

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

SPRING MOUNTAIN RANCH STATE PARK

6375 Hwy. 159
Blue Diamond, Nevada 89004

Site Number: 9930
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in February 2021

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

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

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

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and 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.

Site number: 9930

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1171	HISTORIC STORAGE SHED	120	1870	12/15/2016	\$0	\$6,800	\$0	\$6,800	\$1,200	567%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1163	POWER CONTROL SHED	125	1940	12/15/2016	\$250	\$12,125	\$0	\$12,375	\$2,500	495%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1153	DOG KENNEL	123	1955	12/15/2016	\$5,000	\$2,145	\$1,230	\$8,375	\$2,460	340%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1164	PUMP CONTROL/ SEASONAL SHED	237	1955	12/15/2016	\$0	\$15,925	\$0	\$15,925	\$4,740	336%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1158	VERA'S STABLES	500	1930	12/15/2016	\$0	\$15,500	\$0	\$15,500	\$4,980	311%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1149	CHINCHILLA SHED	1296	1940	12/15/2016	\$10,000	\$47,460	\$19,440	\$76,900	\$25,920	297%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1162	CHICKEN COOP	589	1930	12/15/2016	\$0	\$30,725	\$0	\$30,725	\$11,780	261%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1156	GROUP USE SHELTER	2592	1983	12/15/2016	\$6,500	\$156,968	\$0	\$163,468	\$64,800	252%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1160	CALVING SHED	569	1955	12/15/2016	\$0	\$14,225	\$0	\$14,225	\$5,690	250%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1636	IRRIGATION PUMP HOUSE	117	1997	12/15/2016	\$0	\$8,340	\$0	\$8,340	\$4,095	204%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1159	CATTLE FEEDER SHED	389	1955	12/15/2016	\$0	\$13,615	\$0	\$13,615	\$7,780	175%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1152	MILKING BARN	421	1930	12/15/2016	\$0	\$14,420	\$0	\$14,420	\$10,525	137%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1169	RESIDENCE #5 - SPRING HOUSE	620	1930	12/15/2016	\$0	\$49,200	\$0	\$49,200	\$46,500	106%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1154	THEATRE FEE BOOTH	64	1988	12/15/2016	\$0	\$0	\$1,280	\$1,280	\$1,280	100%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1168	RESIDENCE #4 - OLD BUNKHOUSE/ DUPLEX	2440	1957	12/15/2016	\$1,600	\$207,840	\$29,280	\$238,720	\$305,000	78%
	PO Box 124 Blue Diamond NV			Spring Mountain						

Site number: 9930

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1173	RANGER'S OFFICE/ GUEST HOUSE	912	1955	12/15/2016	\$49,548	\$33,240	\$21,976	\$104,764	\$136,800	77%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1635	ENTRANCE STATION	225	1992	12/15/2016	\$30,000	\$7,000	\$0	\$37,000	\$50,625	73%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1170	RESIDENCE #6 - COWHAND HOUSE	432	1930	12/15/2016	\$0	\$20,640	\$0	\$20,640	\$32,400	64%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1148	HISTORIC BUNKHOUSE	322	1870	12/15/2016	\$0	\$4,830	\$0	\$4,830	\$8,050	60%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1155	WORK SHOP	1962	1955	12/15/2016	\$19,810	\$74,936	\$0	\$94,746	\$166,770	57%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1157	HAY & HORSE BARN/ CORRAL/ SHOP	2112	1955	12/15/2016	\$33,320	\$67,016	\$0	\$100,336	\$179,520	56%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1151	COMFORT STATION #2 - GROUP USE	402	1981	12/15/2016	\$19,000	\$14,020	\$4,020	\$37,040	\$70,350	53%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1167	RESIDENCE #3 - FOREMAN'S HOUSE	925	1957	12/15/2016	\$0	\$48,150	\$9,250	\$57,400	\$115,625	50%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1174	WILSON RESIDENCE/ SANDSTONE CABIN	681	1870	12/15/2016	\$10,215	\$0	\$0	\$10,215	\$34,050	30%
	PO Box 124 Blue Diamond NV			Spring Mountain						
3043	DOMESTIC WELL/ PUMP HOUSE	96	2005	12/15/2016	\$0	\$960	\$0	\$960	\$3,360	29%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1633	THEATRE CONCESSION	400	1988	12/15/2016	\$0	\$3,000	\$8,000	\$11,000	\$45,000	24%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1150	COMFORT STATION #1	402	1981	12/15/2016	\$4,000	\$12,440	\$0	\$16,440	\$70,350	23%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1172	VISITOR'S CENTER	4228	1948	12/15/2016	\$5,000	\$256,680	\$0	\$261,680	\$1,162,700	23%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1147	HISTORIC BLACKSMITH SHOP	437	1870	12/15/2016	\$0	\$6,555	\$0	\$6,555	\$43,700	15%
	PO Box 124 Blue Diamond NV			Spring Mountain						
1634	THEATRE/ PAVILION	6230	1988	12/15/2016	\$35,000	\$62,300	\$62,300	\$159,600	\$1,246,000	13%
	PO Box 124 Blue Diamond NV			Spring Mountain						
2410	THEATRE STORAGE	196	1988	12/15/2016	\$0	\$0	\$1,960	\$1,960	\$19,600	10%
	PO Box 124 Blue Diamond NV			Spring Mountain						

Site number: 9930

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
9930	SPRING MOUNTAIN RANCH STATE PARK SITE		0	12/15/2016	\$96,062	\$82,500	\$0	\$178,562		0%
	6375 Hwy. 159 Blue Diamond Spring Mountain									
Report Totals.....:		30,164			\$325,305	\$1,289,555	\$158,736	\$1,773,596	\$3,884,150	46%

Acronyms List

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

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

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SPRING MOUNTAIN RANCH STATE PARK SITE

SPWD Facility Condition Analysis - 9930

Survey Date: 12/15/2016

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**Total Construction Cost for Priority 1 Projects: \$96,062****Currently Critical****Immediate to Two Years****ADA PARKING SPACE UPGRADE****Project Index #: 9930ADA2****Construction Cost \$90,000**

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 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**Project Index #: 9930SFT3****Construction Cost \$6,062**

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$82,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9930ADA3****ADA PROGRAM ACCESSIBILITY****Construction Cost \$20,000**

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.

Project Index #: 9930SIT1**SLURRY SEAL ASPHALT PAVING****Construction Cost \$62,500**

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.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$96,062
Priority Class 2:	\$82,500
Priority Class 3:	\$0
Grand Total:	\$178,562

DOMESTIC WELL/ PUMP HOUSE

SPWD Facility Condition Analysis - 3043

Survey Date: 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	IBC Occupancy Type 1: 100 % U
Year Constructed: 2005	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$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%

THEATRE STORAGE

SPWD Facility Condition Analysis - 2410

Survey Date: 12/15/2016

THEATRE STORAGE

BUILDING REPORT

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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,960****Long-Term Needs****Four to Ten Years****Project Index #: 2410EXT2****Construction Cost \$1,960****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, 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 Supressed: 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%

IRRIGATION PUMP HOUSE

SPWD Facility Condition Analysis - 1636

Survey Date: 12/15/2016

**IRRIGATION PUMP HOUSE
BUILDING REPORT**

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**Total Construction Cost for Priority 2 Projects: \$8,340****Necessary - Not Yet Critical****Two to Four Years****AIR CONDITIONER REPLACEMENT****Project Index #: 1636ENR1****Construction Cost \$1,000**

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.

EXTERIOR FINISHES**Project Index #: 1636EXT1****Construction Cost \$1,170**

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.

INTERIOR FINISHES**Project Index #: 1636INT1****Construction Cost \$1,170**

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.

PUMP REPLACEMENT**Project Index #: 1636PLM1****Construction Cost \$5,000**

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.

BUILDING INFORMATION:

Gross Area (square feet):	117	IBC Occupancy Type 1:	100 % U
Year Constructed:	1997	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Wood Siding	Construction Type:	Wood Framed
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Supressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$71.28
Priority Class 2:	\$8,340	Total Facility Replacement Construction Cost:	\$4,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$35
Grand Total:	\$8,340	FCNI:	209%

ENTRANCE STATION

SPWD Facility Condition Analysis - 1635

Survey Date: 12/15/2016

**ENTRANCE STATION
BUILDING REPORT**

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****Currently Critical****Immediate to Two Years****Project Index #: 1635ADA1****ADA ACCESSIBLE PATH OF TRAVEL****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****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1635EXT1****EXTERIOR FINISHES****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.

Project Index #: 1635INT1**INTERIOR FINISHES****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.

Project Index #: 1635PLM1**WATER HEATER REPLACEMENT****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	IBC Occupancy Type 1:	100 % B
Year Constructed:	1992	IBC Occupancy Type 2:	%
Exterior Finish 1:	50 % Stone Masonry	Construction Type:	Wood Framed
Exterior Finish 2:	50 % Painted Wood Siding	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
	Basement?	No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$30,000	Project Construction Cost per Square Foot:	\$164.44
Priority Class 2:	\$7,000	Total Facility Replacement Construction Cost:	\$51,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$225
Grand Total:	\$37,000	FCNI:	73%

THEATRE/ PAVILION

SPWD Facility Condition Analysis - 1634

Survey Date: 12/15/2016

THEATRE/ PAVILION

BUILDING REPORT

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 **Total Construction Cost for Priority 1 Projects: \$35,000**
Currently Critical **Immediate to Two Years**

ACCESSIBLE ENTRANCE RAMP

Project Index #: 1634ADA1
Construction Cost \$35,000

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$62,300**
Necessary - Not Yet Critical **Two to Four Years**

INTERIOR FINISHES

Project Index #: 1634INT1
Construction Cost \$62,300

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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$62,300**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 1634EXT2
Construction Cost \$62,300

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.

BUILDING INFORMATION:

Gross Area (square feet): 6,230	IBC Occupancy Type 1: 50 % B
Year Constructed: 1988	IBC Occupancy Type 2: 50 % A-1
Exterior Finish 1: 75 % Painted Wood Siding	Construction Type: Concrete Masonry Units & Wood
Exterior Finish 2: 25 % Concrete Masonry U	IBC Construction Type: V-A
Number of Levels (Floors): 1	Percent Fire Supressed: 100 %
Basement? Yes	

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

SPWD Facility Condition Analysis - 1633

Survey Date: 12/15/2016

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 **Total Construction Cost for Priority 2 Projects: \$3,000**
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 **Total Construction Cost for Priority 3 Projects: \$8,000**
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	IBC Occupancy Type 1: 100 % B
Year Constructed: 1988	IBC Occupancy Type 2: %
Exterior Finish 1: 50 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Wood
Exterior Finish 2: 50 % Painted Wood Siding	IBC Construction Type: V-B
Number of Levels (Floors): 2	Percent Fire Suppressed: 0 %
Basement? No	

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%

WILSON RESIDENCE/ SANDSTONE CABIN

SPWD Facility Condition Analysis - 1174

Survey Date: 12/15/2016

WILSON RESIDENCE/ SANDSTONE CABIN**BUILDING REPORT**

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****Project Index #: 1174EXT1****Construction Cost \$10,215****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	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1870	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Unreinforced Stone Masonry
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$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

SPWD Facility Condition Analysis - 1173

Survey Date: 12/15/2016

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**Total Construction Cost for Priority 1 Projects: \$49,548****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 1173ADA2****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 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.

ADA SIGNAGE**Project Index #: 1173ADA1****Construction Cost \$900**

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.

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.

BREAK ROOM REMODEL**Project Index #: 1173ADA3****Construction Cost \$15,000**

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.

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 1173SFT2****Construction Cost \$3,648**

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$33,240****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1173EXT1****Construction Cost \$9,120**

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**Project Index #: 1173INT2****Construction Cost \$9,120**

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**Project Index #: 1173ENR1****Construction Cost \$15,000**

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**Total Construction Cost for Priority 3 Projects: \$21,976****Long-Term Needs****Four to Ten Years****LIGHTING UPGRADE****Project Index #: 1173ENR2****Construction Cost \$7,296**

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**Project Index #: 1173EXT2****Construction Cost \$13,680**

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**Project Index #: 1173PLM1****Construction Cost \$1,000**

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	IBC Occupancy Type 1:	100 % B
Year Constructed:	1955	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Wood Siding	Construction Type:	Wood Framed
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Supressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$49,548	Project Construction Cost per Square Foot:	\$114.87
Priority Class 2:	\$33,240	Total Facility Replacement Construction Cost:	\$137,000
Priority Class 3:	\$21,976	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$104,764	FCNI:	76%

VISITOR'S CENTER

SPWD Facility Condition Analysis - 1172

Survey Date: 12/15/2016

**VISITOR'S CENTER
BUILDING REPORT**

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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$5,000****Currently Critical****Immediate to Two Years****SMOKE CARBON MONOXIDE ALARM****Project Index #: 1172SFT1****Construction Cost \$5,000**

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$256,680****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1172EXT1****Construction Cost \$42,280**

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**Project Index #: 1172HVA2****Construction Cost \$63,420**

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.

Project Index #: 1172INT1
Construction Cost \$42,280

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 #: 1172PLM1
Construction Cost \$105,700

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.

Project Index #: 1172ENR1
Construction Cost \$3,000

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:

Gross Area (square feet): 4,228	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1948	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 2	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$5,000	Project Construction Cost per Square Foot: \$61.89
Priority Class 2: \$256,680	Total Facility Replacement Construction Cost: \$1,163,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$275
Grand Total: \$261,680	FCNI: 23%

HISTORIC STORAGE SHED

SPWD Facility Condition Analysis - 1171

Survey Date: 12/15/2016

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	IBC Occupancy Type 1: 100 % U
Year Constructed: 1870	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$56.67
Priority Class 2:	\$6,800	Total Facility Replacement Construction Cost:	\$1,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$6,800	FCNI:	680%

RESIDENCE #6 - COWHAND HOUSE

SPWD Facility Condition Analysis - 1170

Survey Date: 12/15/2016

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****Project Index #: 1170EXT1****Construction Cost \$4,320****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.

Project Index #: 1170INT2**Construction Cost \$4,320****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.

Project Index #: 1170EXT2**Construction Cost \$12,000****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.

BUILDING INFORMATION:

Gross Area (square feet): 432	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1930	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$47.78
Priority Class 2: \$20,640	Total Facility Replacement Construction Cost: \$32,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$75
Grand Total: \$20,640	FCNI: 65%

RESIDENCE #5 - SPRING HOUSE

SPWD Facility Condition Analysis - 1169

Survey Date: 12/15/2016

RESIDENCE #5 - SPRING HOUSE**BUILDING REPORT**

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**Total Construction Cost for Priority 2 Projects: \$49,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1169EXT1****Construction Cost \$6,200****EXTERIOR FINISHES**

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

Project Index #: 1169INT1**Construction Cost \$31,000****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.

Project Index #: 1169EXT2**Construction Cost \$12,000****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.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$79.35
Priority Class 2: \$49,200	Total Facility Replacement Construction Cost: \$46,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$75
Grand Total: \$49,200	FCNI: 107%

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**Total Construction Cost for Priority 1 Projects: \$1,600****Currently Critical****Immediate to Two Years****EXTERIOR OUTLET REPLACEMENT****Project Index #: 1168ELE3****Construction Cost \$1,600**

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$207,840****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1168EXT2****Construction Cost \$24,400**

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

FLOORING REPLACEMENT**Project Index #: 1168INT3****Construction Cost \$19,520**

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.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 1168ENR1****Construction Cost \$30,000**

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.

INTERIOR FINISHES

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

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.

KITCHEN CABINET REPLACEMENT

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

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.

LIGHTING UPGRADE

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

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.

WATER SOFTENER INSTALLATION

Project Index #: 1168PLM1
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 #: 1168ENR3
Construction Cost \$18,000

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.

PRIORITY CLASS 3 PROJECTS

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

Long-Term Needs

Four to Ten Years

ROOF REPLACEMENT

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

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.

BUILDING INFORMATION:

Gross Area (square feet):	2,440	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1957	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Wood Siding	Construction Type:	Wood Framed Duplex
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Supressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$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

SPWD Facility Condition Analysis - 1167

Survey Date: 12/15/2016

**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**Total Construction Cost for Priority 2 Projects: \$48,150****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1167EXT2****Construction Cost \$9,250**

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 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.

HVAC UPGRADE**Project Index #: 1167ENR3****Construction Cost \$15,000**

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.

LIGHTING UPGRADE**Project Index #: 1167ENR2****Construction Cost \$7,400**

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.

PEST CONTROL**Project Index #: 1167ENV1****Construction Cost \$1,000**

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 #: 1167PLM2
Construction Cost \$1,500

WATER HEATER REPLACEMENT

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.

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

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 #: 1167ENR1
Construction Cost \$12,000

WINDOW REPLACEMENT

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

Long-Term Needs

Four to Ten Years

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

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 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	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1957	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$62.05
Priority Class 2: \$48,150	Total Facility Replacement Construction Cost: \$116,000
Priority Class 3: \$9,250	Facility Replacement Cost per Square Foot: \$125
Grand Total: \$57,400	FCNI: 49%

PUMP CONTROL/ SEASONAL SHED

SPWD Facility Condition Analysis - 1164

Survey Date: 12/15/2016

PUMP CONTROL/ SEASONAL SHED BUILDING REPORT

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$15,925****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1164SFT1****EXTERIOR DOOR LANDING INSTALLATION****Construction Cost \$10,000**

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.

Project Index #: 1164EXT1**EXTERIOR FINISHES****Construction Cost \$2,370**

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.

Project Index #: 1164EXT2**ROOF REPLACEMENT****Construction Cost \$3,555**

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	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1955	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$67.19
Priority Class 2: \$15,925	Total Facility Replacement Construction Cost: \$5,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$20
Grand Total: \$15,925	FCNI: 319%

POWER CONTROL SHED

SPWD Facility Condition Analysis - 1163

Survey Date: 12/15/2016

**POWER CONTROL SHED
BUILDING REPORT**

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.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$250**
Currently Critical **Immediate to Two Years**

REPLACE INSULATION

Project Index #: 1163INT1
Construction Cost \$250

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 **Total Construction Cost for Priority 2 Projects: \$12,125**
Necessary - Not Yet Critical **Two to Four Years**

EVAPORATIVE COOLER REPLACEMENT

Project Index #: 1163HVA1
Construction Cost \$4,000

A window air conditioning unit is installed on the side of this building. It was not working at the time of the survey and has reached the end of its useful and expected life. This project would provide for a new air conditioning unit to be installed including all required connections to utilities. The estimate includes removal and disposal of the old air conditioning unit.

EXTERIOR DOOR LANDING INSTALLATION

Project Index #: 1163SFT1
Construction Cost \$5,000

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.

EXTERIOR FINISHES

Project Index #: 1163EXT1
Construction Cost \$1,250

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

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

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 #: 1163EXT2
Construction Cost \$1,875

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	IBC Occupancy Type 1: 100 % U
Year Constructed: 1940	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$250	Project Construction Cost per Square Foot: \$99.00
Priority Class 2: \$12,125	Total Facility Replacement Construction Cost: \$2,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$20
Grand Total: \$12,375	FCNI: 619%

CHICKEN COOP

SPWD Facility Condition Analysis - 1162

Survey Date: 12/15/2016

**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**Total Construction Cost for Priority 2 Projects: \$30,725****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1162EXT1****Construction Cost \$5,890**

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.

EXTERIOR LANDING INSTALLATION**Project Index #: 1162SFT1****Construction Cost \$10,000**

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.

ROOF REPLACEMENT**Project Index #: 1162EXT2****Construction Cost \$8,835**

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.

WINDOW REPLACEMENT**Project Index #: 1162EXT3****Construction Cost \$6,000**

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 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.

BUILDING INFORMATION:

Gross Area (square feet):	589	IBC Occupancy Type 1:	100 % U
Year Constructed:	1930	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Wood Siding	Construction Type:	Wood Framed
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Supressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$52.16
Priority Class 2:	\$30,725	Total Facility Replacement Construction Cost:	\$12,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$20
Grand Total:	\$30,725	FCNI:	256%

CALVING SHED

SPWD Facility Condition Analysis - 1160

Survey Date: 12/15/2016

CALVING SHED BUILDING REPORT

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$14,225****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1160EXT1****Construction Cost \$5,690****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 #: 1160EXT2**Construction Cost \$8,535****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	IBC Occupancy Type 1: 100 % U
Year Constructed: 1955	IBC Occupancy Type 2: %
Exterior Finish 1: 75 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: 25 % Open	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$25.00
Priority Class 2:	\$14,225	Total Facility Replacement Construction Cost:	\$6,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$14,225	FCNI:	237%

CATTLE FEEDER SHED

SPWD Facility Condition Analysis - 1159

Survey Date: 12/15/2016

CATTLE FEEDER SHED**BUILDING REPORT**

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$13,615****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1159EXT1****Construction Cost \$3,890****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 #: 1159INT1**Construction Cost \$3,890****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.

Project Index #: 1159EXT2**Construction Cost \$5,835****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): 389	IBC Occupancy Type 1: 100 % U
Year Constructed: 1955	IBC Occupancy Type 2: %
Exterior Finish 1: 75 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: 25 % Open	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: \$35.00
Priority Class 2: \$13,615	Total Facility Replacement Construction Cost: \$8,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$20
Grand Total: \$13,615	FCNI: 170%

VERA'S STABLES

SPWD Facility Condition Analysis - 1158

Survey Date: 12/15/2016

**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**Total Construction Cost for Priority 2 Projects: \$15,500****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1158EXT1****Construction Cost \$5,000**

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 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.

PEST CONTROL**Project Index #: 1158ENV1****Construction Cost \$1,000**

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.

ROOF REPLACEMENT**Project Index #: 1158EXT2****Construction Cost \$7,500**

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.

WIRING CLEANUP**Project Index #: 1158ELE1****Construction Cost \$2,000**

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.

BUILDING INFORMATION:

Gross Area (square feet):	500	IBC Occupancy Type 1:	100 % U
Year Constructed:	1930	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Wood Siding	Construction Type:	Wood Framed
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Supressed:	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%

HAY & HORSE BARN/ CORRAL/ SHOP

SPWD Facility Condition Analysis - 1157

Survey Date: 12/15/2016

HAY & HORSE BARN/ CORRAL/ SHOP**BUILDING REPORT**

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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$33,320****Currently Critical****Immediate to Two Years****EXIT SIGN AND EGRESS LIGHTING UPGRADE****Project Index #: 1157SFT1****Construction Cost \$1,000**

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.

EXTERIOR FINISHES**Project Index #: 1157EXT1****Construction Cost \$21,120**

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

SAFETY CABINETS**Project Index #: 1157SFT2****Construction Cost \$10,000**

The shop contains many different paints, stains, pesticides and other hazardous products on open shelves and on the floor. This does not meet OSHA standards for hazardous materials containment. This project would provide two hazardous storage containers in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d).

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.

STAIR HANDRAIL & LANDING INSTALLATION**Project Index #: 1157SFT3****Construction Cost \$1,200**

There is an exit door which has a stairway down into the shop area of the building. There are no handrails nor proper landings at this exit. This project would provide for a concrete exterior landing and a new wood framed stairway, landing and handrails on the interior. The ICC 2018 Chapter 10, Section's 1008, 1009 and 1012 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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$67,016****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1157ENV1****DUST COLLECTION SYSTEM INSTALLATION****Construction Cost \$20,000**

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.

Project Index #: 1157HVA1**ELECTRIC HEATER REPLACEMENT****Construction Cost \$4,000**

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.

Project Index #: 1157SFT4**EXTERIOR DOOR LANDING INSTALLATION****Construction Cost \$5,000**

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.

Project Index #: 1157INT1**INTERIOR FINISHES****Construction Cost \$21,120**

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 #: 1157ENR1**LIGHTING UPGRADE****Construction Cost \$16,896**

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.

BUILDING INFORMATION:

Gross Area (square feet): 2,112	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 1955	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$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	FCNI: 56%

GROUP USE SHELTER

SPWD Facility Condition Analysis - 1156

Survey Date: 12/15/2016

GROUP USE SHELTER BUILDING REPORT

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.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$6,500**
Currently Critical **Immediate to Two Years**

ADA BARBEQUE UPGRADE

Project Index #: 1156ADA2
Construction Cost \$4,500

Per the United States Access Board and ICC ANSI-A117.1-2009, at least 5 percent of the barbeques shall be ADA compliant. This project would provide funding to remove 3 of the barbeques, and install ADA complaint barbeques which will allow access for wheel chairs.

ADA TABLE UPGRADE

Project Index #: 1156ADA1
Construction Cost \$2,000

Per the United States Access Board and ICC ANSI-A117.1-2009, at least 5 percent of the seating spaces shall be, if fixed seating is provided, a loose seat or open space for a wheelchair. This project would provide funding to remove 2 of the fixed seats, which will allow access for wheel chairs.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$156,968**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 1156EXT1
Construction Cost \$10,368

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

Project Index #: 1156ENR1
Construction Cost \$12,000

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

Project Index #: 1156EXT3
Construction Cost \$129,600

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.

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

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	IBC Occupancy Type 1: 100 % U
Year Constructed: 1983	IBC Occupancy Type 2: %
Exterior Finish 1: 50 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Wood
Exterior Finish 2: 50 % Open / Post & Beam	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$6,500	Project Construction Cost per Square Foot: \$63.07
Priority Class 2: \$156,968	Total Facility Replacement Construction Cost: \$65,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$25
Grand Total: \$163,468	FCNI: 251%

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**Total Construction Cost for Priority 1 Projects: \$19,810****Currently Critical****Immediate to Two Years****EXHAUST FAN INSTALLATION****Project Index #: 1155HVA1****Construction Cost \$10,000**

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.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 1155SFT1****Construction Cost \$1,962**

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.

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 1155SFT3****Construction Cost \$7,848**

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$74,936****Necessary - Not Yet Critical****Two to Four Years****DRAINAGE IMPROVEMENTS****Project Index #: 1155SIT1****Construction Cost \$3,000**

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.

Project Index #: 1155EXT1
Construction Cost \$19,620

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 2-3 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 #: 1155EXT3
Construction Cost \$3,000

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.

Project Index #: 1155INT1
Construction Cost \$19,620

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.

Project Index #: 1155ENR1
Construction Cost \$15,696

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 #: 1155EXT2
Construction Cost \$14,000

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$19,810	Project Construction Cost per Square Foot:	\$48.29
Priority Class 2:	\$74,936	Total Facility Replacement Construction Cost:	\$167,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$85
Grand Total:	\$94,746	FCNI:	57%

THEATRE FEE BOOTH

SPWD Facility Condition Analysis - 1154

Survey Date: 12/15/2016

THEATRE FEE BOOTH

BUILDING REPORT

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**

Project Index #: 1154EXT2

Construction Cost \$640

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.

INTERIOR FINISHES

Project Index #: 1154INT1

Construction Cost \$640

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.

BUILDING INFORMATION:

Gross Area (square feet): 64	IBC Occupancy Type 1: 100 % B
Year Constructed: 1988	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$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%

DOG KENNEL

SPWD Facility Condition Analysis - 1153

Survey Date: 12/15/2016

DOG KENNEL BUILDING REPORT

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.

PRIORITY CLASS 1 PROJECTS	Total Construction Cost for Priority 1 Projects:	\$5,000
Currently Critical	Immediate to Two Years	

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.

PRIORITY CLASS 2 PROJECTS	Total Construction Cost for Priority 2 Projects:	\$2,145
Necessary - Not Yet Critical	Two to Four Years	

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.

PRIORITY CLASS 3 PROJECTS	Total Construction Cost for Priority 3 Projects:	\$1,230
Long-Term Needs	Four to Ten Years	

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	IBC Occupancy Type 1:	100 % U
Year Constructed:	1955	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Wood Siding	Construction Type:	Wood Framing
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Supressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,000	Project Construction Cost per Square Foot:	\$68.09
Priority Class 2:	\$2,145	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$1,230	Facility Replacement Cost per Square Foot:	\$20
Grand Total:	\$8,375	FCNI:	419%

MILKING BARN

SPWD Facility Condition Analysis - 1152

Survey Date: 12/15/2016

**MILKING BARN
BUILDING REPORT**

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**Total Construction Cost for Priority 2 Projects: \$14,420****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1152EXT1****Construction Cost \$4,210**

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**Project Index #: 1152INT1****Construction Cost \$4,210**

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 #: 1152EXT2****Construction Cost \$4,000**

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 2 units including wooden frames. Removal and disposal of the existing windows is included in this estimate.

WIRING CLEANUP**Project Index #: 1152ELE1****Construction Cost \$2,000**

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	IBC Occupancy Type 1:	100 % U
Year Constructed:	1930	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Wood Siding	Construction Type:	Wood Framed
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Supressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$34.25
Priority Class 2:	\$14,420	Total Facility Replacement Construction Cost:	\$11,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$14,420	FCNI:	131%

COMFORT STATION #2 - GROUP USE

SPWD Facility Condition Analysis - 1151

Survey Date: 12/15/2016

**COMFORT STATION #2 - GROUP USE
BUILDING REPORT**

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****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 1151ADA2****Construction Cost \$15,000**

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.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 1151ADA1****Construction Cost \$4,000**

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$14,020****Necessary - Not Yet Critical****Two to Four Years****DOOR HARDWARE REPLACEMENT****Project Index #: 1151EXT2****Construction Cost \$8,000**

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.

ELECTRIC HEATER REPLACEMENT**Project Index #: 1151HVA1****Construction Cost \$2,000**

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 #: 1151INT1
Construction Cost \$4,020

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

Long-Term Needs

Four to Ten Years

Project Index #: 1151EXT1
Construction Cost \$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	IBC Occupancy Type 1: 100 % B
Year Constructed: 1981	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$19,000	Project Construction Cost per Square Foot: \$92.14
Priority Class 2: \$14,020	Total Facility Replacement Construction Cost: \$70,000
Priority Class 3: \$4,020	Facility Replacement Cost per Square Foot: \$175
Grand Total: \$37,040	FCNI: 53%

COMFORT STATION #1

SPWD Facility Condition Analysis - 1150

Survey Date: 12/15/2016

COMFORT STATION #1**BUILDING REPORT**

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****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 1150ADA1****Construction Cost \$4,000**

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$12,440****Necessary - Not Yet Critical****Two to Four Years****ELECTRIC HEATER REPLACEMENT****Project Index #: 1150HVA1****Construction Cost \$2,000**

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.

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	IBC Occupancy Type 1:	100 % B
Year Constructed:	1981	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Concrete Masonry U	Construction Type:	Concrete Masonry Units & Wood
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$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%

CHINCHILLA SHED

SPWD Facility Condition Analysis - 1149

Survey Date: 12/15/2016

**CHINCHILLA SHED
BUILDING REPORT**

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

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$10,000****Currently Critical****Immediate to Two Years****SAFETY CABINET****Project Index #: 1149SFT1****Construction Cost \$10,000**

The building 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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$47,460****Necessary - Not Yet Critical****Two to Four Years****DRAINAGE IMPROVEMENTS****Project Index #: 1149SIT1****Construction Cost \$12,000**

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.

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.

EXTERIOR FINISHES**Project Index #: 1149EXT1****Construction Cost \$12,960**

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.

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 #: 1149EXT2
Construction Cost \$2,500

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 #: 1149STR1
Construction Cost \$20,000

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.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$19,440

Long-Term Needs

Four to Ten Years

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

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.

BUILDING INFORMATION:

Gross Area (square feet): 1,296	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1940	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Unreinforced Stone Masonry
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$10,000	Project Construction Cost per Square Foot: \$59.34
Priority Class 2: \$47,460	Total Facility Replacement Construction Cost: \$26,000
Priority Class 3: \$19,440	Facility Replacement Cost per Square Foot: \$20
Grand Total: \$76,900	FCNI: 296%

HISTORIC BUNKHOUSE

SPWD Facility Condition Analysis - 1148

Survey Date: 12/15/2016

HISTORIC BUNKHOUSE BUILDING REPORT

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$4,830****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1148EXT1****Construction Cost \$4,830****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	IBC Occupancy Type 1: 100 % U
Year Constructed: 1870	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$15.00
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%

HISTORIC BLACKSMITH SHOP

SPWD Facility Condition Analysis - 1147

Survey Date: 12/15/2016

HISTORIC BLACKSMITH SHOP

BUILDING REPORT

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****Project Index #: 1147EXT1****Construction Cost \$6,555****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	IBC Occupancy Type 1: 100 % U
Year Constructed: 1870	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Unreinforced Stone Masonry
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$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
Facilities Condition Analysis

515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263

(775) 684-4141 voice
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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.



Visitor's Center - Building #1172
Description: Interior of the Building.



Historic Storage Shed - Building #1171
Description: Exterior of the Building (Right).



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.