



DEPT OF CONSERVATION AND NATURAL RESOURCES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

SOUTH REGION

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9944 - KERSHAW-RYAN STATE PARK SITE
300 KERSHAW CANYON RD
CALIENTE, NV 89008-
LINCOLN COUNTY

SURVEY DATE: 03/05/2024



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*The **FCA PROGRAM**, established by the State Public Works Division (SPWD), fulfills oversight responsibilities under NRS 341.128 (periodically inspect state-owned institutions) and NRS 331.110 (inventory of state property).*

*The **Property Portfolio Review** is a two-part evaluation offering an assessment of a property's condition and prioritized project recommendations with preliminary cost estimates.*

INTRODUCTION

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

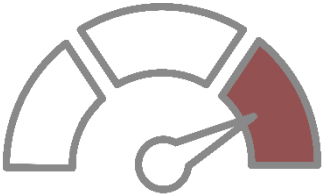
Projects are prioritized by urgency and address the most pressing needs effectively:

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

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



Disclaimer: Observations are limited to **accessible areas** and conditions present during the survey.
Accurate Forecasting: Updated estimates must be obtained that include soft costs and professional evaluations.



PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION

KERSHAW-RYAN STATE PARK SITE



\$260,000

PRIORITY 1
0 - 2 years



REINSTATED ADA - 12/31/2025 9944-ADA-1: ADA UPGRADES

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The upper area of the park including the Group Use Ramada Upper, wading pool and children's playground should be accessible to comply with ADA regulations. A hard-surfaced parking area with an adjacent passenger loading zone should be installed near the Ramada, including compliant signage and striping. A compliant path of travel should be provided from the ADA parking space to the ramada, wading pool and playground. The path will likely include several

accessible ramps. IBC 2012, ICC/ANSI A117.1 - 2009 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2010 were referenced for this project.

KERSHAW-RYAN STATE PARK SITE



\$10,000

PRIORITY 1
0 - 2 years

REINSTATED ADA - 12/31/2025 9944-ADA-3: INSTALL HANDRAILS

The existing stone and concrete stairs which connect the access road to Group Use Ramada Upper are missing handrails. The 2024 International Building Code (IBC) Chapter 10 Section 1011.11 states that stairways shall have handrails on each side. This project would provide for 1-1/2 inch diameter steel handrails, one on each side of the stairway to meet the 2024 IBC code requirements. Painting of the handrails is included in this estimate.

COMFORT STATION #1 - UPPER



\$ 6,400

PRIORITY 1
0 - 2 years



REINSTATED ADA - 12/30/2025
0552-ADA-1: ADA PARKING UPGRADE

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. There is a designated ADA parking space which does not meet the intent of the code. This project provides funding to bring the existing ADA parking space up to code including a concrete parking stall and loading zone, updated signage, striping and any other necessary upgrades. International Building Code (IBC) 2024, ICC/ANSI A117.1 - 2009 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) were referenced for this project.

KERSHAW-RYAN STATE PARK SITE



\$ 5,000

PRIORITY 1
0 - 2 years



NEW SITE ISSUES - 1/2/2026

9944-SIT-4: COMBUSTIBLE FUELS REDUCTION

The site is generally in very good condition. However, there is combustible debris that is accumulating around the buildings on the site including wind blown debris, rabbit brush and shrubbery that is invading each building's defensible space. To enhance wildfire resilience and comply with best practices, it is recommended to establish and maintain a defensible space around all structures. This includes creating an Immediate Zone (0-5 feet) that is completely free of combustible materials, using non-flammable landscaping near the building. The Intermediate Zone (5-30 feet) should feature

well-spaced, healthy vegetation, with regular removal of dead plants and debris to maintain a lean, clean, and green environment. Beyond this, the Extended Zone (30-100 feet) should be managed by thinning dense vegetation, eliminating ladder fuels, and reducing continuous tree canopies to slow fire spread. Implementing these measures will significantly reduce wildfire risk and protect property and lives.

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GROUP USE RAMADA - LOWER



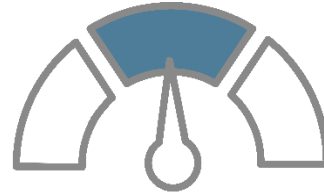
\$ 2,500

PRIORITY 1
0 - 2 years



NEW ADA - 12/30/2025
0527-ADA-2: ADA IMPROVEMENT

The sidewalk providing access to the structure does not have a proper transition to the building concrete slab. The ADAAG (Americans with Disabilities Act Accessibility Guidelines) does not allow greater than 1/4" of a level changes. The sidewalk slab appears to have settled on one side creating a level change much greater than 1/4". This project recommends the removal and replacement of the sidewalk transition to the building slab to correct this issue.



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

KERSHAW-RYAN STATE PARK SITE



\$360,000

PRIORITY 2
2 - 4 years



DEFERRED SITE ISSUES - 4/23/2024

9944-SIT-3: CRACK FILL & SEAL ASPHALT PAVING

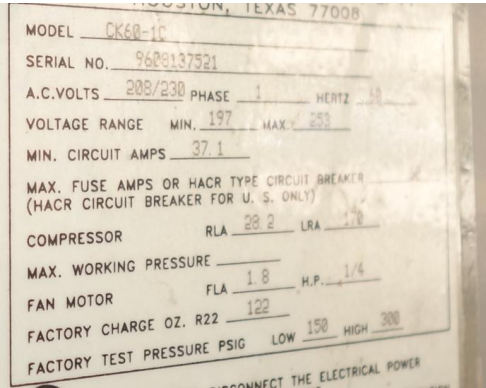
It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the pavement site wide including the access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 200,000 square feet of asphalt was used to generate this estimate. It is recommended for this project to coincide with the ADA Parking Space project.

PARK RESIDENCE



\$20,000

PRIORITY 2
2 - 4 years



REINSTATED HVAC - 12/30/2025
2252-HVA-1: HVAC EQUIPMENT REPLACEMENT

The building is heated by a propane-fired heater and cooled with an air conditioner (split system). It is original to the building and is reaching the end of its useful life. This project provides for the disposal of the existing split system and the replacement with a new split system, and includes all connections to the utilities.

GROUP USE RAMADA - UPPER



\$ 4,500

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 12/30/2025 0549-EXT-2: EFFLORESCENCE REMOVAL

The efflorescence on the CMU block is unsightly and detracts from the architectural appearance of the structure. This project involves the removal of existing efflorescence from exposed CMU block surfaces and the application of a protective sealer to prevent future occurrences. The work will include cleaning the affected areas using appropriate methods such as dry brushing, water rinsing, and, if necessary, a diluted acid wash to eliminate all visible salt deposits. After thorough cleaning and surface preparation, a breathable, water-repellent masonry sealer will be applied to the CMU blocks to

reduce moisture penetration while allowing vapor transmission. The goal is to restore the aesthetic appearance of the masonry and enhance its durability by minimizing future efflorescence formation.

COMFORT STATION #1 - UPPER



\$ 4,500

**PRIORITY 2
2 - 4 years**



**REINSTATED ENERGY SAVINGS - 12/30/2025
0552-ENR-1: LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade the 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. Electrical wiring upgrades are not included in this estimate.

GROUP USE RAMADA - LOWER



\$ 4,500

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 12/30/2025 0527-EXT-2: EFFLORESCENCE REMOVAL

The efflorescence on the CMU block is unsightly and detracts from the architectural appearance of the structure. This project involves the removal of existing efflorescence from exposed CMU block surfaces and the application of a protective sealer to prevent future occurrences. The work will include cleaning the affected areas using appropriate methods such as dry brushing, water rinsing, and, if necessary, a diluted acid wash to eliminate all visible salt deposits. After thorough cleaning and surface preparation, a breathable, water-repellent masonry sealer will be applied to the CMU blocks to

reduce moisture penetration while allowing vapor transmission. The goal is to restore the aesthetic appearance of the masonry and enhance its durability by minimizing future efflorescence formation.

CCC RESTROOM



\$ 3,500

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 12/30/2025
0553-EXT-1: HISTORIC BUILDING MAINTENANCE

The structure is made of unreinforced stone masonry. It is over 82 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 and requires 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.

GARDEN SHED



\$ 1,200

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 12/30/2025
2929-EXT-2: EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding and staining. It is recommended that the building be painted in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

PARK RESIDENCE



\$12,700

**PRIORITY 3
4 - 10 years**



**NEW BUILDING EXTERIOR - 12/30/2025
2252-EXT-4: EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

COMFORT STATION #2 - LOWER



\$10,240

**PRIORITY 3
4 - 10 years**



**NEW BUILDING EXTERIOR - 12/30/2025
2934-EXT-1: EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost 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 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PARK MAINTENANCE BUILDING



\$ 9,000

**PRIORITY 3
4 - 10 years**



REINSTATED BUILDING EXTERIOR - 12/31/2025

3702-EXT-1: EXTERIOR FINISHES

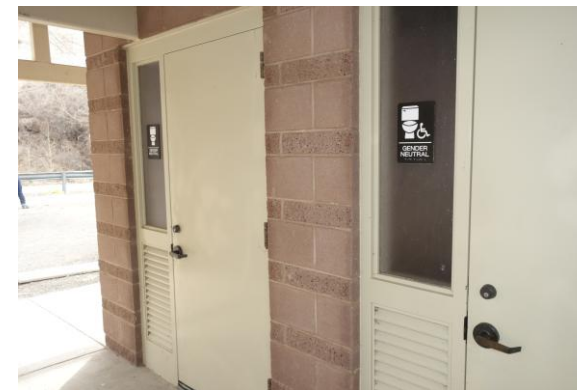
The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming, painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 9 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

COMFORT STATION #1 - UPPER



\$ 4,500

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 12/30/2025

0552-EXT-2: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost 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 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ENTRANCE FEE STATION



\$ 2,500

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 12/31/2025

3715-EXT-1: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost 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 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ENTRANCE FEE STATION



\$ 2,500

**PRIORITY 3
4 - 10 years**



**NEW BUILDING INTERIOR - 1/2/2026
3715-INT-1: INTERIOR FINISHES**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 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.

BRICK PUMP HOUSE



\$ 1,500

**PRIORITY 3
4 - 10 years**



**NEW BUILDING EXTERIOR - 12/30/2025
0529-EXT-2: EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost 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 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PUMP HOUSE



\$ 1,080

**PRIORITY 3
4 - 10 years**



NEW BUILDING EXTERIOR - 12/31/2025

3716-EXT-1: EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

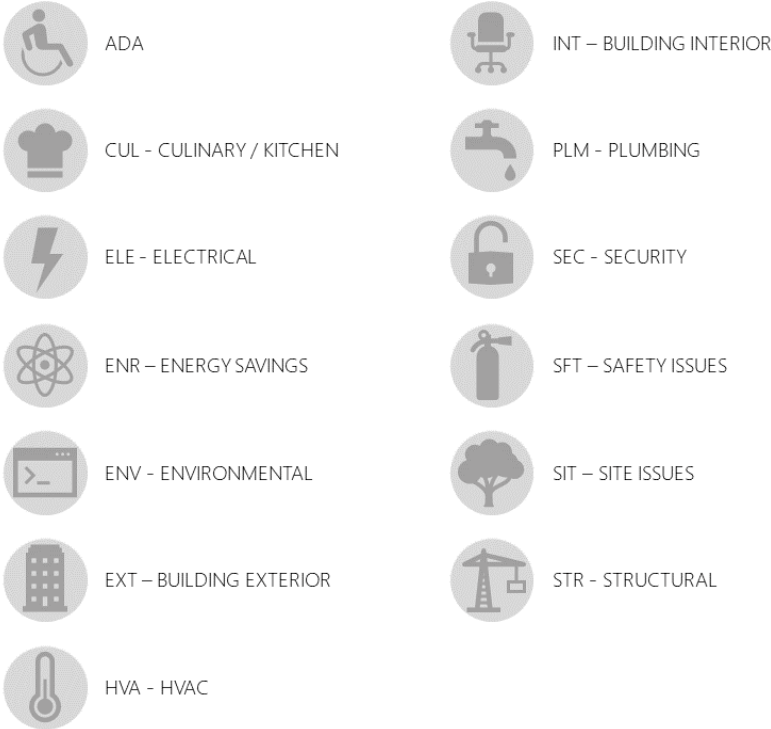
APPENDIX A – BUILDING MANAGEMENT CATEGORIES

BUILDING SYSTEMS

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

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>
Example: **9999ADA1** and **9999HVA2**

FIGURE 3.



APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	4/20/2026	Initial.