State of Nevada
Department of Cultural Affairs
Division of Museums and History

# NEVADA STATE RAILROAD MUSEUM

2180 South Carson Street
Carson City, Nevada 89701

**Site Number: 9932**
**STATE OF NEVADA PUBLIC WORKS DIVISION**
**FACILITY CONDITION ANALYSIS**


Report distributed in September 2021

State of Nevada
Department of Cultural Affairs
Division of Museums and History

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

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

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

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

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

## Class Definitions

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

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

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

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

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

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

**Site number: 9932**

# 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 0969 | ANNEX | | 13600 | 1978 | 9/12/2017 | $7,980 | $555,940 | $24,000 | $587,920 | $1,200,000 | 49% |
| | 2180 S. Carson Street | Carson City | | | | | | | | | |
| 0971 | ANNEX ADDITION | | 19000 | 1997 | 9/12/2017 | $0 | $497,540 | $38,000 | $535,540 | $1,140,000 | 47% |
| | 2180 S. Carson Street | Carson City | | | | | | | | | |
| 0970 | RESTORATION SHOP | | 6400 | 1980 | 9/12/2017 | $15,400 | $199,500 | $14,000 | $228,900 | $700,000 | 33% |
| | 2180 S. Carson Street | Carson City | | | | | | | | | |
| 1416 | WABUSKA DEPOT | | 1920 | 1906 | 9/12/2017 | $300 | $99,750 | $26,880 | $126,930 | $576,000 | 22% |
| | 2180 S. Carson Street | Carson City | | | | | | | | | |
| 0861 | JACOBSEN INTERPRETIVE CENTER | | 10536 | 1988 | 9/12/2017 | $66,500 | $290,830 | $158,040 | $515,370 | $3,424,200 | 15% |
| | 2180 S. Carson Street | Carson City | | | | | | | | | |
| 1647 | COMFORT STATION | | 373 | 1990 | 9/12/2017 | $0 | $10,570 | $3,730 | $14,300 | $102,575 | 14% |
| | 2180 S. Carson Street | Carson City | | | | | | | | | |
| 1437 | WATER TOWER | | 400 | 1987 | 9/12/2017 | $3,900 | $0 | $4,000 | $7,900 | $120,000 | 7% |
| | 2180 S. Carson Street | Carson City | | | | | | | | | |
| 0104 | NELSON HOUSE | | 720 | 1935 | 9/12/2017 | $0 | $3,600 | $7,200 | $10,800 | $198,000 | 5% |
| | 2180 S. Carson Street | Carson City | | | | | | | | | |
| 9932 | NEVADA STATE RAILROAD MUSEUM CC SITE | | | 0 | 9/12/2017 | $1,446,620 | $741,440 | $25,480 | $2,213,540 | | 0% |
| | 2180 S. Carson Street | Carson City | | | | | | | | | |
| | **Report Totals.....:** | | **52,949** | | | **$1,540,700** | **$2,399,170** | **$301,330** | **$4,241,200** | **$7,460,775** | **57%** |

# Acronyms List

| Acronym | Definition |
|---|---|
| *Building Codes, Laws, Regulations and Guidelines* | |
| 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 |
| *State of Nevada* | |
| 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 |
| *Miscellaneous* | |
| 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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# NEVADA STATE RAILROAD MUSEUM CC SITE

## BUILDING REPORT

The Nevada State Railroad Museum preserves the railroad heritage of Nevada, including locomotives and cars of the famous Virginia & Truckee Railroad and other railroads of the Silver State. Many were bought from Hollywood studios, where they were made famous in movies and television shows. Among 65 locomotives and cars in the collection, 40 were built before 1900 and 31 operated on the V & T Railroad.
The Nevada State Railroad Museum (NSRM) site includes the Jacobsen Interpretive Center, the Annex Building (and addition), Restoration Shop, the Wabuska Depot, the Nelson House, a comfort station, a water tower, and an adjoining park. The site is in excellent condition with ADA accessible routes of travel between the public buildings and parking areas. There is a mix of irrigated turf, trees and shrubs, xeriscaping and compacted gravel and dirt access roads and storage areas.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: $1,446,620**

**Currently Critical** **Immediate to Two Years**

**Project Index #: 9932SFT1**

### INSTALL FIRE ALARM SYSTEM

**Construction Cost $256,900**

This site houses historical documents and irreplaceable artifacts related to the history of the V&T Railroad and the Comstock region. There is no fire alarm to protect these items. This project would provide for the installation of a site wide alarm system and upgrade to the existing system where applicable. The alarm controls should be centrally located in the Interpretive Center and encompass the Annex buildings, Restoration Shop, Wabuska Depot and Nelson House. Costs were based on the total square footage of the buildings.
This project or a portion thereof was previously recommended in the FCA report dated 01/13/2003 and 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 9932SEC1**

### INSTALL SECURITY ALARM SYSTEM

**Construction Cost $320,870**

This site houses historical documents and irreplaceable artifacts related to the history of the V&T Railroad and the Comstock region. There is no security alarm to protect these items. This project would provide for the installation of a sitewide security system. The alarm controls should be centrally located in the Interpretive Center and encompass the Annex buildings, Restoration Shop, Wabuska Depot and Nelson House. Costs were based on the total square footage of the buildings.
This project or a portion thereof was previously recommended in the FCA report dated 01/13/2003 and 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 9932SIT3**

### PAVE FIRE ACCESS ROAD

**Construction Cost $259,350**

The site is served by dirt and gravel fire access roads, which are often impassable in inclement weather. The 2006 International Fire Code 503.2 addresses requirements for all-weather access roads. This project would provide for the installation of asphalt concrete paving and compacted base on the fire access road surrounding the site. Final acceptance falls to the responding fire authority, which should be consulted for additional local requirements if required prior to beginning design and construction. Additional comments by the Fire Marshal's office may impact final cost. The unit costs were adjusted for a thicker base and finish to support the loads of response equipment. 5" of asphalt and 8" of base was used to generate this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 01/13/2003 and 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 9932SIT12**

**TRACK MAINTENANCE** **Construction Cost $410,000**

The railroad track at the Nevada State Railroad Museum was constructed in 1986. However the railroad ties used in the construction were a used material, many of which date back to the 1930's. Approximately one third of the these ties no longer meet federal track safety standards and should be replaced. This project will replace deteriorated railroad track ties at the Nevada State Railroad Museum in Carson City. The scope of work includes removal existing ties, addition of new ballast as needed and compaction of material under the existing railroad track.

**Project Index #: 9932SIT8**

**TURNTABLE RESTORATION** **Construction Cost $199,500**

The railroad turntable located on the south side of the site is in need of re-leveling and restoration. The structure is vital to the movement of the railroad cars and engines. It is in desperate need of repair and rehabilitation. This project would provide funding to bring the structure back to a restored fully functioning condition including timber restoration or replacement and leveling.
This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: $741,440**

**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 9932ELE1**

**ELECTRICAL UPGRADE** **Construction Cost $133,000**

The buildings at the site share a common electrical transformer and feed off the main service panel. The main panel and sub panels for the Annex and Restoration Shop are at their maximum capacity. This project recommends replacing and upgrading the main service panel and sub panels at the Annex, Annex Addition and Restoration Shop to provide needed additional capacity. This estimate assumes that the existing underground conduit feed could be used, therefore, no earthwork is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 01/13/2003 and 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 9932ELE2**

**POLE LIGHTING INSTALLATION** **Construction Cost $195,860**

This site houses historical documents and irreplaceable artifacts related to the history of the V&T Railroad and the Comstock region as well as expensive machinery in the Restoration Shop. There is not enough lighting around the site which may be contributing to recent thefts. This project would provide funding for purchase and installation of sixteen 30 foot tall light poles including 30" diameter raised concrete bases, electrical trenching, conduit, wiring and connections to existing utilities. These will be installed around the entire perimeter of the site and in the parking areas.
This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 9932SEC2**

**REPLACE EXTERIOR DOORS AND OPENERS** **Construction Cost $148,900**

Problems exist with the exit doors and overhead doors at the Annex, Annex Addition, and Restoration Shop. Most of the doors are original equipment. Repairs to these doors is difficult because the doors are no longer manufactured or they are custom sizes. This project recommends replacing the overhead doors with motorized equipment and controls. The exit doors should be replaced with a commercial grade door system with locks to match the existing site master lock system. Estimates are based on 10 overhead doors, at $10,650.00 each, and 8 exit doors at $5,300.00 each.
This project or a portion thereof was previously recommended in the FCA report dated 01/13/2003 and 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 9932SIT7**

**SIDEWALK INSTALLATION** **Construction Cost $10,030**

There is no sidewalk from the Chamber of Commerce building to the existing walkways at the Railroad Museum. This building is an information center for visitors on activities in Carson City including the adjacent Railroad Museum. The staff has indicated that there is a need for a sidewalk between these buildings. This project would provide for the installation of 800 SF of 4" thick Portland Cement concrete sidewalk.
This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 9932SIT6**

**SIGN REPLACEMENT** **Construction Cost $6,650**

The sign for the Railroad Museum on highway 395 is old, dilapidated and in need of replacement. Staff reported that 75% of the visitors to the museum are drive-by visitors. The new sign should be designed for better curb appeal in order to attract visitors to the museum. This project would provide funding for removal and disposal of the existing sign and replacement with a new aesthetically pleasing sign. The new sign may need to conform to Carson City and NDOT requirements due to the location on Highway 395.
This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 9932SIT11**

**SITE DRAINAGE PROJECT** **Construction Cost $90,000**

The slope of the site has resulted in snow and water pooling in the railheads and towards the rear of the Restoration building. These areas freeze in cold weather, and flood in warmer weather. Over time these freeze/thaw cycles undermine the integrity of the rail supports, which can result in premature failure.
Projects are recommended to install concrete drains, catch basins, engineered fill, compaction and grading to minimize water accumulations.

**Project Index #: 9932SIT10**

**SLURRY SEAL ASPHALT PAVING** **Construction Cost $157,000**

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 site wide including access roads and parking areas. 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. 100,000 square feet of asphalt area was used to generate this estimate.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: $25,480**

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

**Project Index #: 9932SIT5**

**FENCE REPLACEMENT** **Construction Cost $25,480**

The wood split rail fencing around certain areas of the site is reaching the end of its expected life. This fencing serves to keep visitors off of planted areas as well as directing people to proper walkways when traveling to and from the buildings. This project would provide funding for removal and installation of 1,320 lineal feet of two rail, 3' high cedar fencing.
This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| | |
|---|---|
| **Priority Class 1:** | **$1,446,620** |
| **Priority Class 2:** | **$741,440** |
| **Priority Class 3:** | **$25,480** |
| **Grand Total:** | **$2,213,540** |

# COMFORT STATION

## BUILDING REPORT

The Comfort Station provides ADA compliant restroom facilities for the general public. It is a CMU framed structure with post and beam roof framing. The building has painted wood siding and an asphalt composition hip roof on a concrete foundation. The interior is painted CMU with gypsum board ceilings. The facility is in excellent condition.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: $10,570**

**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 1647HVA1**

**HEATER REPLACEMENT** **Construction Cost $3,110**

The existing gas fired furnace appears to be original to the building and has reached the end of its expected life. This project would provide for the removal and disposal of the old furnace and installation of a new gas fired furnace.

**Project Index #: 1647INT1**

**INTERIOR FINISHES** **Construction Cost $1,865**

The interior finishes were in good condition at the time of the survey. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 8 to 9 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 1647EXT2**

**REPLACE ROOF** **Construction Cost $5,595**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. The extreme temperature fluctuations throughout the year, consistent wind and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next two to four years with a 50 year asphalt composition roofing shingle and new underlayments. Color to match the other structures on site
This project or a portion thereof was previously recommended in the FCA report dated 01/13/2003 and 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: $3,730**

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

**Project Index #: 1647EXT3**

**EXTERIOR FINISHES** **Construction Cost $3,730**

The exterior finishes were in fair condition at the time of the survey. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 5 to 6 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

| | | | |
|---|---|---|---|
| **Gross Area (square feet):** | **373** | **IBC Occupancy Type 1:** | **100 % B** |
| **Year Constructed:** | **1990** | **IBC Occupancy Type 2:** | **%** |
| **Exterior Finish 1:** | **100 % Painted Wood Siding** | **Construction Type:** | **Concrete Masonry Units & Wood** |
| **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:** | **$38.34** |
| **Priority Class 2:** | **$10,570** | **Total Facility Replacement Construction Cost:** | **$103,000** |
| **Priority Class 3:** | **$3,730** | **Facility Replacement Cost per Square Foot:** | **$275** |
| **Grand Total:** | **$14,300** | **FCNI:** | **14%** |

# WATER TOWER

## BUILDING REPORT

The Water Tower is an elevated 10,000 gallon water storage tank which is enclosed by a wood board and batten siding system. The structure is framed with heavy timber and has an asphalt composition hip roof. It supplies treated water for the steam locomotives and is in good shape.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: $3,900**

**Currently Critical** **Immediate to Two Years**

**Project Index #: 1437SFT1**

**OSHA COMPLIANT LADDER** **Construction Cost $3,900**

Currently, there is no access to the elevated tank platform. This project recommends the installation of an Occupational Safety and Health Administration (OSHA) compliant ladder per OSHA 1926.1053.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: $4,000**

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

**Project Index #: 1437EXT3**

**EXTERIOR FINISHES** **Construction Cost $4,000**

The exterior finishes were in good condition at the time of the survey. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 8 to 9 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

| | | | |
|---|---|---|---|
| **Gross Area (square feet):** | **400** | **IBC Occupancy Type 1:** | **100 % U** |
| **Year Constructed:** | **1987** | **IBC Occupancy Type 2:** | **%** |
| **Exterior Finish 1:** | **100 % Wood Post & Beam** | **Construction Type:** | **Wood Post & Beam** |
| **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:** | **$3,900** | **Project Construction Cost per Square Foot:** | **$19.75** |
| **Priority Class 2:** | **$0** | **Total Facility Replacement Construction Cost:** | **$120,000** |
| **Priority Class 3:** | **$4,000** | **Facility Replacement Cost per Square Foot:** | **$300** |
| **Grand Total:** | **$7,900** | **FCNI:** | **7%** |

# WABUSKA DEPOT

## BUILDING REPORT

This building has the ticket office for train rides, the water treatment system for the water tower, and storage. The structure was moved to its current location around 1984 from Wabuska, Nevada. It has an ADA compliant route from the parking area into the ticket office. The building is an uninsulated wood framed structure with an asphalt composition roof on a concrete foundation. Considering the age of the structure, it is in good condition. There is also an ADA compliant portable lift stored in the building which provides people with disabilities the opportunity to access the train ride.
This structure is listed on the National Registrar of Historic Places.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: $300**

**Currently Critical** **Immediate to Two Years**

**Project Index #: 1416ELE2**

**ELECTRICAL PANEL UNUSED OPENINGS** **Construction Cost $300**

The wiring in the electrical panel has missing breakers and needs to have blanks installed at the unused openings. Per NEC 408.7 Unused Openings. Unused openings for circuit breakers and switches shall be closed using identified closures, or other approved means that provide protection substantially equivalent to the wall of the enclosure. Unused openings create a safety issue during repairs or upgrades. This project would provide for blanks to be installed where the missing breakers are located.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: $99,750**

**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 1416HVA1**

**HVAC INSTALLATION** **Construction Cost $99,750**

The building does not have any heating, ventilation and air conditioning (HVAC) equipment. At the time of the survey of 2008, there was a portable propane fired heater available to heat portions of the building. This is not an efficient source of heat and the extreme changes in temperature will cause accelerated deterioration of this historical building. It is recommended that the building be retrofitted with an HVAC system to maintain constant temperatures in the building. Along with this equipment, insulation should be installed according to current standards to ensure energy efficiency. An R-19 wall and R-38 ceiling insulation is suggested. The regulated indoor temperatures will slow down the deterioration of the building and provide comfort for the occupants. The estimate has been inflated to provide for costs related to design and construction of a building on the National Register of Historical Buildings.
This project or a portion thereof was previously recommended in the FCA report dated 01/13/2003 and 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: $26,880**

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

**Project Index #: 1416EXT3**

**EXTERIOR FINISHES** **Construction Cost $19,200**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 8 to 9 years and is recommended on a cyclical basis based on environmental conditions.

**Project Index #: 1416INT1**

**INTERIOR FINISHES** **Construction Cost $7,680**

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 to 5 years and every 7 to 9 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This work will be mostly located in the ticket office and ticket counter rooms on the North side of the building.

**BUILDING INFORMATION:**

| | | | |
|---|---|---|---|
| **Gross Area (square feet):** | **1,920** | **IBC Occupancy Type 1:** | **100 % B** |
| **Year Constructed:** | **1906** | **IBC Occupancy Type 2:** | **0 %** |
| **Exterior Finish 1:** | **100 % Painted Wood Siding** | **Construction Type:** | **Wood Framing** |
| **Exterior Finish 2:** | **%** | **IBC Construction Type:** | **V-N** |
| **Number of Levels (Floors):** | **1 Basement? No** | **Percent Fire Supressed:** | **0 %** |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| | | | |
|---|---|---|---|
| **Priority Class 1:** | **$300** | **Project Construction Cost per Square Foot:** | **$66.11** |
| **Priority Class 2:** | **$99,750** | **Total Facility Replacement Construction Cost:** | **$576,000** |
| **Priority Class 3:** | **$26,880** | **Facility Replacement Cost per Square Foot:** | **$300** |
| **Grand Total:** | **$126,930** | **FCNI:** | **22%** |

# ANNEX ADDITION

## BUILDING REPORT

The Annex addition is an uninsulated engineered steel building on a concrete foundation. This large structure is primarily used for storage of railroad cars and other related items. A small portion of the building has a concrete slab-on-grade floor with a +/- 600 square foot enclosed maintenance office / shop area.
There is a fire sprinkler system installed. The structure is in good condition.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: $497,540**

**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 0971ENV1**

### HAZARDOUS MATERIALS CONTAINMENT

**Construction Cost $10,000**

There is a maintenance office and shop in the south-east corner of the building. This area has two hazardous storage containers, but is in need of two more to maintain OSHA compliance. This project provides funding for the purchase of two hazardous storage containers for this shop area.
This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 0971HVA2**

### HVAC INSTALLATION

**Construction Cost $399,000**

The building does not have any heating, ventilation and air conditioning (HVAC) equipment. It is recommended that the building be retrofitted with an HVAC system to maintain constant temperatures in the building. Along with this equipment, insulation should be installed according to current standards to ensure energy efficiency. An R-19 wall and R-38 ceiling insulation is suggested and recommended in another project.
This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 0971INT1**

### INSTALL BUILDING INSULATION

**Construction Cost $88,540**

This building has no insulation. The temperature extremes are contributing to accelerated decay of the contents, which include railroad cars and other historical artifacts awaiting restoration and/or display. This project will install batt insulation in the walls and ceilings to help moderate temperature fluctuations. It may be possible to use a foamed-in system to fill the cavities where applicable; costs are similar to the batt insulation provided for in this project. R-19 for walls and R-38 for ceilings is recommended.
This project or a portion thereof was previously recommended in the FCA report dated 01/13/2003 and 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: $38,000**

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

**Project Index #: 0971EXT1**

### EXTERIOR FINISHES

**Construction Cost $38,000**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 8 to 9 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

| | | | |
|---|---|---|---|
| **Gross Area (square feet):** | **19,000** | **IBC Occupancy Type 1:** | **100 % S-1** |
| **Year Constructed:** | **1997** | **IBC Occupancy Type 2:** | **%** |
| **Exterior Finish 1:** | **100 % Metal Siding** | **Construction Type:** | **Engineered Steel Building** |
| **Exterior Finish 2:** | **%** | **IBC Construction Type:** | **III-B** |
| **Number of Levels (Floors):** | **1 Basement? No** | **Percent Fire Supressed:** | **100 %** |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| | | | |
|---|---|---|---|
| **Priority Class 1:** | **$0** | **Project Construction Cost per Square Foot:** | **$28.19** |
| **Priority Class 2:** | **$497,540** | **Total Facility Replacement Construction Cost:** | **$1,140,000** |
| **Priority Class 3:** | **$38,000** | **Facility Replacement Cost per Square Foot:** | **$60** |
| **Grand Total:** | **$535,540** | **FCNI:** | **47%** |

# RESTORATION SHOP

## BUILDING REPORT

The Restoration Shop is an engineered steel building which contains areas for railroad car storage, repair, restoration, and a small administration office area. There is concrete flooring in most of the floor area. This building is lacking adequate heating, ventilation and air conditioning as well as lighting. The structure is in good condition.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: $15,400**

**Currently Critical** **Immediate to Two Years**

**Project Index #: 0970SFT2**

**EXIT SIGN AND EGRESS LIGHTING UPGRADE** **Construction Cost $8,750**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. 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.

**Project Index #: 0970SFT1**

**SMOKE DETECTOR UPGRADE** **Construction Cost $6,650**

According to NAC 477.915 (3), "Upon failure of a smoke detector which is powered by a battery and installed in a building owned or occupied by the state, the smoke detector must be replaced by a smoke detector which is connected to the wiring of the building and has a battery as a backup source of power."
The existing smoke detectors appeared to not be working and additional smoke detectors should be installed throughout the building.
This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: $199,500**

**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 0970HVA1**

**HVAC UPGRADE** **Construction Cost $199,500**

This building is used to restore historical artifacts and equipment. There is inadequate heating, no cooling and no humidification control in the building, which can adversely affect the lifespan of the artifacts and equipment. It is recommended that the heating equipment be upgraded and cooling equipment installed to maintain minimum and maximum temperatures in the building. The regulated indoor temperatures will slow down the deterioration of the building and equipment as well as provide comfort for the occupants. This project also recommends the installation of a humidification control system for the building.
This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: $14,000**

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

**Project Index #: 0970EXT2**

**EXTERIOR FINISHES** **Construction Cost $14,000**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 8 to 9 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

| | | | |
|---|---|---|---|
| **Gross Area (square feet):** | **6,400** | **IBC Occupancy Type 1:** | **90 % F-1** |
| **Year Constructed:** | **1980** | **IBC Occupancy Type 2:** | **10 % B** |
| **Exterior Finish 1:** | **100 % Metal Siding** | **Construction Type:** | **Engineered Steel Building** |
| **Exterior Finish 2:** | **%** | **IBC Construction Type:** | **III-B** |
| **Number of Levels (Floors):** | **1 Basement? No** | **Percent Fire Supressed:** | **100 %** |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| | | | |
|---|---|---|---|
| **Priority Class 1:** | **$15,400** | **Project Construction Cost per Square Foot:** | **$35.77** |
| **Priority Class 2:** | **$199,500** | **Total Facility Replacement Construction Cost:** | **$700,000** |
| **Priority Class 3:** | **$14,000** | **Facility Replacement Cost per Square Foot:** | **$109** |
| **Grand Total:** | **$228,900** | **FCNI:** | **33%** |

# ANNEX

## BUILDING REPORT

The Annex is an engineered steel building which contains areas for railroad car display, storage, repair and a small administration office area. There is concrete flooring in most of the building and the public area has an ADA compliant route across the rails. This building is not insulated and is lacking adequate heating, ventilation and air conditioning as well as lighting. The structure is in good condition.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: $7,980**

**Currently Critical** **Immediate to Two Years**

**Project Index #: 0969SFT2**

**SMOKE DETECTOR UPGRADE** **Construction Cost $7,980**

According to NAC 477.915 (3), "Upon failure of a smoke detector which is powered by a battery and installed in a building owned or occupied by the state, the smoke detector must be replaced by a smoke detector which is connected to the wiring of the building and has a battery as a backup source of power."
The existing smoke detectors appeared to not be working and additional smoke detectors should be installed throughout the building.
This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: $555,940**

**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 0969HVA3**

**HVAC INSTALLATION** **Construction Cost $332,500**

This building is used to restore historical artifacts and equipment. There is inadequate heating, no cooling and no humidification control in the building, which can adversely affect the lifespan of the artifacts and equipment. It is recommended that the heating equipment be upgraded and cooling equipment installed to maintain minimum and maximum temperatures in the building. The regulated indoor temperatures will slow down the deterioration of the building and equipment as well as provide comfort for the occupants. This project also recommends the installation of a humidification control system for the building. This project should be implemented concurrent with or following the "Building Insulation" project.
This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 0969INT1**

**INSTALL BUILDING INSULATION** **Construction Cost $55,860**

This building has no insulation. The temperature extremes are contributing to accelerated decay of the contents, which include railroad cars and other historical artifacts awaiting restoration and/or display. This project will install batt insulation in the walls and ceilings to help moderate temperature fluctuations. It may be possible to use a foamed-in system to fill the cavities where applicable; costs are similar to the batt insulation provided for in this project.
This project or a portion thereof was previously recommended in the FCA report dated 01/13/2003 and 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 0969ENR1**

**LIGHTING UPGRADE** **Construction Cost $47,880**

The existing lighting fixtures are a mix of the older fluorescent type and metal halide lamps. This project will upgrade fluorescent fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. Additional light fixtures are also included in this estimate. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 0969EXT1**

**REROOF BUILDING** **Construction Cost $119,700**

Half of the building was re-roofed recently with a single-ply membrane system. The remaining original metal roof was in fair condition at the time of the survey. The rest of this building should be re-roofed as soon as possible to match the age and type of membrane as close as possible.

This project or a portion thereof was previously recommended in the FCA report dated 01/13/2003 and 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: $24,000**

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

**Project Index #: 0969EXT2**

**EXTERIOR FINISHES** **Construction Cost $24,000**

The exterior finishes are in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

| | | | |
|---|---|---|---|
| **Gross Area (square feet):** | **13,600** | **IBC Occupancy Type 1:** | **90 % S-1** |
| **Year Constructed:** | **1978** | **IBC Occupancy Type 2:** | **10 % B** |
| **Exterior Finish 1:** | **100 % Metal Siding** | **Construction Type:** | **Engineered Steel Building** |
| **Exterior Finish 2:** | **%** | **IBC Construction Type:** | **III-B** |
| **Number of Levels (Floors):** | **1 Basement? No** | **Percent Fire Supressed:** | **100 %** |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| | | | |
|---|---|---|---|
| **Priority Class 1:** | **$7,980** | **Project Construction Cost per Square Foot:** | **$43.23** |
| **Priority Class 2:** | **$555,940** | **Total Facility Replacement Construction Cost:** | **$1,200,000** |
| **Priority Class 3:** | **$24,000** | **Facility Replacement Cost per Square Foot:** | **$88** |
| **Grand Total:** | **$587,920** | **FCNI:** | **49%** |

# JACOBSEN INTERPRETIVE CENTER

## BUILDING REPORT

The Jacobsen Interpretive Center is a large timber post and beam structure with concrete masonry unit walls on the north and south, horizontal wood siding and glazing on the east and T1-11 wood siding on the west elevations. It has a concrete foundation.
The interior contains a small office and gift shop with the remainder of the building containing interpretive kiosks, trains, a ticket counter, restrooms and a janitor's closet. The flooring is mostly sealed concrete except for the office and gift shop area, which is carpet.
The building and access into the building is ADA compliant except for the interior ramp which should be reconfigured to be ADA code compliant.
The facility is in good shape.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: $66,500**

**Currently Critical** **Immediate to Two Years**

**Project Index #: 0861ADA1**

**INTERIOR ADA RAMP UPGRADE** **Construction Cost $66,500**

There is an ADA ramp inside the building on the North side that provides access to the main floor of the museum. The ramp does not fully meet ADA requirements, specifically the slope is greater than 1:12. This project would provide for removing the existing ramp and replacing it with a new ADA compliant ramp. Americans with Disabilities Act Accessibility Guidelines (ADAAG) Section 4.8 - 1998 was referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: $290,830**

**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 0861INT2**

**CARPET REPLACEMENT** **Construction Cost $5,590**

The carpet in the staff office and souvenir shop is showing signs of extreme wear. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next two to three years.
This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 0861EXT5**

**EXTERIOR SIDING REPLACEMENT** **Construction Cost $5,000**

The west side of the building has painted T1-11 siding and some panels are damaged and need replacement. This project recommends removing the damaged T1-11 siding and to replace it with new T1-11 siding finished with an oil-based stain or paint.

**Project Index #: 0861EXT4**

**GUTTER REPLACEMENT** **Construction Cost $10,640**

The existing gutter and downspouts around the building have numerous joints that have proven impossible to seal against leaks. There is also a large section of gutter missing on the west elevation. This project would replace the existing segmented gutter with seamless gutter and downspouts.
This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 0861HVA1**

**HVAC SYSTEM REPLACEMENT** **Construction Cost $266,000**

This building is used to store and display historical artifacts and equipment. There is inadequate heating, no cooling and no humidification control in the building, which can adversely affect the lifespan of the artifacts and equipment. Of the four suspended heaters, two are due for replacement. It is recommended that the heating equipment be upgraded and cooling equipment installed to maintain minimum and maximum temperatures in the building. The regulated indoor temperatures will slow down the deterioration of the building and equipment as well as provide comfort for the occupants. This project also recommends the installation of a humidification control system for the building and replacement of the non-operational ceiling fans.
This project or a portion thereof was previously recommended in the FCA report dated 01/13/2003 and 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 0861INT3**

**JANITORS CLOSET REPAIR** **Construction Cost $1,740**

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.
This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**Project Index #: 0861PLM1**

**WATER HEATER REPLACEMENT** **Construction Cost $1,860**

The average life span of a water heater is eight to ten years. The existing 17 gallon electric water heater in the building has reached the end of its expected life and is not energy efficient. It is recommended that a new gas appliance be installed for more efficient use of energy. This estimate includes removal and disposal of the old water heater and: 100 feet of gas pipe, fittings, couplers, and labor for installation.
This project or a portion thereof was previously recommended in the FCA report dated 04/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/12/2017.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: $158,040**

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

**Project Index #: 0861EXT3**

**EXTERIOR FINISHES** **Construction Cost $105,360**

The exterior finishes are in good condition  It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 8 to 9 years and is recommended on a cyclical basis based on environmental conditions.

**Project Index #: 0861INT1**

**INTERIOR FINISHES** **Construction Cost $52,680**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 4 to 5 years thereafter to maintain the integrity of the interior of the building. 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):** | **10,536** | **IBC Occupancy Type 1:** | **80 % A-3** |
| **Year Constructed:** | **1988** | **IBC Occupancy Type 2:** | **20 % B** |
| **Exterior Finish 1:** | **70 % Painted Wood Siding/** | **Construction Type:** | **Wood & Concrete Masonry** |
| **Exterior Finish 2:** | **30 % Glass and Aluminum** | **IBC Construction Type:** | **V-N** |
| **Number of Levels (Floors):** | **1** | **Basement?** | **No** |
| | | **Percent Fire Supressed:** | **0 %** |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| | | | |
|---|---|---|---|
| **Priority Class 1:** | **$66,500** | **Project Construction Cost per Square Foot:** | **$48.92** |
| **Priority Class 2:** | **$290,830** | **Total Facility Replacement Construction Cost:** | **$3,424,000** |
| **Priority Class 3:** | **$158,040** | **Facility Replacement Cost per Square Foot:** | **$325** |
| **Grand Total:** | **$515,370** | **FCNI:** | **15%** |

# NELSON HOUSE

## BUILDING REPORT

The Nelson House is a wood framed residential structure which has been relocated from the area around the Ormsby House to its current location. It has a composition roof, horizontal wood siding and a concrete foundation. The Friends of the Museum use the kitchen area for meetings. The rest of the residence is not used. There is electrical power to the building for lighting and electric heat, but no plumbing connections including water and sewer.
The building is in fair to good condition.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: $3,600**

**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 0104INT1**

**INTERIOR FINISHES** **Construction Cost $3,600**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: $7,200**

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

**Project Index #: 0104EXT3**

**EXTERIOR FINISHES** **Construction Cost $7,200**

The exterior finishes are in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

| | | | |
|---|---|---|---|
| **Gross Area (square feet):** | **720** | **IBC Occupancy Type 1:** | **100 % R-3** |
| **Year Constructed:** | **1935** | **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:** | **$0** | **Project Construction Cost per Square Foot:** | **$15.00** |
| **Priority Class 2:** | **$3,600** | **Total Facility Replacement Construction Cost:** | **$198,000** |
| **Priority Class 3:** | **$7,200** | **Facility Replacement Cost per Square Foot:** | **$275** |
| **Grand Total:** | **$10,800** | **FCNI:** | **5%** |

## NOTES:

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

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

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

## REPORT DEVELOPMENT:


| | | |
|---|---|---|
| State Public Works Division | 515 E. Musser Street, Suite 102 | (775) 684-4141 voice |
| Facilities Condition Analysis | Carson City, Nevada 89701-4263 | (775) 684-4142 facsimile |

Nevada State Railroad Museum Carson City - Site #9932
Description: View of Site.

Nevada State Railroad Museum Carson City - Site #9932
Description: Turntable Restoration.

Nevada State Railroad Museum Carson City - Site #9932
Description: Pave Fire Access Roads.

Nevada State Railroad Museum Carson City - Site #9932
Description: Track Maintenance Needed.

Nevada State Railroad Museum Carson City - Site #9932
Description: Needed Site Pole Lighting.

Nevada State Railroad Museum Carson City - Site #9932
Description: Crack Fill & Slurry Seal Asphalt Paving.

Comfort Station - Building #1647
Description: Exterior of the Building.

Water Tower - Building #1437
Description: Permanent Safety Ladder Access.

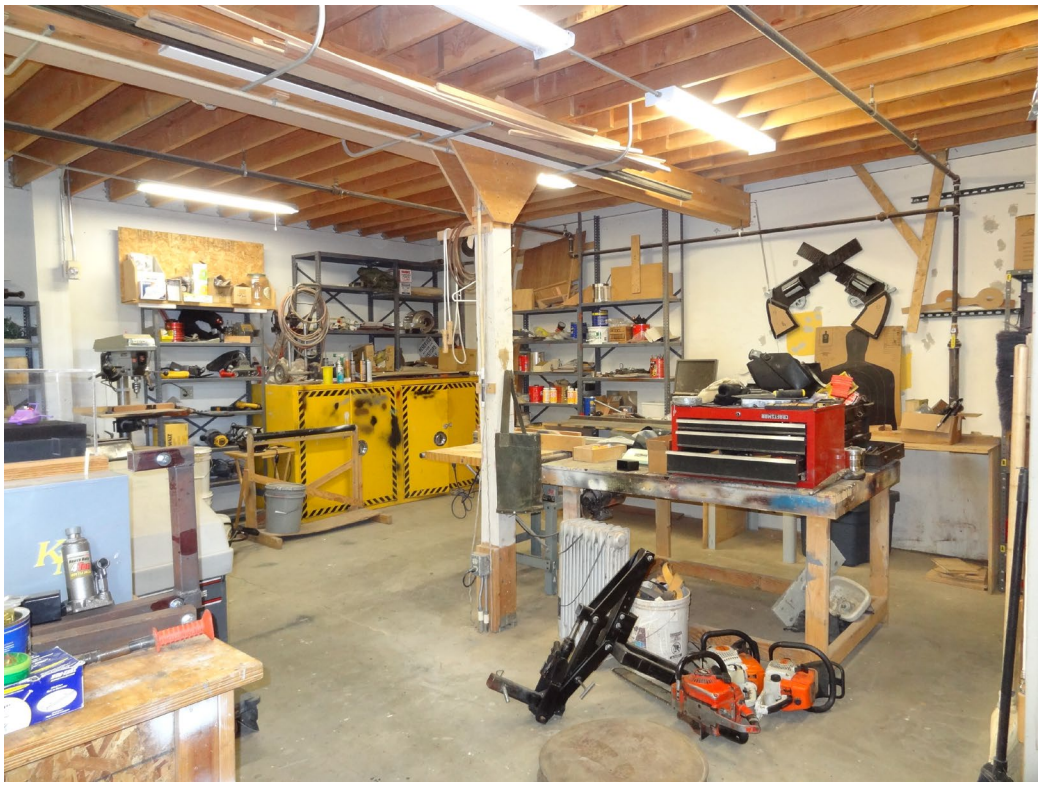
Wabuska Depot - Building #1416
Description: Exterior of the Building.

Wabuska Depot - Building #1416
Description: Interior of the Building.

Annex Addition - Building #0971
Description: Exterior of the Building.

Annex Addition - Building #0971
Description: Interior of the Shop Area.

Restoration Shop - Building #0970
Description: Exterior of the Building.



Restoration Shop - Building #0970
Description: Interior of the Building.

Annex - Building #0969
Description: Exterior of the Building.

Annex - Building #0969
Description: Interior of the Building.


Jacobsen Interpretive Center - Building #0861
Description: Exterior of the Building.


Jacobsen Interpretive Center - Building #0861
Description: View of Structure in Entry Vestibule.

Jacobsen Interpretive Center - Building #0861
Description: Exterior Siding Replacement.

Jacobsen Interpretive Center - Building #0861
Description: Janitors Closet Repair.

Jacobsen Interpretive Center - Building #0861
Description: Bottom of the Interior Ramp.

Nelson House - Building #0104
Description: Exterior of the Building.