

State of Nevada  
Department of Conservation and Natural Resources  
Division of State Parks  
Facility Condition Analysis

# SPRING VALLEY STATE PARK

HC 74, Box 201  
Pioche, Nevada

**Site Number: 9943**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report distributed in April 2017

State of Nevada  
Department of Conservation and Natural Resources  
Division of State Parks  
Facility Condition Analysis

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: 9943

## 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
1176	PARK HEADQUARTERS GENERATOR BUILDING HC 74, Box 201 Spring Valley	184	1979	4/13/2016	\$0	\$31,180	\$0	\$31,180	\$18,400	169%
0524	OLD WELL/ PUMP HOUSE - CAMPGROUND HC 74, Box 201 Spring Valley	96	1970	4/13/2016	\$0	\$15,752	\$0	\$15,752	\$9,600	164%
1175	MILLET RANCH CHICKEN COOP HC 74, Box 201 Spring Valley	208	1930	4/13/2016	\$0	\$3,120	\$0	\$3,120	\$4,160	75%
2924	CAMPGROUND KIOSK HC 74, Box 201 Spring Valley	18	2008	4/13/2016	\$0	\$391	\$0	\$391	\$540	72%
2925	INFORMATION KIOSK HC 74, Box 201 Spring Valley	18	2008	4/13/2016	\$0	\$216	\$175	\$391	\$540	72%
1177	COMFORT STATION #1 HC 74, Box 201 Spring Valley	334	1975	4/13/2016	\$55,000	\$15,240	\$0	\$70,240	\$133,600	53%
1178	COMFORT STATION #2 HC 74, Box 201 Spring Valley	380	1975	4/13/2016	\$42,250	\$34,160	\$0	\$76,410	\$152,000	50%
1220	PARK HEADQUARTERS SUPPLY ROOM HC 74, Box 201 Spring Valley	333	1940	4/13/2016	\$0	\$16,660	\$0	\$16,660	\$33,300	50%
3674	HAMMOND CABIN OUTBUILDING 2 HC 74, Box 201 Spring Valley	256	1870	4/13/2016	\$0	\$6,400	\$0	\$6,400	\$12,800	50%
3673	HAMMOND CABIN OUTBUILDING 1 HC 74, Box 201 Spring Valley	300	1870	4/13/2016	\$0	\$7,500	\$0	\$7,500	\$15,000	50%
2265	HORSETHIEF GULCH STORAGE BUILDING HC 74, Box 201 Spring Valley	25	1977	4/13/2016	\$0	\$750	\$250	\$1,000	\$2,500	40%
2922	PARK HEADQUARTERS outhouse HC 74, Box 201 Spring Valley	25	1941	4/13/2016	\$0	\$375	\$0	\$375	\$1,000	38%
0523	PARK OFFICE HC 74, Box 201 Spring Valley	216	1940	4/13/2016	\$1,500	\$8,640	\$5,960	\$16,100	\$43,200	37%
0513	COMFORT STATION #3 HC 74, Box 201 Spring Valley	299	2000	4/13/2016	\$32,200	\$1,400	\$5,980	\$39,580	\$119,600	33%
2921	LIFE JACKET KIOSK HC 74, Box 201 Spring Valley	18	2008	4/13/2016	\$0	\$0	\$175	\$175	\$540	32%
0528	CAMPGROUND STORAGE #1 HC 74, Box 201 Spring Valley	140	1970	4/13/2016	\$0	\$4,480	\$0	\$4,480	\$14,000	32%

## 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
1218	PARK HEADQUARTERS SHOP/ GARAGE	827	1941	4/13/2016	\$13,000	\$26,656	\$0	\$39,656	\$124,050	32%
	HC 74, Box 201			Spring Valley						
0522	MILLET RANCH LEAN-TO BARN	736	1940	4/13/2016	\$0	\$11,040	\$0	\$11,040	\$36,800	30%
	HC 74, Box 201			Spring Valley						
1180	TIMBER HORSE BARN	480	1940	4/13/2016	\$0	\$7,200	\$0	\$7,200	\$24,000	30%
	HC 74, Box 201			Spring Valley						
2267	HAMMOND CABIN	880	1870	4/13/2016	\$0	\$25,200	\$0	\$25,200	\$88,000	29%
	HC 74, Box 201			Spring Valley						
2266	HISTORIC STONE CABIN	423	1870	4/13/2016	\$0	\$23,575	\$0	\$23,575	\$126,900	19%
	HC 74, Box 201			Spring Valley						
2927	CAMPGROUND TRELLIS #2	180	2008	4/13/2016	\$0	\$0	\$720	\$720	\$5,400	13%
	HC 74, Box 201			Spring Valley						
2926	CAMPGROUND TRELLIS #1	180	2008	4/13/2016	\$0	\$0	\$720	\$720	\$5,400	13%
	HC 74, Box 201			Spring Valley						
1219	MILLET RANCH TACK SHED	135	1941	4/13/2016	\$0	\$1,350	\$0	\$1,350	\$13,500	10%
	HC 74, Box 201			Spring Valley						
0525	PARK RANGER RESIDENCE	2280	1941	4/13/2016	\$2,500	\$2,500	\$50,100	\$55,100	\$684,000	8%
	HC 74, Box 201			Spring Valley						
2920	PARK HEADQUARTERS CARPORT	468	2008	4/13/2016	\$0	\$0	\$1,872	\$1,872	\$23,400	8%
	HC 74, Box 201			Spring Valley						
2262	NEW WELL/ PUMP HOUSE	60	1998	4/13/2016	\$0	\$0	\$1,200	\$1,200	\$15,000	8%
	HC 74, Box 201			Spring Valley						
3725	CXT COMFORT STATION #1	98	2010	4/13/2016	\$0	\$0	\$1,960	\$1,960	\$26,000	8%
	HC 74, Box 201			Spring Valley						
3726	CXT COMFORT STATION #2	98	2010	4/13/2016	\$0	\$0	\$1,960	\$1,960	\$26,000	8%
	HC 74, Box 201			Spring Valley						
1221	PARK HEADQUARTERS STORAGE SHED	1078	1998	4/13/2016	\$0	\$2,156	\$0	\$2,156	\$53,900	4%
	HC 74, Box 201			Spring Valley						
9943	SPRING VALLEY STATE PARK SITE			4/13/2016	\$25,000	\$0	\$36,352	\$61,352		0%
	HC 74, Box 201			Spring Valley						
1194	CAMPGROUND RAMADA #15	240	1970	4/13/2016	\$0	\$0	\$0		\$12,000	
	HC 74, Box 201			Spring Valley						
1193	CAMPGROUND RAMADA #14	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						

## 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
1192	DAY USE RAMADA #13	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1191	CAMPGROUND RAMADA #12	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1190	CAMPGROUND RAMADA #11	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1189	CAMPGROUND RAMADA #10	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1188	CAMPGROUND RAMADA #09	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
0530	CAMPGROUND RAMADA #01	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1187	CAMPGROUND RAMADA #08	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1185	CAMPGROUND RAMADA #06	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1184	CAMPGROUND RAMADA #05	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1183	CAMPGROUND RAMADA #04	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1182	CAMPGROUND RAMADA #03	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1181	CAMPGROUND RAMADA #02	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1207	CAMPGROUND RAMADA #28	240	1970	4/13/2016	\$0	\$0	\$0		\$12,000	
	HC 74, Box 201			Spring Valley						
1195	CAMPGROUND RAMADA #16	240	1970	4/13/2016	\$0	\$0	\$0		\$12,000	
	HC 74, Box 201			Spring Valley						
1186	CAMPGROUND RAMADA #07	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1211	CAMPGROUND RAMADA #32	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
3724	DAY USE RAMADA #45	220	2010	4/13/2016	\$0	\$0	\$0		\$11,000	
	HC 74, Box 201			Spring Valley						

## 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
3723	DAY USE RAMADA #44	220	2010	4/13/2016	\$0	\$0	\$0		\$11,000	
	HC 74, Box 201			Spring Valley						
3722	RANCH CAMPGROUND RAMADA #43	144	2010	4/13/2016	\$0	\$0	\$0		\$7,200	
	HC 74, Box 201			Spring Valley						
3721	RANCH CAMPGROUND RAMADA #42	144	2010	4/13/2016	\$0	\$0	\$0		\$7,200	
	HC 74, Box 201			Spring Valley						
3720	RANCH CAMPGROUND RAMADA #41	144	2010	4/13/2016	\$0	\$0	\$0		\$7,200	
	HC 74, Box 201			Spring Valley						
3719	RANCH CAMPGROUND RAMADA #40	144	2010	4/13/2016	\$0	\$0	\$0		\$7,200	
	HC 74, Box 201			Spring Valley						
3718	RANCH CAMPGROUND RAMADA #39	144	2010	4/13/2016	\$0	\$0	\$0		\$7,200	
	HC 74, Box 201			Spring Valley						
3717	RANCH CAMPGROUND RAMADA #38	144	2010	4/13/2016	\$0	\$0	\$0		\$7,200	
	HC 74, Box 201			Spring Valley						
2261	CAMPGROUND RAMADA #37	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
2260	CAMPGROUND RAMADA #36	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1214	CAMPGROUND RAMADA #35	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1205	CAMPGROUND RAMADA #26	240	1970	4/13/2016	\$0	\$0	\$0		\$12,000	
	HC 74, Box 201			Spring Valley						
1212	CAMPGROUND RAMADA #33	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1196	CAMPGROUND RAMADA #17	240	1970	4/13/2016	\$0	\$0	\$0		\$12,000	
	HC 74, Box 201			Spring Valley						
1210	CAMPGROUND RAMADA #31	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1209	CAMPGROUND RAMADA #30	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
1208	CAMPGROUND RAMADA #29	240	1970	4/13/2016	\$0	\$0	\$0		\$12,000	
	HC 74, Box 201			Spring Valley						
1206	CAMPGROUND RAMADA #27	240	1970	4/13/2016	\$0	\$0	\$0		\$12,000	
	HC 74, Box 201			Spring Valley						

Site number: 9943

## 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
1204	CAMPGROUND RAMADA #25	240	1970	4/13/2016	\$0	\$0	\$0		\$12,000	
	HC 74, Box 201			Spring Valley						
1203	CAMPGROUND RAMADA #24	240	1970	4/13/2016	\$0	\$0	\$0		\$12,000	
	HC 74, Box 201			Spring Valley						
1202	CAMPGROUND RAMADA #23	240	1970	4/13/2016	\$0	\$0	\$0		\$12,000	
	HC 74, Box 201			Spring Valley						
1201	CAMPGROUND RAMADA #22	240	1970	4/13/2016	\$0	\$0	\$0		\$12,000	
	HC 74, Box 201			Spring Valley						
1200	CAMPGROUND RAMADA #21	240	1970	4/13/2016	\$0	\$0	\$0		\$12,000	
	HC 74, Box 201			Spring Valley						
1199	CAMPGROUND RAMADA #20	240	1970	4/13/2016	\$0	\$0	\$0		\$12,000	
	HC 74, Box 201			Spring Valley						
1198	CAMPGROUND RAMADA #19	240	1970	4/13/2016	\$0	\$0	\$0		\$12,000	
	HC 74, Box 201			Spring Valley						
1197	CAMPGROUND RAMADA #18	240	1970	4/13/2016	\$0	\$0	\$0		\$12,000	
	HC 74, Box 201			Spring Valley						
1213	CAMPGROUND RAMADA #34	168	1970	4/13/2016	\$0	\$0	\$0		\$8,400	
	HC 74, Box 201			Spring Valley						
<b>Report Totals.....:</b>		<b>19,373</b>			<b>\$171,450</b>	<b>\$245,941</b>	<b>\$107,424</b>	<b>\$524,815</b>	<b>\$2,243,130</b>	<b>23%</b>

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SPRING VALLEY STATE PARK SITE	9943	
CXT COMFORT STATION #2	3726	
CXT COMFORT STATION #1	3725	
DAY USE RAMADA #45	3724	No Current Projects
DAY USE RAMADA #44	3723	No Current Projects
RANCH CAMPGROUND RAMADA #43	3722	No Current Projects
RANCH CAMPGROUND RAMADA #42	3721	No Current Projects
RANCH CAMPGROUND RAMADA #41	3720	No Current Projects
RANCH CAMPGROUND RAMADA #40	3719	No Current Projects
RANCH CAMPGROUND RAMADA #39	3718	No Current Projects
RANCH CAMPGROUND RAMADA #38	3717	No Current Projects
HAMMOND CABIN OUTBUILDING 2	3674	
HAMMOND CABIN OUTBUILDING 1	3673	
CAMPGROUND TRELLIS #2	2927	
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INFORMATION KIOSK	2925	
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PARK HEADQUARTERS OUTHOUSE	2922	
LIFE JACKET KIOSK	2921	
PARK HEADQUARTERS CARPORT	2920	
HAMMOND CABIN	2267	
HISTORIC STONE CABIN	2266	
HORSETHIEF GULCH STORAGE BUILDING	2265	
NEW WELL/ PUMP HOUSE	2262	
CAMPGROUND RAMADA #37	2261	No Current Projects
CAMPGROUND RAMADA #36	2260	No Current Projects
PARK HEADQUARTERS STORAGE SHED	1221	
PARK HEADQUARTERS SUPPLY ROOM	1220	
MILLET RANCH TACK SHED	1219	
PARK HEADQUARTERS SHOP/ GARAGE	1218	
CAMPGROUND RAMADA #35	1214	No Current Projects
CAMPGROUND RAMADA #34	1213	No Current Projects
CAMPGROUND RAMADA #33	1212	No Current Projects



CAMPGROUND RAMADA #32	1211	No Current Projects
CAMPGROUND RAMADA #31	1210	No Current Projects
CAMPGROUND RAMADA #30	1209	No Current Projects
CAMPGROUND RAMADA #29	1208	No Current Projects
CAMPGROUND RAMADA #28	1207	No Current Projects
CAMPGROUND RAMADA #27	1206	No Current Projects
CAMPGROUND RAMADA #26	1205	No Current Projects
CAMPGROUND RAMADA #25	1204	No Current Projects
CAMPGROUND RAMADA #24	1203	No Current Projects
CAMPGROUND RAMADA #23	1202	No Current Projects
CAMPGROUND RAMADA #22	1201	No Current Projects
CAMPGROUND RAMADA #21	1200	No Current Projects
CAMPGROUND RAMADA #20	1199	No Current Projects
CAMPGROUND RAMADA #19	1198	No Current Projects
CAMPGROUND RAMADA #18	1197	No Current Projects
CAMPGROUND RAMADA #17	1196	No Current Projects
CAMPGROUND RAMADA #16	1195	No Current Projects
CAMPGROUND RAMADA #15	1194	No Current Projects
CAMPGROUND RAMADA #14	1193	No Current Projects
DAY USE RAMADA #13	1192	No Current Projects
CAMPGROUND RAMADA #12	1191	No Current Projects
CAMPGROUND RAMADA #11	1190	No Current Projects
CAMPGROUND RAMADA #10	1189	No Current Projects
CAMPGROUND RAMADA #09	1188	No Current Projects
CAMPGROUND RAMADA #08	1187	No Current Projects
CAMPGROUND RAMADA #07	1186	No Current Projects
CAMPGROUND RAMADA #06	1185	No Current Projects
CAMPGROUND RAMADA #05	1184	No Current Projects
CAMPGROUND RAMADA #04	1183	No Current Projects
CAMPGROUND RAMADA #03	1182	No Current Projects
CAMPGROUND RAMADA #02	1181	No Current Projects
TIMBER HORSE BARN	1180	
COMFORT STATION #2	1178	
COMFORT STATION #1	1177	
PARK HEADQUARTERS GENERATOR BUILDING	1176	
MILLET RANCH CHICKEN COOP	1175	
CAMPGROUND RAMADA #01	0530	No Current Projects
CAMPGROUND STORAGE #1	0528	

<b>PARK RANGER RESIDENCE</b>	<b>0525</b>
<b>OLD WELL/ PUMP HOUSE - CAMPGROUND</b>	<b>0524</b>
<b>PARK OFFICE</b>	<b>0523</b>
<b>MILLET RANCH LEAN-TO BARN</b>	<b>0522</b>
<b>COMFORT STATION #3</b>	<b>0513</b>

**SPRING VALLEY STATE PARK SITE**

SPWD Facility Condition Analysis - 9943

Survey Date: 4/13/2016

**SPRING VALLEY STATE PARK SITE  
BUILDING REPORT**

The Spring Valley State Park is located 20 miles east of Pioche. This park encompasses 1,281 acres and includes +/- 65 structures. The major attractions include the 65-acre Eagle Valley Reservoir, and the historical Millet and Rice ranches. The area was designated a State Park in 1969, and provides boating, fishing, hiking, picnicking and camping opportunities year round.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$25,000****Currently Critical****Immediate to Two Years****CONCRETE STAIR REPLACEMENT****Project Index #: 9943ADA1****Construction Cost \$25,000**

There are two sets of stairs at the site constructed of landscaping blocks which do not meet construction, safety, or accessibility requirements, according to the 2012 International Building Code (IBC) Chapter 1009. One set of stairs near the restroom has four risers and the other rises up the face of the earthen dam with approximately 16 risers. This project recommends the installation of concrete landings, stairs and risers, with guard rails and handrails having proper height, spacing, and extensions according to the code requirements. Because of the critical construction dimensions and potential liability to the state, a licensed professional should be contracted to design the new stairs. IBC 2012, ICC/ANSI A117.1 - 2009 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2010 were referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$36,352****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES, SHADE RAMADAS****Project Index #: 9943EXT1****Construction Cost \$36,352**

There are 44 wood and steel shade ramadas in different locations throughout the site which are either 168 s.f., 256 s.f., 300 s.f. or 240 s.f. for a total of 9,088 square feet. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for painting of the structures and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structures.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$25,000</b>
<b>Priority Class 2:</b>	<b>\$0</b>
<b>Priority Class 3:</b>	<b>\$36,352</b>
<b>Grand Total:</b>	<b>\$61,352</b>

**CXT COMFORT STATION #2**

SPWD Facility Condition Analysis - 3726

Survey Date: 4/13/2016

## **CXT COMFORT STATION #2 BUILDING REPORT**

The CXT Comfort Station #2 is a precast concrete restroom with concrete walls on a concrete slab-on-grade foundation and has a concrete roof.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$1,960**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR/ INTERIOR FINISHES**

**Project Index #: 3726EXT1**  
**Construction Cost \$1,960**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4-5 years and for this project to be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

**Gross Area (square feet): 98**  
**Year Constructed: 2010**  
**Exterior Finish 1: 100 # Painted Precast Conc**  
**Exterior Finish 2: 0 #**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 # B**  
**IBC Occupancy Type 2: 0 #**  
**Construction Type: Precast Concrete**  
**IBC Construction Type: I-A**  
**Percent Fire Suppressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$26,000
Priority Class 3:	\$1,960	Facility Replacement Cost per Square Foot:	\$265
Grand Total:	\$1,960	FCNI:	8%

**CXT COMFORT STATION #1**

SPWD Facility Condition Analysis - 3725

Survey Date: 4/13/2016

## **CXT COMFORT STATION #1 BUILDING REPORT**

The CXT Comfort Station #1 is a precast concrete restroom on a concrete slab-on-grade foundation with concrete walls and roof.

<b>PRIORITY CLASS 3 PROJECTS</b>	<b>Total Construction Cost for Priority 3 Projects:</b>	<b>\$1,960</b>
<b>Long-Term Needs</b>	<b>Four to Ten Years</b>	

<b>EXTERIOR/ INTERIOR FINISHES</b>	<b>Project Index #: 3725EXT1</b>
	<b>Construction Cost \$1,960</b>

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4-5 years and for this project to be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet):	98
Year Constructed:	2010
Exterior Finish 1:	100 # Painted Precast Conc
Exterior Finish 2:	0 #
Number of Levels (Floors):	1 Basement? No
IBC Occupancy Type 1:	100 # B
IBC Occupancy Type 2:	0 #
Construction Type:	Precast Concrete
IBC Construction Type:	I-A
Percent Fire Suppressed:	0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$26,000
Priority Class 3:	\$1,960	Facility Replacement Cost per Square Foot:	\$265
Grand Total:	\$1,960	FCNI:	8%

**HAMMOND CABIN OUTBUILDING 2**

SPWD Facility Condition Analysis - 3674

Survey Date: 4/13/2016

## HAMMOND CABIN OUTBUILDING 2

### BUILDING REPORT

The Hammond Cabin Outbuilding 2 is a wood and stone framed underground storage structure.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$6,400**

Necessary - Not Yet Critical

Two to Four Years

**Project Index #: 3674EXT1**

**HISTORIC BUILDING MAINTENANCE**

**Construction Cost \$6,400**

The underground structure is over 100 years old and is at risk of caving in. 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 replacing any deteriorated wood poles or beams, replacing any stones that have become dislodged and patching the roof assembly to prevent water intrusion. This project would create a 5% slope away from the structure. Additional drainage swales shall be installed, as needed. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate. It is recommended that the work be done in the next 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): 256

Year Constructed: 1870

Exterior Finish 1: 100 # Stone/ Earth

Exterior Finish 2: 0 #

Number of Levels (Floors): 0 Basement? No

IBC Occupancy Type 1: 100 # S-2

IBC Occupancy Type 2: 0 #

Construction Type: Historic Underground Storage Structure

IBC Construction Type: V-B

Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$25.00
Priority Class 2:	\$6,400	Total Facility Replacement Construction Cost:	\$13,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$6,400	FCNI:	49%

**HAMMOND CABIN OUTBUILDING 1**

SPWD Facility Condition Analysis - 3673

Survey Date: 4/13/2016

## HAMMOND CABIN OUTBUILDING 1

### BUILDING REPORT

The Hammond Cabin Outbuilding 1 is a wood and stone framed underground storage structure.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$7,500**

Necessary - Not Yet Critical

Two to Four Years

**Project Index #: 3673EXT1**

**HISTORIC BUILDING MAINTENANCE**

**Construction Cost \$7,500**

The underground structure is over 100 years old and is at risk of caving in. 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 replacing any deteriorated wood poles or beams, replacing any stones that have become dislodged and patching the roof assembly to prevent water intrusion. This project would create a 5% slope away from the structure. Additional drainage swales shall be installed, as needed. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate. It is recommended that the work be done in the next 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): 300

Year Constructed: 1870

Exterior Finish 1: 100 # Stone/ Earth

Exterior Finish 2: 0 #

Number of Levels (Floors): 0 Basement? No

IBC Occupancy Type 1: 100 # S-2

IBC Occupancy Type 2: 0 #

Construction Type: Historic Underground Storage Structure

IBC Construction Type: V-B

Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$25.00
Priority Class 2:	\$7,500	Total Facility Replacement Construction Cost:	\$15,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$7,500	FCNI:	50%



**CAMPGROUND TRELLIS #2**

SPWD Facility Condition Analysis - 2927

Survey Date: 4/13/2016

**CAMPGROUND TRELLIS #2****BUILDING REPORT**

The Campground Trellis #2 is a wood post and beam shade structure which has a concrete slab-on-grade foundation. It is located adjacent to Comfort Station #2.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$720****Long-Term Needs****Four to Ten Years****Project Index #: 2927EXT1****EXTERIOR FINISHES****Construction Cost \$720**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**BUILDING INFORMATION:****Gross Area (square feet): 180****Year Constructed: 2008****Exterior Finish 1: 100 # Open / Wood Posts****Exterior Finish 2: 0 #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 # U****IBC Occupancy Type 2: 0 #****Construction Type: Wood Post & Beam****IBC Construction Type: V-B****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$4.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$5,000</b>
<b>Priority Class 3:</b>	<b>\$720</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$30</b>
<b>Grand Total:</b>	<b>\$720</b>	<b>FCNI:</b>	<b>14%</b>

**CAMPGROUND TRELLIS #1**

SPWD Facility Condition Analysis - 2926

Survey Date: 4/13/2016

**CAMPGROUND TRELLIS #1****BUILDING REPORT**

The Campground Trellis #1 is a wood post and beam shade structure which has a concrete slab-on-grade foundation. It is located adjacent to Comfort Station #2.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$720****Long-Term Needs****Four to Ten Years****Project Index #: 2926EXT1****EXTERIOR FINISHES****Construction Cost \$720**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**BUILDING INFORMATION:****Gross Area (square feet): 180****Year Constructed: 2008****Exterior Finish 1: 100 # Open / Wood Posts****Exterior Finish 2: 0 #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 # U****IBC Occupancy Type 2: 0 #****Construction Type: Wood Post & Beam****IBC Construction Type: V-B****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$4.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$5,000</b>
<b>Priority Class 3:</b>	<b>\$720</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$30</b>
<b>Grand Total:</b>	<b>\$720</b>	<b>FCNI:</b>	<b>14%</b>

**INFORMATION KIOSK**

SPWD Facility Condition Analysis - 2925

Survey Date: 4/13/2016

## INFORMATION KIOSK BUILDING REPORT

The Information Kiosk is a wood framed structure located in the day use area. It provides information on fishing and fishing related activities.

<b>PRIORITY CLASS 2 PROJECTS</b>	<b>Total Construction Cost for Priority 2 Projects:</b>	<b>\$216</b>
<b>Necessary - Not Yet Critical</b>	<b>Two to Four Years</b>	

<b>ROOF REPLACEMENT</b>	<b>Project Index #:</b>	<b>2925EXT2</b>
	<b>Construction Cost</b>	<b>\$216</b>

The wood shingle roof on this kiosk was in poor condition at the time of the survey. It is recommended that this kiosk be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing.

<b>PRIORITY CLASS 3 PROJECTS</b>	<b>Total Construction Cost for Priority 3 Projects:</b>	<b>\$175</b>
<b>Long-Term Needs</b>	<b>Four to Ten Years</b>	

<b>EXTERIOR FINISHES</b>	<b>Project Index #:</b>	<b>2925EXT1</b>
	<b>Construction Cost</b>	<b>\$175</b>

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet):	18	
Year Constructed:	2008	
Exterior Finish 1:	100 #	Open / Wood Post
Exterior Finish 2:	0 #	
Number of Levels (Floors):	0	Basement? No
IBC Occupancy Type 1:	100 #	U
IBC Occupancy Type 2:	0 #	
Construction Type:	Wood Framing	
IBC Construction Type:	V-B	
Percent Fire Suppressed:	0 #	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$21.72
Priority Class 2:	\$216	Total Facility Replacement Construction Cost:	\$1,000
Priority Class 3:	\$175	Facility Replacement Cost per Square Foot:	\$30
Grand Total:	\$391	FCNI:	39%

**CAMPGROUND KIOSK**

SPWD Facility Condition Analysis - 2924

Survey Date: 4/13/2016

## CAMPGROUND KIOSK

### BUILDING REPORT

The Campground Kiosk is a wood framed structure located adjacent to Comfort Station #2. It provides information on park and campground activities.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$391**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 2924EXT1**  
**Construction Cost \$175**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**ROOF REPLACEMENT**

**Project Index #: 2924EXT2**  
**Construction Cost \$216**

The asphalt composition shingle roof on this Campground Kiosk was in poor condition at the time of the survey. It is recommended that this Campground Kiosk be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old underlayment and roof.

**BUILDING INFORMATION:**

**Gross Area (square feet): 18**  
**Year Constructed: 2008**  
**Exterior Finish 1: 100 # Open / Wood Post**  
**Exterior Finish 2: 0 #**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 # U**  
**IBC Occupancy Type 2: 0 #**  
**Construction Type: Wood Framing**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$21.72</b>
<b>Priority Class 2:</b>	<b>\$391</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$1,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$30</b>
<b>Grand Total:</b>	<b>\$391</b>	<b>FCNI:</b>	<b>39%</b>

**PARK HEADQUARTERS OUTHOUSE**

SPWD Facility Condition Analysis - 2922

Survey Date: 4/13/2016

## **PARK HEADQUARTERS OUTHOUSE BUILDING REPORT**

The Park Headquarters Outhouse is a wood framed structure located adjacent to the chicken coop building. This building and a portable Sani-Hut are the only restroom facilities for park staff in the headquarters area.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$375**  
**Necessary - Not Yet Critical** **Two to Four Years**

**HISTORIC BUILDING MAINTENANCE** **Project Index #: 2922EXT2**  
**Construction Cost \$375**

The wood structure is over 76 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 and fixtures, replacing metal roof panels as needed, replacing wood siding as needed and maintaining the exhibit in a state of arrested decay. 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.

**BUILDING INFORMATION:**

**Gross Area (square feet): 25**  
**Year Constructed: 1941**  
**Exterior Finish 1: 0 # Painted Wood Siding**  
**Exterior Finish 2: 0 #**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 # U**  
**IBC Occupancy Type 2: 0 #**  
**Construction Type: Wood Framing**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$15.00</b>
<b>Priority Class 2:</b>	<b>\$375</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$1,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$40</b>
<b>Grand Total:</b>	<b>\$375</b>	<b>FCNI:</b>	<b>38%</b>

**LIFE JACKET KIOSK**

SPWD Facility Condition Analysis - 2921

Survey Date: 4/13/2016

## LIFE JACKET KIOSK BUILDING REPORT

The Life Jacket Kiosk is a wood framed structure which provides information on the free use of life jackets which are available in a storage cabinet underneath the display board.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$175**

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

**Project Index #: 2921EXT1**

**EXTERIOR FINISHES** **Construction Cost \$175**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**BUILDING INFORMATION:**

Gross Area (square feet): 18  
 Year Constructed: 2008  
 Exterior Finish 1: 100 # Open / Wood Post  
 Exterior Finish 2: 0 #  
 Number of Levels (Floors): 1 Basement? No  
 IBC Occupancy Type 1: 100 # U  
 IBC Occupancy Type 2: 0 #  
 Construction Type: Wood Post & Beam  
 IBC Construction Type: V-B  
 Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$9.72
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,000
Priority Class 3:	\$175	Facility Replacement Cost per Square Foot:	\$30
Grand Total:	\$175	FCNI:	18%

**PARK HEADQUARTERS CARPORT**

SPWD Facility Condition Analysis - 2920

Survey Date: 4/13/2016

## PARK HEADQUARTERS CARPORT BUILDING REPORT

The Park Headquarters Carport is a portable steel structure located adjacent to the park residence. It is open on three sides and has a small enclosed storage space.

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: \$1,872

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

Project Index #: 2920EXT1

Construction Cost \$1,872

It is important to maintain the finish, weather resistance and appearance of the structure. This project recommends work to protect the exterior building envelope, other than the roof including sealing and caulking around penetrations to maintain the building in good, weather tight condition. 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**BUILDING INFORMATION:**

Gross Area (square feet): 468

Year Constructed: 2008

Exterior Finish 1: 75 # Open

Exterior Finish 2: 25 # Metal Siding

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 # U

IBC Occupancy Type 2: 0 #

Construction Type: Portable Steel Building

IBC Construction Type: II-B

Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$4.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$23,000
Priority Class 3:	\$1,872	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$1,872	FCNI:	8%

**HAMMOND CABIN**

SPWD Facility Condition Analysis - 2267

Survey Date: 4/13/2016

**HAMMOND CABIN  
BUILDING REPORT**

The Hammond Cabin is a natural stone masonry structure with a newer metal roof. Park staff and volunteers are in the process of stabilizing the foundation and weather proofing the exterior.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$25,200****Necessary - Not Yet Critical****Two to Four Years****HISTORIC BUILDING MAINTENANCE****Project Index #: 2267EXT1****Construction Cost \$13,200**

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 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**HISTORIC STRUCTURES REPORT****Project Index #: 2267EXT3****Construction Cost \$12,000**

The building was constructed in 1870 and is currently not in use. It may be eligible to be on the National Register of Historic Places. A historic structure report would provide documentary, graphic, and physical information about a property's history and existing condition. It also provides guidelines for maintenance of the building. This project recommends obtaining the report in accordance with the U.S. Department of Interior Recommended Guidelines in Preservation Brief 43. This property may be eligible for federal grants or special funding if this project is implemented. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.



**BUILDING INFORMATION:**

Gross Area (square feet): 880  
Year Constructed: 1870  
Exterior Finish 1: 100 # Natural Stone  
Exterior Finish 2: #  
Number of Levels (Floors): 1 Basement? No  
IBC Occupancy Type 1: 100 # R-3  
IBC Occupancy Type 2: #  
Construction Type: Natural Stone  
IBC Construction Type: V-B  
Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$28.64
Priority Class 2:	\$25,200	Total Facility Replacement Construction Cost:	\$88,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$25,200	FCNI:	29%

**HISTORIC STONE CABIN**

SPWD Facility Condition Analysis - 2266

Survey Date: 4/13/2016

**HISTORIC STONE CABIN  
BUILDING REPORT**

The Historic Stone Cabin is a natural stone masonry structure that has been restored. It has a newer metal roof and is open to the public. It contains period furniture, artifacts and has an ADA accessible parking space and ADA entrance into the building.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$23,575****Necessary - Not Yet Critical****Two to Four Years****DRAINAGE IMPROVEMENTS****Project Index #: 2266SIT1****Construction Cost \$5,000**

The site has a drainage problem around the Historic Stone Cabin where the grade does not properly slope away from the building. The rain accumulates in several areas adjacent to the building creating a water problem which may infiltrate the interior during inclement weather. This standing water also causes premature deterioration of the landscape improvements. This project would provide for a site survey and drainage report to be completed by a licensed professional and for that work to be performed by a licensed contractor.

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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**HISTORIC BUILDING MAINTENANCE****Project Index #: 2266EXT1****Construction Cost \$6,345**

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 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**HISTORIC STRUCTURE REPORT****Project Index #: 2266EXT2****Construction Cost \$8,000**

The building was constructed in 1870 and is currently operating as a living museum. It may be eligible to be on the National Register of Historic Places. A historic structure report would provide documentary, graphic, and physical information about a property's history and existing condition. It also provides guidelines for maintenance of the building. This project recommends obtaining the report in accordance with the U.S. Department of Interior Recommended Guidelines in Preservation Brief 43. This property may be eligible for federal grants or special funding if this project is implemented.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**Project Index #: 2266INT1**  
**Construction Cost \$4,230**

## **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.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

## **BUILDING INFORMATION:**

**Gross Area (square feet): 423**  
**Year Constructed: 1870**  
**Exterior Finish 1: 100 # Natural Stone**  
**Exterior Finish 2: #**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 # R-3**  
**IBC Occupancy Type 2: #**  
**Construction Type: Natural Stone Masonry**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 #**

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$55.73</b>
<b>Priority Class 2:</b>	<b>\$23,575</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$127,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$23,575</b>	<b>FCNI:</b>	<b>19%</b>

**HORSETHIEF GULCH STORAGE BUILDING**

SPWD Facility Condition Analysis - 2265

Survey Date: 4/13/2016

**HORSETHIEF GULCH STORAGE BUILDING  
BUILDING REPORT**

The Horsethief Gulch Storage Building is a wood framed structure on a concrete slab-on-grade foundation. It used to be the shower facility for the campground and is now used for storage.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$750****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 2265INT1****Construction Cost \$250**

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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**ROOF REPLACEMENT****Project Index #: 2265EXT2****Construction Cost \$500**

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 roofing shingle or a standing seam metal roof system and new underlayment. This estimate includes removal and disposal of the old underlayment and roof. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$250****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2265EXT1****Construction Cost \$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 4-5 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**BUILDING INFORMATION:**

Gross Area (square feet): 25  
Year Constructed: 1977  
Exterior Finish 1: 100 # Painted Transite  
Exterior Finish 2: #  
Number of Levels (Floors): 1 Basement? No  
IBC Occupancy Type 1: # U  
IBC Occupancy Type 2: #  
Construction Type: Wood Framing  
IBC Construction Type: V-B  
Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$40.00
Priority Class 2:	\$750	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$250	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$1,000	FCNI:	50%

**NEW WELL/ PUMP HOUSE**

SPWD Facility Condition Analysis - 2262

Survey Date: 4/13/2016

## NEW WELL/ PUMP HOUSE BUILDING REPORT

The New Well/ Pump House is a CXT precast structure located near the main entrance to the park. It contains the well pump which provides the potable water for the Horsethief Gulch Campground and main day use area. It pumps water to three underground storage tanks located at the top of the campground.

**PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: **\$1,200****Long-Term Needs****Four to Ten Years**Project Index #: **2262EXT2****EXTERIOR/ INTERIOR FINISHES**Construction Cost **\$1,200**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4-5 years and for this project to be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**Gross Area (square feet): **60**Year Constructed: **1998**Exterior Finish 1: **100 # Precast Concrete**Exterior Finish 2: **#**Number of Levels (Floors): **1** Basement? **No**IBC Occupancy Type 1: **100 # U**IBC Occupancy Type 2: **#**Construction Type: **Precast Concrete**IBC Construction Type: **II-B**Percent Fire Suppressed: **0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	<b>\$20.00</b>
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	<b>\$15,000</b>
Priority Class 3:	<b>\$1,200</b>	Facility Replacement Cost per Square Foot:	<b>\$250</b>
Grand Total:	<b>\$1,200</b>	FCNI:	<b>8%</b>

**PARK HEADQUARTERS STORAGE SHED**

SPWD Facility Condition Analysis - 1221

Survey Date: 4/13/2016

## **PARK HEADQUARTERS STORAGE SHED BUILDING REPORT**

The Park Headquarters Storage Shed is a wood framed structure with a metal roof and metal siding. It is open on one side and has a dirt floor. Park staff uses it for park maintenance vehicles and general storage.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$2,156****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1221EXT1****Construction Cost \$2,156****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 the caulking, sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**BUILDING INFORMATION:**

**Gross Area (square feet): 1,078**  
**Year Constructed: 1998**  
**Exterior Finish 1: 75 # Metal Siding**  
**Exterior Finish 2: 25 # Open**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 # U**  
**IBC Occupancy Type 2: #**  
**Construction Type: Wood Framing**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$2.00</b>
<b>Priority Class 2:</b>	<b>\$2,156</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$54,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$50</b>
<b>Grand Total:</b>	<b>\$2,156</b>	<b>FCNI:</b>	<b>4%</b>

**PARK HEADQUARTERS SUPPLY ROOM**

SPWD Facility Condition Analysis - 1220

Survey Date: 4/13/2016

**PARK HEADQUARTERS SUPPLY ROOM  
BUILDING REPORT**

The Park Headquarters Supply Room is a wood framed structure on a concrete slab-on-grade foundation with a metal roof and metal siding. It was a bunk house on the old Millet Ranch located in the Park Headquarters area and has been partially remodeled into a storage supply building. There is an ADA accessible parking space located adjacent to the facility.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$16,660****Necessary - Not Yet Critical****Two to Four Years****ELECTRIC HEATER REPLACEMENT****Project Index #: 1220HVA1****Construction Cost \$2,000**

This building is heated by an electric heater that has reached the end of its expected life. This project recommends replacing the electric heater. The estimate includes removal and disposal of the existing equipment. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**EXTERIOR DOOR REPLACEMENT****Project Index #: 1220EXT3****Construction Cost \$3,000**

The existing exterior wood door appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement of the wood door with a new metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**EXTERIOR FINISHES****Project Index #: 1220EXT1****Construction Cost \$3,330**

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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**INTERIOR FINISHES****Project Index #: 1220INT1****Construction Cost \$3,330**

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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**WINDOW REPLACEMENT****Project Index #: 1220EXT2****Construction Cost \$3,000**

The windows are original, single pane construction in an aluminum 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 2 windows and the removal and disposal of the old windows. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.



**Project Index #: 1220ELE1**  
**Construction Cost \$2,000**

#### **WIRING CLEANUP**

The wiring in the Park Headquarters Supply Room is disorganized and not in proper electrical boxes. This creates a safety issue. This project would provide for proper labeling, organization and for the wiring to be placed in electrical boxes per NEC 2011.

#### **BUILDING INFORMATION:**

**Gross Area (square feet): 333**  
**Year Constructed: 1940**  
**Exterior Finish 1: 100 # Metal Siding**  
**Exterior Finish 2: #**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 # S-2**  
**IBC Occupancy Type 2: #**  
**Construction Type: Wood Framing**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 #**

#### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$50.03</b>
<b>Priority Class 2:</b>	<b>\$16,660</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$33,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$100</b>
<b>Grand Total:</b>	<b>\$16,660</b>	<b>FCNI:</b>	<b>50%</b>

**MILLET RANCH TACK SHED**

SPWD Facility Condition Analysis - 1219

Survey Date: 4/13/2016

# **MILLET RANCH TACK SHED** **BUILDING REPORT**

The Millet Ranch Tack Shed is a wood framed structure with a metal roof and wood siding. The park staff use it for storage. It is located in the Park Headquarters area.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: \$1,350

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 1219EXT1

Construction Cost \$1,350

**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 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**BUILDING INFORMATION:**

Gross Area (square feet): 135

Year Constructed: 1941

Exterior Finish 1: 100 # Metal Siding

Exterior Finish 2: #

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 # S-2

IBC Occupancy Type 2: #

Construction Type: Wood Framing

IBC Construction Type: V-B

Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$1,350	Total Facility Replacement Construction Cost:	\$14,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$1,350	FCNI:	10%

**PARK HEADQUARTERS SHOP/ GARAGE**

SPWD Facility Condition Analysis - 1218

Survey Date: 4/13/2016

## **PARK HEADQUARTERS SHOP/ GARAGE BUILDING REPORT**

The Park Headquarters Shop/ Garage is a wood framed structure on a concrete slab-on-grade foundation with a metal roof and metal siding. It has a painted gypsum board interior and is heated by a wood burning stove. The facility is used for storage, maintenance and repair of park vehicles and equipment. This building is an original Millet Ranch outbuilding that has been remodeled.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$13,000****Currently Critical****Immediate to Two Years****EXTERIOR LANDING INSTALLATION****Project Index #: 1218SFT2****Construction Cost \$10,000**

The concrete stairs that access the building are deteriorating. Spalling and cracking have occurred. Exposure to the elements is a contributing factor. It appears that the stairs are original to the building. The stairs do not comply with 2012 International Building Code (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 and stairs.

**FIRE EXTINGUISHER INSTALLATION****Project Index #: 1218SFT1****Construction Cost \$1,000**

The building does not have a portable fire extinguisher available. 2012 International Fire Code (IFC) Section 906 requires that portable fire extinguishers shall be installed in S occupancies. This project would provide funding for the purchase and installation of 2 fire extinguishers, cabinets and the hardware necessary to install them per IFC. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**WIRING CLEANUP****Project Index #: 1218ELE1****Construction Cost \$2,000**

The wiring at the Park Headquarters Shop/ Garage does not have a dead panel or cover for the electrical panel. This creates a safety issue and is a code violation. This project would provide for a new dead panel, proper labeling and for the cover to be reinstalled over the electrical panel per NEC 2011.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$26,656****Necessary - Not Yet Critical****Two to Four Years****ELECTRIC HEATER REPLACEMENT****Project Index #: 1218HVA1****Construction Cost \$2,000**

There is an electric heater in the Park Headquarters Shop/ Garage that has reached the end of its expected life. This project recommends replacing the electric heater. The estimate includes removal and disposal of the existing equipment.

**EXTERIOR FINISHES****Project Index #: 1218EXT1****Construction Cost \$8,270**

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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**Project Index #: 1218INT1**  
**Construction Cost \$8,270**

## **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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**Project Index #: 1218ENR1**  
**Construction Cost \$6,616**

## **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.

**Project Index #: 1218EXT2**  
**Construction Cost \$1,500**

## **WINDOW REPLACEMENT**

The window is original, single pane construction and has a metal frame. This older window is drafty and not energy efficient. This project recommends replacing the window with a dual pane, higher efficiency unit. This estimate is for the replacement of one window. Removal and disposal of the existing window is included in this estimate.

## **BUILDING INFORMATION:**

**Gross Area (square feet): 827**  
**Year Constructed: 1941**  
**Exterior Finish 1: 100 # Metal Siding**  
**Exterior Finish 2: #**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: # S-2**  
**IBC Occupancy Type 2: #**  
**Construction Type: Wood Framing**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 #**

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$13,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$47.95</b>
<b>Priority Class 2:</b>	<b>\$26,656</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$124,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$150</b>
<b>Grand Total:</b>	<b>\$39,656</b>	<b>FCNI:</b>	<b>32%</b>

**TIMBER HORSE BARN**

SPWD Facility Condition Analysis - 1180

Survey Date: 4/13/2016

## TIMBER HORSE BARN

### BUILDING REPORT

The Timber Horse Barn is an original Millet Ranch structure located in the Park Headquarters area constructed of timber. Park staff is currently using it as storage.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: \$7,200

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 1180EXT1

**HISTORIC BUILDING MAINTENANCE**

Construction Cost \$7,200

The wood structure is over 75 years old and there are numerous areas where the wood is splitting, warping and deteriorating. This project would provide for sealing the wood, replacing metal roof panels as needed, and to replace the wood siding as needed. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements, which are not included in this estimate. It is recommended that the work be done in the next 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): 480  
 Year Constructed: 1940  
 Exterior Finish 1: 100 # Natural Timber  
 Exterior Finish 2: #  
 Number of Levels (Floors): 1 Basement? No  
 IBC Occupancy Type 1: 100 # U  
 IBC Occupancy Type 2: #  
 Construction Type: Timber Structure  
 IBC Construction Type: V-B  
 Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$15.00
Priority Class 2:	\$7,200	Total Facility Replacement Construction Cost:	\$24,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$7,200	FCNI:	30%

**COMFORT STATION #2**

SPWD Facility Condition Analysis - 1178

Survey Date: 4/13/2016

**COMFORT STATION #2****BUILDING REPORT**

The Comfort Station #2 is a wood framed structure on a concrete slab-on-grade foundation with an asphalt composition roofing system and wood siding. It has unisex restrooms and showers that are partially ADA compliant. There is an ADA accessible parking area and an ADA accessible route of travel. The building has a propane fired HVAC unit and a tank-less water heater located in the plumbing chase/ janitor's room. The facility is located at the lower portion of the Horsethief Gulch campground loop.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$42,250****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 1178ADA3****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 Comfort Station #2 are necessary to comply with ADA accessibility requirements. This project would provide for the removal and replacement of the concrete van accessible ADA parking and loading space and the concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 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 SIDEWALK REPLACEMENT****Project Index #: 1178ADA2****Construction Cost \$7,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The concrete sidewalk around the building does not meet ADA requirements and is in need of replacement. Settling, spalling and cracking have created a non-ADA compliant path of travel to the restrooms. This project would provide for the removal and replacement of the concrete sidewalk. 500 SF of 4" thick P.C. concrete sidewalk was used for this estimate. The 2012 International Building Code (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.

**ADA SIGNAGE****Project Index #: 1178ADA4****Construction Cost \$750**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria include: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with these criteria. It is recommended that applicable signage be installed where required. The 2012 International Building Code (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.

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION****Project Index #: 1178ADA1****Construction Cost \$4,000**

The building contains a water fountain that is not Americans with Disabilities Act (ADA) compliant. The 2012 International Building Code (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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$34,160****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 1178EXT2****Construction Cost \$21,000**

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the seven door assemblies with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**EXTERIOR FINISHES****Project Index #: 1178EXT1****Construction Cost \$3,800**

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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**FUEL GAS SEDIMENT TRAP INSTALLATION****Project Index #: 1178PLM1****Construction Cost \$1,000**

The gas line serving the appliances in the Comfort Station #2 does not have sediment traps. Per International Fuel Gas Code (IFGC) 2012, Section 408, "where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical. The sediment trap shall be either; a tee fitting, having a capped nipple, of any length, installed vertically in the bottommost opening of the tee, or other device approved as an effective sediment trap." This project would provide for all labor and materials to have sediment traps installed near all gas appliances.

**INTERIOR FINISHES****Project Index #: 1178INT1****Construction Cost \$3,800**

It is recommended to maintain the Fiberglass Reinforced Plastic (FRP) at least once in the next 2-3 years. This will include cleaning all surfaces, if needed, adding additional adhesive or fasteners to the FRP, caulking and to make necessary repairs to expansion joints and moldings. This project should 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**ROOF REPLACEMENT****Project Index #: 1178EXT3****Construction Cost \$4,560**

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

**BUILDING INFORMATION:**

**Gross Area (square feet): 380**  
**Year Constructed: 1975**  
**Exterior Finish 1: 100 # Painted Wood Siding**  
**Exterior Finish 2: #**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 # B**  
**IBC Occupancy Type 2: #**  
**Construction Type: Wood Framing**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$42,250</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$201.08</b>
<b>Priority Class 2:</b>	<b>\$34,160</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$152,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$400</b>
<b>Grand Total:</b>	<b>\$76,410</b>	<b>FCNI:</b>	<b>50%</b>



**COMFORT STATION #1**

SPWD Facility Condition Analysis - 1177

Survey Date: 4/13/2016

**COMFORT STATION #1****BUILDING REPORT**

The Comfort Station #1 is a wood framed structure on a concrete slab-on-grade foundation with an asphalt composition roofing system. It has Men's and Women's restrooms. The building has electric wall heaters and a water heater located in the plumbing chase/ janitor's room. There is an ADA compliant parking area next to the building, but the restrooms are not fully ADA accessible. There is also a fish cleaning station located on the exterior of the facility. It is located in the group camping/ day use area.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$55,000****Currently Critical****Immediate to Two Years****ADA PARKING UPGRADE****Project Index #: 1177ADA1****Construction Cost \$30,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The ADA parking space next to the building is deteriorating and no longer meets the requirements of ADA. The concrete for the parking space, adjacent passenger loading zone and path of travel to the building is spalling and should be removed and replaced. The parking space and path of travel will also require updated signage and striping. 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**ADA RESTROOM UPGRADE****Project Index #: 1177ADA2****Construction Cost \$25,000**

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with 2012 International Building Code (IBC) Chapter 11, ICC/ANSI A117.1-2009 Sections 603 - 604 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restrooms, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers and hardware. Some minor design work will be required and may impact the final cost estimate. This estimate is for one ADA Unisex restroom facility, the other restroom will be assigned as Unisex as well. The removal and disposal of the old restroom fixtures is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$15,240****Necessary - Not Yet Critical****Two to Four Years****ELECTRIC HEATER REPLACEMENT****Project Index #: 1177HVA1****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. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**Project Index #: 1177EXT1**  
**Construction Cost \$3,340**

## EXTERIOR FINISHES

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 2-3 years 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**Project Index #: 1177INT1**  
**Construction Cost \$3,340**

## INTERIOR FINISHES

It is recommended to paint the partitions and ceilings and re-caulk the Fiberglass Reinforced Panels (FRP) 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 should 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**Project Index #: 1177EXT2**  
**Construction Cost \$4,560**

## ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old underlayment and roof.

## BUILDING INFORMATION:

Gross Area (square feet): 334  
 Year Constructed: 1975  
 Exterior Finish 1: # Painted Wood Siding  
 Exterior Finish 2: #  
 Number of Levels (Floors): 1 Basement? No  
 IBC Occupancy Type 1: 100 # B  
 IBC Occupancy Type 2: #  
 Construction Type: Wood Framing  
 IBC Construction Type: V-B  
 Percent Fire Suppressed: 0 #

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$55,000	Project Construction Cost per Square Foot:	\$210.30
Priority Class 2:	\$15,240	Total Facility Replacement Construction Cost:	\$134,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$70,240	FCNI:	52%

**PARK HEADQUARTERS GENERATOR BUILDING**  
**BUILDING REPORT**

The Park Headquarters Generator Building is a concrete masonry and wood framed structure on a concrete masonry unit foundation with a metal roof. The generator has been removed and it is now used to house the water pumps and pressure tanks for the Ranch Campground.

**PRIORITY CLASS 2 PROJECTS**                      **Total Construction Cost for Priority 2 Projects: \$31,180**  
**Necessary - Not Yet Critical**              **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 1176EXT1**  
**Construction Cost \$1,840**

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 finishes, re-pointing the stone where needed 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**EXTERIOR LANDING INSTALLATION**

**Project Index #: 1176SFT1**  
**Construction Cost \$2,500**

Section 1008.1, of the 2012 International Building Code (IBC), describes requirements for doors and landings; floors or landings shall be at the same elevation on each side of the door; exterior landings shall not exceed a 2% slope and shall have a length measured in the direction of travel of not less than 44 inches. There is no compliant landing located at the outside of the door of the building. This is out of compliance and poses a safety hazard. This project would provide for the installation of a compliant landing for the door.

**GENERATOR REPLACEMENT**

**Project Index #: 1176ELE1**  
**Construction Cost \$25,000**

There is a propane-fired generator on site that has reached the end of its expected life and was not working at the time of the survey. It does not have automatic switch gear and the room that it is stored in does not have proper ventilation. The generator provides backup power for the buildings. It is recommended that a new 12 kW propane-fired generator be installed. This estimate includes removal and disposal of the old generator.

**INTERIOR FINISHES**

**Project Index #: 1176INT1**  
**Construction Cost \$1,840**

This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**BUILDING INFORMATION:**

Gross Area (square feet): 184  
Year Constructed: 1979  
Exterior Finish 1: 50 # Painted CMU  
Exterior Finish 2: 50 # Painted Wood Siding  
Number of Levels (Floors): 1 Basement? No  
IBC Occupancy Type 1: 100 # U  
IBC Occupancy Type 2: #  
Construction Type: Concrete Masonry Units & Wood  
IBC Construction Type: V-B  
Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$169.46
Priority Class 2:	\$31,180	Total Facility Replacement Construction Cost:	\$18,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$31,180	FCNI:	173%

**MILLET RANCH CHICKEN COOP**

SPWD Facility Condition Analysis - 1175

Survey Date: 4/13/2016

## **MILLET RANCH CHICKEN COOP BUILDING REPORT**

The Millet Ranch Chicken Coop is an old timber framed structure located in the park headquarters area. The building was part of the original Millet Ranch. It is currently not being used.

**PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: **\$3,120**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 1175EXT1

**HISTORIC BUILDING MAINTENANCE**Construction Cost **\$3,120**

The wood structure is over 75 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. This project would provide for sealing the wood and repairing the roof as needed. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements, which are not included in this estimate. It is recommended that the work be done in the next 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**BUILDING INFORMATION:**

Gross Area (square feet): 208  
 Year Constructed: 1930  
 Exterior Finish 1: 100 # Natural Timber  
 Exterior Finish 2: #  
 Number of Levels (Floors): 1 Basement? No  
 IBC Occupancy Type 1: 100 # U  
 IBC Occupancy Type 2: #  
 Construction Type: Timber Structure  
 IBC Construction Type: V-B  
 Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$15.00
Priority Class 2:	\$3,120	Total Facility Replacement Construction Cost:	\$4,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$20
Grand Total:	\$3,120	FCNI:	78%

**CAMPGROUND STORAGE #1**

SPWD Facility Condition Analysis - 0528

Survey Date: 4/13/2016

**CAMPGROUND STORAGE #1  
BUILDING REPORT**

The Campground Storage #1 is a wood framed structure on a concrete slab-on-grade foundation with a wood shingle roof. It used to be a restroom and was converted to a storage building when a new restroom facility was built.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$4,480****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0528EXT1****Construction Cost \$1,400**

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, 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**INTERIOR FINISHES****Project Index #: 0528INT1****Construction Cost \$1,400**

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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**ROOF REPLACEMENT****Project Index #: 0528EXT2****Construction Cost \$1,680**

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

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**BUILDING INFORMATION:**

**Gross Area (square feet): 140**  
**Year Constructed: 1970**  
**Exterior Finish 1: # Painted Wood Siding**  
**Exterior Finish 2: #**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 # S-2**  
**IBC Occupancy Type 2: #**  
**Construction Type: Wood Framing**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$32.00</b>
<b>Priority Class 2:</b>	<b>\$4,480</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$14,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$100</b>
<b>Grand Total:</b>	<b>\$4,480</b>	<b>FCNI:</b>	<b>32%</b>

**PARK RANGER RESIDENCE**

SPWD Facility Condition Analysis - 0525

Survey Date: 4/13/2016

**PARK RANGER RESIDENCE  
BUILDING REPORT**

The Park Ranger Residence is a wood framed structure on a concrete basement foundation with painted stucco siding and a corrugated metal roof. The building is the original Millet Ranch House and has been updated throughout the years. It has a kitchen, dining and living areas, loft area, bedrooms, and one bathroom. The basement has an electric furnace, a large wood burning furnace with ducts that lead to the different living spaces above and an electric water heater.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$2,500****Currently Critical****Immediate to Two Years****INSTALL SMOKE DETECTORS****Project Index #: 0525SFT1****Construction Cost \$2,500**

International Residential Code (IRC) 2012 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 2012, requires that smoke detectors and carbon monoxide alarms be UL rated. Nevada Administrative Code (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.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$2,500****Necessary - Not Yet Critical****Two to Four Years****FUEL GAS SEDIMENT TRAP INSTALLATION****Project Index #: 0525PLM1****Construction Cost \$1,000**

The gas line serving the appliances in the residence does not have sediment traps. Per International Fuel Gas Code (IFGC) 2012, Section 408, where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical. The sediment trap shall be either; a tee fitting, having a capped nipple, of any length, installed vertically in the bottommost opening of the tee, or other device approved as an effective sediment trap. This project would provide for all labor and materials to have sediment traps installed near two gas heaters.

**WATER HEATER REPLACEMENT****Project Index #: 0525PLM2****Construction Cost \$1,500**

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



**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$50,100****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0525EXT2****Construction Cost \$22,800**

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.

**HEATER REPLACEMENT****Project Index #: 0525HVA1****Construction Cost \$4,500**

The building is heated by three wall mounted propane-fired and electric heating units. They have reached the end of their useful life. This project provides for disposal of the existing units and replacement with new propane-fired and electric units, and includes connections to utilities.

**INTERIOR FINISHES****Project Index #: 0525INT1****Construction Cost \$22,800**

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. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**BUILDING INFORMATION:****Gross Area (square feet): 2,280****Year Constructed: 1941****Exterior Finish 1: 100 # Painted Stucco / EIFS****Exterior Finish 2: #****Number of Levels (Floors): 2 Basement? Yes****IBC Occupancy Type 1: 100 # R-3****IBC Occupancy Type 2: #****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$2,500</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$24.17</b>
<b>Priority Class 2:</b>	<b>\$2,500</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$684,000</b>
<b>Priority Class 3:</b>	<b>\$50,100</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$55,100</b>	<b>FCNI:</b>	<b>8%</b>

**OLD WELL/ PUMP HOUSE - CAMPGROUND**

SPWD Facility Condition Analysis - 0524

Survey Date: 4/13/2016

**OLD WELL/ PUMP HOUSE - CAMPGROUND  
BUILDING REPORT**

The Old Well/ Pump House is a concrete masonry and wood framed structure on a concrete slab-on-grade foundation with a wood shingle roof. The building is located in the upper portion of the Horsethief Gulch campground and is no longer in service.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$15,752****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0524EXT1****Construction Cost \$9,600**

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 painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**EXTERIOR LANDING INSTALLATION****Project Index #: 0524EXT3****Construction Cost \$5,000**

Section 1008.1 of the 2012 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.

**ROOF REPLACEMENT****Project Index #: 0524EXT2****Construction Cost \$1,152**

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 roofing shingle or standing seam metal roofing system and new underlayment. This estimate includes removal and disposal of the old underlayment and roof.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**BUILDING INFORMATION:**

**Gross Area (square feet): 96**  
**Year Constructed: 1970**  
**Exterior Finish 1: 100 # Painted CMU**  
**Exterior Finish 2: #**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 # U**  
**IBC Occupancy Type 2: #**  
**Construction Type: Concrete Masonry Units & Wood**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$164.08</b>
<b>Priority Class 2:</b>	<b>\$15,752</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$100</b>
<b>Grand Total:</b>	<b>\$15,752</b>	<b>FCNI:</b>	<b>158%</b>

**PARK OFFICE**

SPWD Facility Condition Analysis - 0523

Survey Date: 4/13/2016

## PARK OFFICE BUILDING REPORT

The Park Office is a wood framed structure with a corrugated metal roof, which used to be the bunk house on the Millet Ranch property. It has been remodeled and re-sided to accommodate office space for park personnel. There is an ADA accessible parking space south of the building and a concrete walkway to the entrance.

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

**ADA DOOR HARDWARE**

**Project Index #: 0523ADA1**  
**Construction Cost \$1,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The exterior entrance door is on an accessible path of travel, but the door hardware and threshold are not compliant. This project would provide for ADA compliant door hardware and threshold on the exterior door. ADA compliant signage is also included in this project. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**FIRE EXTINGUISHER INSTALLATION**

**Project Index #: 0523SFT2**  
**Construction Cost \$500**

The building does not have a portable fire extinguisher available. International Fire Code 2012 (IFC) Section 906 requires that portable fire extinguishers shall be installed in B occupancies. This project would provide funding for the purchase and installation of 1 fire extinguisher, cabinet, and the hardware necessary to install it.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$8,640**  
**Necessary - Not Yet Critical** **Two to Four Years**

**FIRE SUPPRESSION SYSTEM INSTALLATION**

**Project Index #: 0523SFT1**  
**Construction Cost \$6,480**

The building is a B occupancy per the 2012 International Building Code (IBC). Pursuant to the Nevada State Fire Marshal (NSFM), Nevada Administrative Code (NAC) 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**INTERIOR FINISHES**

**Project Index #: 0523INT1**  
**Construction Cost \$2,160**

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.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$5,960****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0523EXT1****Construction Cost \$2,160**

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, priming, painting the metal panels and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended to paint the building in the next 4-5 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

**EXTERIOR LIGHTING REPLACEMENT****Project Index #: 0523ENR1****Construction Cost \$800**

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, utilizing the existing wiring.

**WINDOW REPLACEMENT****Project Index #: 0523EXT2****Construction Cost \$3,000**

The windows are older, double pane construction in metal frames. 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 2 windows. Removal and disposal of the existing windows is included in this estimate.

**BUILDING INFORMATION:****Gross Area (square feet): 216****Year Constructed: 1940****Exterior Finish 1: 100 # Metal Siding****Exterior Finish 2: #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 # B****IBC Occupancy Type 2: #****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$1,500</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$74.54</b>
<b>Priority Class 2:</b>	<b>\$8,640</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$43,000</b>
<b>Priority Class 3:</b>	<b>\$5,960</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$200</b>
<b>Grand Total:</b>	<b>\$16,100</b>	<b>FCNI:</b>	<b>37%</b>

**MILLET RANCH LEAN-TO BARN**

SPWD Facility Condition Analysis - 0522

Survey Date: 4/13/2016

## **MILLET RANCH LEAN-TO BARN BUILDING REPORT**

The Millet Ranch Lean-To Barn is a wood framed structure with a corrugated metal roof. It is an original ranch building located in the Park Headquarters area.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$11,040****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0522EXT2****Construction Cost \$11,040****HISTORIC BUILDING MAINTENANCE**

The wood structure is over 77 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 in a state of arrested decay. 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.

**BUILDING INFORMATION:****Gross Area (square feet): 736****Year Constructed: 1940****Exterior Finish 1: 100 # Wood Siding / Open****Exterior Finish 2: #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 # U****IBC Occupancy Type 2: #****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$15.00</b>
<b>Priority Class 2:</b>	<b>\$11,040</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$37,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$50</b>
<b>Grand Total:</b>	<b>\$11,040</b>	<b>FCNI:</b>	<b>30%</b>

**COMFORT STATION #3**

SPWD Facility Condition Analysis - 0513

Survey Date: 4/13/2016

**COMFORT STATION #3****BUILDING REPORT**

The Comfort Station #3 is a concrete masonry unit and wood framed structure on a concrete slab-on-grade foundation with a metal roof. There are four restrooms with showers. The building has a propane fired HVAC unit and an 80 gallon water heater located in the plumbing chase/ janitor's room. The facility is located at the top of the Horsethief Gulch campground loop.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$32,200****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 0513ADA1****Construction Cost \$30,000**

The Americans with Disabilities Act (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 Comfort Station 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 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. 750 square feet of concrete was used for this estimate. It is recommended that this project coincide with the paving project.

**WATER HEATER REPLACEMENT****Project Index #: 0513PLM1****Construction Cost \$2,200**

There is an 80 gallon electric water heater in the building. The bottom of the water heater is rusted, due to leaking water from the inner tank, the water heater should be replaced immediately. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$1,400****Necessary - Not Yet Critical****Two to Four Years****JANITORS CLOSET REPAIRS****Project Index #: 0513INT3****Construction Cost \$1,400**

The mop sinks in the plumbing chase are mounted adjacent to CMU and are 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.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$5,980****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0513EXT2****Construction Cost \$2,990**

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 units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0513INT2  
Construction Cost \$2,990

## INTERIOR FINISHES

It is recommended to repair and seal the interior concrete block walls at least once in 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.

## BUILDING INFORMATION:

Gross Area (square feet): 299  
Year Constructed: 2000  
Exterior Finish 1: 100 # Concrete Masonry U  
Exterior Finish 2: #  
Number of Levels (Floors): 1 Basement? No  
IBC Occupancy Type 1: 100 # B  
IBC Occupancy Type 2: #  
Construction Type: Concrete Masonry & Wood  
IBC Construction Type: V-B  
Percent Fire Suppressed: 0 #

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$32,200	Project Construction Cost per Square Foot:	\$132.37
Priority Class 2:	\$1,400	Total Facility Replacement Construction Cost:	\$120,000
Priority Class 3:	\$5,980	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$39,580	FCNI:	33%

## 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

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

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

## REPORT DEVELOPMENT:

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





Spring Valley State Park Site - Site #9943  
Description: Boat ramp, shade ramadas and boat dock.



CXT Comfort Station #2 - Building #3726  
Description: Exterior elevation.



Park Headquarters Carport - Building #2920  
Description: Exterior elevation.



Hammond Cabin - Building #2267  
Description: Exterior elevation.





Historic Stone Cabin - Building #2266  
Description: Exterior finishes.



New Well/ Pump House - Building #2262  
Description: Exterior elevation.



Park Headquarters Supply Room - Building #1220  
Description: Exterior finishes.



Park Headquarters Shop/ Garage - Building #1218  
Description: Exterior finishes.





Timber Horse Barn - Building #1180  
Description: Exterior finishes.



Comfort Station #1 - Building #1177  
Description: Deteriorated and non-compliant ADA Parking Space.





Campground Storage #1 - Building #0528  
Description: Exterior finishes.



Park Ranger Residence - Building #0525  
Description: Exterior finishes.