158EXT2
Construction Cost $7,500

**WIRING CLEANUP**

The wiring in the northwest electrical room is disorganized and not in proper electrical boxes, particularly around the irrigation controls. This creates a safety issue when making repairs or upgrades. This project would provide for cleanup and labeling of the wiring. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

Project Index #: 1158ELE1
Construction Cost $2,000
BUILDING INFORMATION:

Gross Area (square feet): 500
Year Constructed: 1930
Exterior Finish 1: 100% Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100% U
IBC Occupancy Type 2: %
Construction Type: Wood Framed
IBC Construction Type: V-B
Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0  Project Construction Cost per Square Foot: $31.00
Priority Class 2: $15,500  Total Facility Replacement Construction Cost: $5,000
Priority Class 3: $0  Facility Replacement Cost per Square Foot: $10
Grand Total: $15,500

FCNI: 310%
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.

**Priorities Class 1 Projects**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXIT SIGN AND EGRESS LIGHTING UPGRADE</td>
<td></td>
<td>$1,000</td>
</tr>
<tr>
<td>EXTERIOR FINISHES</td>
<td></td>
<td>$21,120</td>
</tr>
<tr>
<td>SAFETY CABINETS</td>
<td></td>
<td>$10,000</td>
</tr>
<tr>
<td>STAIR HANDRAIL &amp; LANDING INSTALLATION</td>
<td></td>
<td>$1,200</td>
</tr>
</tbody>
</table>

**Priority Class 2 Projects**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAFETY CABINETS</td>
<td>1157SFT2</td>
<td>$10,000</td>
</tr>
<tr>
<td>STAIR HANDRAIL &amp; LANDING INSTALLATION</td>
<td>1157SFT3</td>
<td>$1,200</td>
</tr>
</tbody>
</table>

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.
PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical Two to Four Years

Total Construction Cost for Priority 2 Projects: $67,016

DUST COLLECTION SYSTEM INSTALLATION

The existing wood working equipment has only partial dust collection capacity. In order to reduce the possibility of damage or injury, each piece of equipment should have full collection capability. This project will provide for the replacement of the existing system and installation of additional capacity to minimize explosion hazard and disruption to production.

Construction Cost $20,000

Project Index #: 1157ENV1

ELECTRIC HEATER REPLACEMENT

There are two electric heaters in the building that have reached the end of their expected life. This project recommends replacing the electric heaters. The estimate includes removal and disposal of the existing equipment.

Construction Cost $4,000

Project Index #: 1157HVA1

EXTERIOR DOOR LANDING INSTALLATION

There are two out-swinging exterior doors on the building, which swing out over a step that does not have a landing. This does not comply with 2018 IBC Section 1008.1, which requires a proper landing and for the landing to not be more than 1/2" below the threshold. This project would provide for the installation of compliant landings.

Construction Cost $5,000

Project Index #: 1157SFT4

INTERIOR FINISHES

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

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Construction Cost $21,120

Project Index #: 1157INT1

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Construction Cost $16,896

Project Index #: 1157ENR1

BUILDING INFORMATION:

Gross Area (square feet): 2,112
Year Constructed: 1955
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % S-1
Construction Type: Wood Framed
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

FCNI: 56%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $33,320 Project Construction Cost per Square Foot: $47.51
Priority Class 2: $67,016 Total Facility Replacement Construction Cost: $180,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $85
Grand Total: $100,336

10-Mar-21 Page 36 of 54
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.

**PRIORITIZED PROJECTS**

**Total Construction Cost for Prioritity 1 Projects: $6,500**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1156ADA2</td>
<td>$4,500</td>
<td>ADA Barbeque Upgrade</td>
</tr>
<tr>
<td>1156ADA1</td>
<td>$2,000</td>
<td>ADA Table Upgrade</td>
</tr>
</tbody>
</table>

**Total Construction Cost for Prioritity 2 Projects: $156,968**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1156EXT1</td>
<td>$10,368</td>
<td>Exterior Finishes</td>
</tr>
<tr>
<td>1156ENR1</td>
<td>$12,000</td>
<td>Exterior Lighting Replacement</td>
</tr>
<tr>
<td>1156EXT3</td>
<td>$129,600</td>
<td>Roof and Rafter Replacement</td>
</tr>
</tbody>
</table>

**Exterior Finishes**

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. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

**Exterior Lighting Replacement**

The building has perimeter lighting on the exterior of the building, but the light fixtures are old, failing and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring.

**Roof and Rafter Replacement**

The rafters are cracked, broken, missing bolts and were in need of replacement at the time of the survey. It is recommended that new rafters, sheathing, underlayment, and a new 50 year asphalt composition roofing system be installed within the next 2-3 years. This estimate includes removal and disposal of the old rafters, sheathing, roofing system and underlayment, and installation of the new roof.
SITE DRAINAGE UPGRADES

The grade does not slope away effectively from the structure. Water has pooled against the foundation. In the winter months, as the water freezes against the foundation, over time, this can cause damage to the foundation. It is recommended per IBC 1804.3 Site Grading the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. This project would create a 5% slope away from the buildings. Additional drainage swales shall be installed, as needed. It is recommended that the grading be completed within 2-3 years.

BUILDING INFORMATION:

Gross Area (square feet): 2,592
Year Constructed: 1983
Exterior Finish 1: 50% Concrete Masonry U
Exterior Finish 2: 50% Open / Post & Beam
Number of Levels (Floors): 1

IBC Occupancy Type 1: 100% U
Construction Type: Concrete Masonry Units & Wood
IBC Construction Type: V-B
Baseement? No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $6,500
Priority Class 2: $156,968
Priority Class 3: $0
Grand Total: $163,468

Project Construction Cost per Square Foot: $63.07
Total Facility Replacement Construction Cost: $65,000
Facility Replacement Cost per Square Foot: $25

Percent Fire Suppressed: 0%

Project Index #: 1156SIT1
Construction Cost $5,000

FCNI: 251%
State of Nevada / Conservation & Natural Resources

WORK SHOP

SPWD Facility Condition Analysis - 1155
Survey Date: 12/15/2016

WORK SHOP
BUILDING REPORT

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.

PRIORITY CLASS 1 PROJECTS

Currently Critical

EXHAUST FAN INSTALLATION
The welding shop area does not have adequate ventilation. This project would provide for the purchase and installation of an exhaust fan assembly for the welding shop including connections to utilities. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Construction Cost: $10,000

EXIT SIGN AND EGRESS LIGHTING UPGRADE
The exit signs do not meet current standards and there is no emergency egress lighting. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Construction Cost: $1,962

FIRE ALARM SYSTEM INSTALLATION
This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1-2009 Section 7 and the 2018 IFC.

Construction Cost: $7,848

Total Construction Cost for Priority 1 Projects: $19,810

PROJECT INDEX #:
1155HVA1

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical

DRAINAGE IMPROVEMENTS
The rear of the building has poor drainage in the corner near the office entrance. The grade does not properly slope away from the building causing water to accumulate next to the structure. This project provides for installing a French drain along the entire length of the wall and regrading to ensure a positive slope away from the structure. This project should coincide with the GUTTER and DOWNSPOUT INSTALLATION project. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Construction Cost: $3,000

PROJECT INDEX #:
1155SIT1

Total Construction Cost for Priority 2 Projects: $74,936

PROJECT INDEX #:
1155SFT3

Page 39 of 54
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 caulkimg of the windows, doors, 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. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

GUTTER AND DOWNSPOUT INSTALLATION

The building does not have gutters or downspouts to control the runoff from the roof. The water currently sheet drains off the roof causing extensive erosion to the grade around the foundation and contributes to the drainage problems at the rear of the building. This will eventually lead to failure of the foundation undermining the integrity of the entire structure. This project would provide funding for the installation of a seamless gutter and downspout system for the building. This project should coincide with the Drainage Improvements project. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

OVERHEAD DOOR REPLACEMENT

There are two 10'x12' overhead coiling doors which are damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish. They have reached the end of their useful life and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with new manually operated overhead coiling doors. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.
**BUILDING INFORMATION:**

- Gross Area (square feet): 1,962
- Year Constructed: 1955
- Exterior Finish 1: 75% Painted Wood Siding
- Exterior Finish 2: 25% Metal Siding
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100% S-1
- Construction Type: Wood Framed
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$19,810</td>
<td>$48.29</td>
<td>$167,000</td>
<td>$85</td>
<td>57%</td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$74,936</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$0</td>
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<tr>
<td>Grand Total</td>
<td>$94,746</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Theatre Fee Booth is a small wood framed structure which is only used seasonally.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $1,280

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

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building 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.

Project Index #: 1154EXT2  
Construction Cost $640

**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 prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 1154INT1  
Construction Cost $640

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 64  
- **Year Constructed:** 1988  
- **Exterior Finish 1:** 100% Painted Wood Siding  
- **Exterior Finish 2:** %  
- **Number of Levels (Floors):** 1  
- **Basement:** No  
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0  
  - Project Construction Cost per Square Foot: $20.00
- **Priority Class 2:** $0  
  - Total Facility Replacement Construction Cost: $1,000
- **Priority Class 3:** $1,280  
  - Facility Replacement Cost per Square Foot: $20
- **Grand Total:** $1,280
  - FCNI: 128%
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.

**PRIORIT CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $5,000

- **EXTERIOR LANDING INSTALLATION**
  - Project Index #: 1153SFT1
  - Construction Cost: $5,000
  - Section 1008.1 of the 2018 IBC describes the requirements for doors including floor elevations and landings. The floor or landing shall be at the same elevation on each side of the door, the exterior landing shall not exceed a 2-percent slope and shall have a length measured in the direction of travel of not less than 44 inches. The landing at the door on the building does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door.

**PRIORIT CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $2,145

- **EXTERIOR SIDING REPLACEMENT**
  - Project Index #: 1153EXT3
  - Construction Cost: $300
  - The storage shed has painted T1-11 siding that is damaged, in poor condition, and due for replacement. This project recommends removing the damaged T1-11 siding and replacing it with new T1-11 siding finished with an oil-based stain or paint.

- **ROOF REPLACEMENT**
  - Project Index #: 1153EXT2
  - Construction Cost: $1,845
  - 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 underlayments. This estimate includes removal and disposal of the old roof. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

**PRIORIT CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $1,230

- **EXTERIOR FINISHES**
  - Project Index #: 1153EXT1
  - Construction Cost: $1,230
  - 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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.
BUILDING INFORMATION:

Gross Area (square feet): 123
Year Constructed: 1955
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No
Percent Fire Suppressed: 0 %

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $5,000
Priority Class 2: $2,145
Priority Class 3: $1,230
Grand Total: $8,375

Project Construction Cost per Square Foot: $68.09
Total Facility Replacement Construction Cost: $2,000
Facility Replacement Cost per Square Foot: $20

FCNI: 419%
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 2010 survey.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Priority</th>
<th>Description</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1152EXT1</td>
<td>Necessary - Not Yet Critical</td>
<td>Two to Four Years</td>
<td>$4,210</td>
</tr>
<tr>
<td>1152INT1</td>
<td>Necessary - Not Yet Critical</td>
<td>Two to Four Years</td>
<td>$4,210</td>
</tr>
<tr>
<td>1152EXT2</td>
<td>Necessary - Not Yet Critical</td>
<td>Two to Four Years</td>
<td>$4,000</td>
</tr>
<tr>
<td>1152ELE1</td>
<td>Necessary - Not Yet Critical</td>
<td>Two to Four Years</td>
<td>$2,000</td>
</tr>
</tbody>
</table>

**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 the wood siding, re-pointing the stone masonry as needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the work be done in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

**INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

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

**WINDOW REPLACEMENT**

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 2 units including wooden frames. Removal and disposal of the existing windows is included in this estimate.

**WIRING CLEANUP**

The wiring in the Milk Barn is disorganized and not in proper electrical boxes. This creates a safety issue when making repairs or upgrades. This project would provide for cleanup and labeling of the wiring.

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

Gross Area (square feet): 421
Year Constructed: 1930
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: %
Construction Type: Wood Framed
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Priority Class 2:</th>
<th>Priority Class 3:</th>
<th>Grand Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$14,420</td>
<td>$0</td>
<td>$14,420</td>
</tr>
</tbody>
</table>

Project Construction Cost per Square Foot: $34.25
Total Facility Replacement Construction Cost: $11,000
Facility Replacement Cost per Square Foot: $25
FCNI: 131%
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.

**PRIORITY CLASS 1 PROJECTS**

- **Total Construction Cost for Priority 1 Projects:** $19,000

**ADA RESTROOM UPGRADE**

The designated ADA accessible restrooms do not fully meet the ADA requirements. This project would provide for remodeling two of the restrooms into ADA compliant restrooms including but not limited to proper signage, sink, toilet, grab bars, tissue dispensers, mirror, electric hand dryers and door hardware. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and ADAAG - 2010 were referenced for this project.

- **Project Index #:** 1151ADA2
- **Construction Cost:** $15,000

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

- **Project Index #:** 1151ADA1
- **Construction Cost:** $4,000

**PRIORITY CLASS 2 PROJECTS**

- **Total Construction Cost for Priority 2 Projects:** $14,020

**DOOR HARDWARE REPLACEMENT**

The exterior metal doors are in good shape, but staff has had continuous problems with the hardware. The handles and locks are damaged from age and general wear and tear and have reached the end of their useful life. This project would provide for the replacement of the hardware on six doors. Removal and disposal of the existing hardware is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

- **Project Index #:** 1151EXT2
- **Construction Cost:** $8,000

**ELECTRIC HEATER REPLACEMENT**

There is an electric heater in the pipe chase/janitor area of the building that has reached the end of its life expectancy. This project recommends replacing the electric heater. The estimate includes removal and disposal of the existing equipment.

- **Project Index #:** 1151HVA1
- **Construction Cost:** $2,000
INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $4,020

EXTERIOR FINISHES

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. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

BUILDING INFORMATION:

Gross Area (square feet): 402
Year Constructed: 1981
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No

Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $19,000
Priority Class 2: $14,020
Priority Class 3: $4,020
Grand Total: $37,040

Project Construction Cost per Square Foot: $92.14
Total Facility Replacement Construction Cost: $70,000
Facility Replacement Cost per Square Foot: $175

FCNI: 53%
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.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $4,000

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADA RESTROOM UPGRADE</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 1150ADA1</td>
<td></td>
</tr>
<tr>
<td>Construction Cost $4,000</td>
<td></td>
</tr>
<tr>
<td>The designated ADA accessible restrooms do not fully meet the ADA requirements. This project would provide for remodeling two of the restrooms into ADA compliant restrooms including but not limited to proper signage, sink, toilet, grab bars, tissue dispensers, mirror, electric hand dryers and door hardware. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and ADAAG - 2010 were referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.</td>
<td></td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $12,440

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ELECTRIC HEATER REPLACEMENT</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 1150HVA1</td>
<td></td>
</tr>
<tr>
<td>Construction Cost $2,000</td>
<td></td>
</tr>
<tr>
<td>There is an electric heater in the pipe chase/ janitor area of the building that has reached the end of its life expectancy. This project recommends replacing the electric heater. The estimate includes removal and disposal of the existing equipment.</td>
<td></td>
</tr>
</tbody>
</table>

| **EXTERIOR FINISHES** | |
| Project Index #: 1150EXT1 | |
| Construction Cost $4,020 | |
| 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016. |

| **GFCI OUTLETS** | |
| Project Index #: 1150ELE1 | |
| Construction Cost $2,400 | |
| The existing receptacles in the Comfort Station #1 are standard duplex receptacles. The 2011 (NEC) National Electrical Code 210.8 requires these locations to have Ground Fault Circuit Interrupter (GFCI) protection. This project would provide for removing the standard receptacles and installing GFCI receptacles. |

| **INTERIOR FINISHES** | |
| Project Index #: 1150INT1 | |
| Construction Cost $4,020 | |
| It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016. |
BUILDING INFORMATION:

Gross Area (square feet): 402
Year Constructed: 1981
Exterior Finish 1: 100% Concrete Masonry Units & Wood
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100% B
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & Wood
IBC Construction Type: V-B
Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $4,000 Project Construction Cost per Square Foot: $40.90
Priority Class 2: $12,440 Total Facility Replacement Construction Cost: $70,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $175
Grand Total: $16,440 FCNI: 23%
The Chinchilla Shed is an unreinforced stone masonry structure with a wood shingle roofing system. It is currently being used for storage.

**CHINCHILLA SHED BUILDING REPORT**

**Priority Class 1 Projects**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Total Construction Cost for Priority 1 Projects: $10,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAFETY CABINET</td>
<td></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$10,000</td>
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<tr>
<td>Project Index #:</td>
<td>1149SFT1</td>
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</tbody>
</table>

**Priority Class 2 Projects**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Total Construction Cost for Priority 2 Projects: $47,460</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRAINAGE IMPROVEMENTS</td>
<td></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$12,000</td>
</tr>
<tr>
<td>Project Index #:</td>
<td>1149SIT1</td>
</tr>
</tbody>
</table>

**Exterior Finishes**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Total Construction Cost for Exterior Finishes: $12,960</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$12,960</td>
</tr>
<tr>
<td>Project Index #:</td>
<td>1149EXT1</td>
</tr>
</tbody>
</table>

The Chinchilla Shed contains many different paints, stains, and other hazardous products located on open shelves and on the floor. This does not meet OSHA standards or IFC for hazardous materials containment. This project would provide a self-closing hazardous storage container in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d) and IFC Chapter 57 Section 5704.3.2.1.3.

The west wall is largely below grade and experiences water weeping through it during inclement weather. The water erodes the mortar and is causing major cracks in the wall. This project provides for waterproofing the exterior wall below grade and installing a French drain. The work will include excavation to expose the entire wall, applying a 100% polymer waterproof membrane to the wall, backfilling and installing a French drain along the length of the wall. This project should coincide with the Gutter and Downspout Installation project.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

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 sealing the stone, repairing the cracks and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and repaired in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.
GUTTER AND DOWNSPOUT INSTALLATION

The building does not have gutters or downspouts to control the runoff from the roof. The water currently sheet drains off the roof causing extensive erosion to the grade around the building and allowing water to penetrate into the walls. There are already major cracks in the west wall due to poor water control. This will eventually lead to failure of the foundation and walls undermining the integrity of the entire structure. This project would provide funding for the installation of a seamless gutter and downspout system for the buildings.

This project should coincide with the DRAINAGE IMPROVEMENTS project.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

Project Index #: 1149EXT2
Construction Cost: $2,500

STRUCTURAL REPAIRS

The Chinchilla Shed has a major crack in the masonry wall. It is recommended that a structural assessment and repairs be done by licensed professionals to correct this problem. A structural assessment, design and repairs are included in this estimate.

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

Project Index #: 1149STR1
Construction Cost: $20,000

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $19,440
Long-Term Needs: Four to Ten Years

ROOF REPLACEMENT

The wood shake 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.

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 coincide with the GUTTER AND DOWNSPOUT INSTALLATION project.

Project Index #: 1149EXT3
Construction Cost: $19,440

BUILDING INFORMATION:

| Gross Area (square feet): | 1,296 |
| Year Constructed: | 1940 |
| Exterior Finish 1: | 100 % Stone Masonry |
| Exterior Finish 2: | % |
| Number of Levels (Floors): | 1 |
| Basement? | No |
| Percent Fire Suppressed: | 0 % |

IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: %
Construction Type: Unreinforced Stone Masonry
IBC Construction Type: V-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $10,000 |
| Priority Class 2: | $47,460 |
| Priority Class 3: | $19,440 |
| Grand Total: | $76,900 |

Project Construction Cost per Square Foot: $59.34
Total Facility Replacement Construction Cost: $26,000
Facility Replacement Cost per Square Foot: $20
FCNI: 296%
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.

**Priorit Class 2 Projects**

**Total Construction Cost for Priority 2 Projects:** $4,830

Necessary - Not Yet Critical  Two to Four Years

**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 and maintaining the exhibit pieces. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate. It is recommended that the work be done in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

**Building Information:**

Gross Area (square feet): 322  
Year Constructed: 1870  
Exterior Finish 1: 100% Wood Siding  
Exterior Finish 2: %  
Number of Levels (Floors): 1  
Basement?: No  
Percent Fire Suppressed: 0%  

**Project Construction Cost Totals Summary:**

Priority Class 1: $0  
Project Construction Cost per Square Foot: $15.00  
Priority Class 2: $4,830  
Total Facility Replacement Construction Cost: $8,000  
Priority Class 3: $0  
Facility Replacement Cost per Square Foot: $25  
Grand Total: $4,830  
FCNI: 60%
The Historic Blacksmith Shop is a wood framed structure with a wood shingle roofing system. It is one of the old historical ranch structures and is open to the public for tours.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $6,555

Necessary - Not Yet Critical

Two to Four Years

**HISTORIC BUILDING MAINTENANCE**

The structure is made of unreinforced stone masonry. It is over 100 years old and there are numerous areas where the mortar is failing, missing and not sealed properly. This is also an exhibit for the park and requires time to display the artifacts and maintain the signage. 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 05/13/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2016.

**BUILDING INFORMATION:**

- Gross Area (square feet): 437
- Year Constructed: 1870
- Exterior Finish 1: 100 % Stone Masonry
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement?: No
- Interior Finish 1: %
- IBC Occupancy Type 1: 100 % U
- IBC Occupancy Type 2: %
- Construction Type: Unreinforced Stone Masonry
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0 Project Construction Cost per Square Foot: $15.00
- Priority Class 2: $6,555 Total Facility Replacement Construction Cost: $44,000
- Priority Class 3: $0 Facility Replacement Cost per Square Foot: $100
- Grand Total: $6,555 FCNI: 15%

**NOTES:**

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

**REPORT DEVELOPMENT:**

State Public Works Division
515 E. Musser Street, Suite 102
(775) 684-4141 voice

Facilities Condition Analysis
Carson City, Nevada 89701-4263
(775) 684-4142 facsimile
Spring Mountain Ranch State Park - Site #9930
Description: Sidewalk access to Group Use from Main Parking Area.

Spring Mountain Ranch State Park - Site #9930
Description: View of Group Use Area near Theater Pavilion.
Domestic Well / Pump House - Building #3043
Description: Exterior of the Building.

Theatre Storage - Building #2410
Description: Exterior Finishes of the Building.
Irrigation Pump House - Building #1636  
Description: Exterior of the Building.

Entrance Station - Building #1635  
Description: Exterior of the Building.
Entrance Station - Building #1635
Description: Exterior Finishes of the Building.

Theatre / Pavilion - Building #1634
Description: Exterior of Building and ADA Accessible Ramp to Basement Needed.
Theatre Concession - Building #1633
Description: Exterior of Building and Evaporative Cooler Replacement.

Wilson Residence / Sandstone Cabin - Building #1174
Description: Exterior of the Building.
Ranger’s Office / Guest House - Building #1173
Description: Exterior of the Building.

Visitor’s Center - Building #1172
Description: Exterior of the Building.
Residence #6 – Cowhand House - Building #1170
Description: Exterior of the Building.

Residence #5 – Spring House - Building #1169
Description: Exterior of the Building.
Residence #5 – Spring House - Building #1169
Description: Interior Remodel.

Residence #4 – Old Bunkhouse / Duplex - Building #1168
Description: Exterior of the Building.
Residence #3 – Foreman’s House - Building #1167
Description: Exterior of the Building.

Pump Control / Seasonal Shed - Building #1164
Description: Exterior of the Building.
Power Control Shed - Building #1163
Description: Exterior of the Building.

Chicken Coop - Building #1162
Description: Exterior of the Building.
Calving Shed - Building #1160
Description: Exterior of the Building.

Cattle Feeder Shed - Building #1159
Description: Exterior of the Building.
Vera’s Stables - Building #1158
Description: Exterior of the Building.

Hay & Horse Barn / Corral / Shop - Building #1157
Description: Exterior of the Building.
Hay & Horse Barn / Corral / Shop - Building #1157
Description: Interior of the Shop.

Group Use Shelter - Building #1156
Description: Interior Finishes of the Structure.
Work Shop - Building #1155
Description: Exterior of the Building.

Dog Kennel - Building #1153
Description: Exterior of the Building.
Milking Barn - Building #1152
Description: Exterior of the Building.

Comfort Station #2 – Group Use - Building #1151
Description: Exterior of the Building.
Comfort Station #1 - Building #1150
Description: Exterior of the Building.

Chinchilla Shed - Building #1149
Description: Exterior of the Building.
Chinchilla Shed - Building #1149
Description: Structural Repairs.

Historic Bunkhouse - Building #1148
Description: Exterior of the Building.
Historic Blacksmith Shop - Building #1147
Description: Exterior of the Building.