



STATE OF NEVADA
STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:

DEPT OF TOURISM & CULTURAL AFFAIRS
MUSEUMS & HISTORY
MUSEUMS
LOSTCITY

SITE #: 9964 LOST CITY MUSEUM SITE
721 S MOAPA VALLEY BLVD
OVERTON, NV 89040-



Survey Date: 2/7/2023
Distribution Date: 8/15/2023

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FACILITY CONDITION ASSESSMENT INTRODUCTION

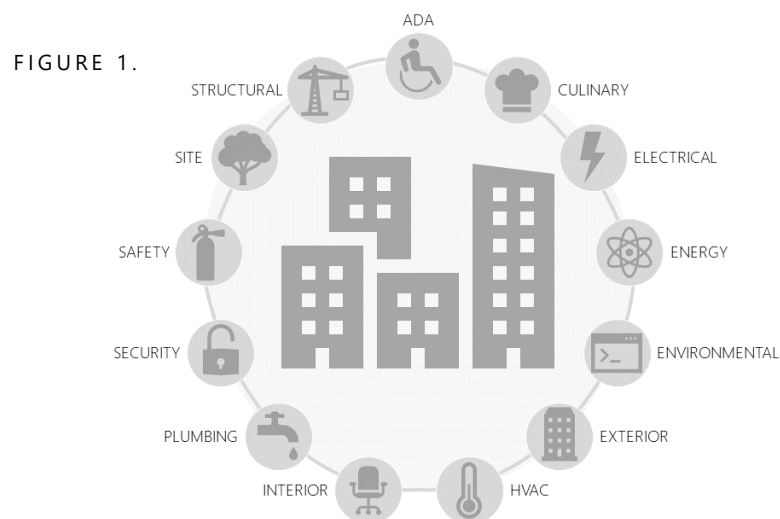
PROGRAM

Created under the authority of NRS 341.128. (Legislature, 2022). The State Public Works Division's (SPWD) Facility Condition Assessment (FCA) program periodically inspects all state-owned buildings excluding those owned by the Nevada System of Higher Education (NSHE). Additionally, Nevada Department of Transportation (NDOT) and Legislature buildings are assessed by their own agencies. SPWD FCA personnel conduct interviews with site staff, review documents, and perform walk-throughs to assess the physical condition of the building's components and systems. The outcome of the assessment is a report of the overall site condition and infrastructure findings for the site and building(s) located on the site. The Legislative Commission will be notified if there are any serious concerns reported.

REPORT

The purpose of the report is to provide a documentary framework to assist the agency and SPWD in optimizing and maintaining the physical condition of the state's building portfolio; develop capital budgets and prioritize resources. Agencies may find it helpful in calculating funding required to meet future budgetary needs. Additionally, it augments SPWDs Capital Improvement Program's (CIP) planning phase.

Projects are identified and categorized under the building management systems listed below (Figure 1.) and assigned a priority (Figure 2.)



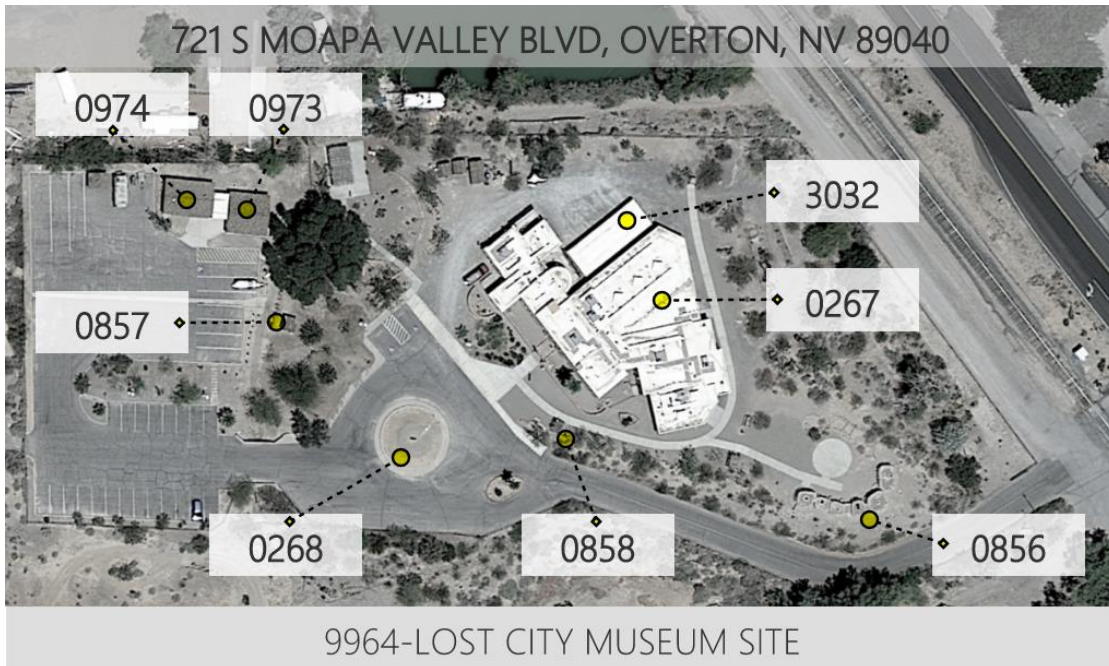
The appendices provide supplementary material for a more comprehensive understanding of priority categorization, cost estimates and facility management standards.

APPENDIX A	PROJECT IDENTIFICATION (ID) CATEGORIES
APPENDIX B	MAINTENANCE PROJECTS AND COST ESTIMATES
APPENDIX C	FACILITY CONDITION INDEX
APPENDIX D	PROJECT PRIORITY CLASSIFICATIONS
APPENDIX E	REFERENCES
APPENDIX F	REPORT DISTRIBUTION
APPENDIX G	FCA TEAM CONTACT INFORMATION

DISCLAIMER

1. The report was prepared by the SPWD under the authority of [NRS 341.128](#) for use as a planning resource.
2. The report does not guarantee funding and should not be used for budgetary purposes.
3. Qualified individuals should develop the overall project's budget estimate and scope.
4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).
7. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.

SITE MAP



BLDG #	NAME	YR BUILT	SQ FT
9964	LOST CITY MUSEUM SITE	1935	
3032	MUSEUM CARPORT	0	1000
0974	LOST CITY STORAGE BUILDING	1991	580
0973	LOST CITY MUSEUM WORKSHOP	1989	580
0858	LOST CITY MUSEUM RAMADA	1935	130
0857	LOST CITY PUMP HOUSE	1935	64
0856	LOST CITY OUTDOOR EXHIBIT	1935	740
0268	LOST CITY MUSEUM PIT HOUSE		400
0267	LOST CITY MUSEUM	1935	22434

FACILITY CONDITION INDEX (FCI)

GRAPH



FCI is the total cost of necessary building repairs and renewal divided by the current cost of replacing the building. Each building's FCI score reflects the current condition of the building: *good*, *fair*, *poor*, or *critical*. It is normal to see buildings in all stages of condition.

The graph on the left shows the FCI for each building at the LOST CITY MUSEUM SITE.

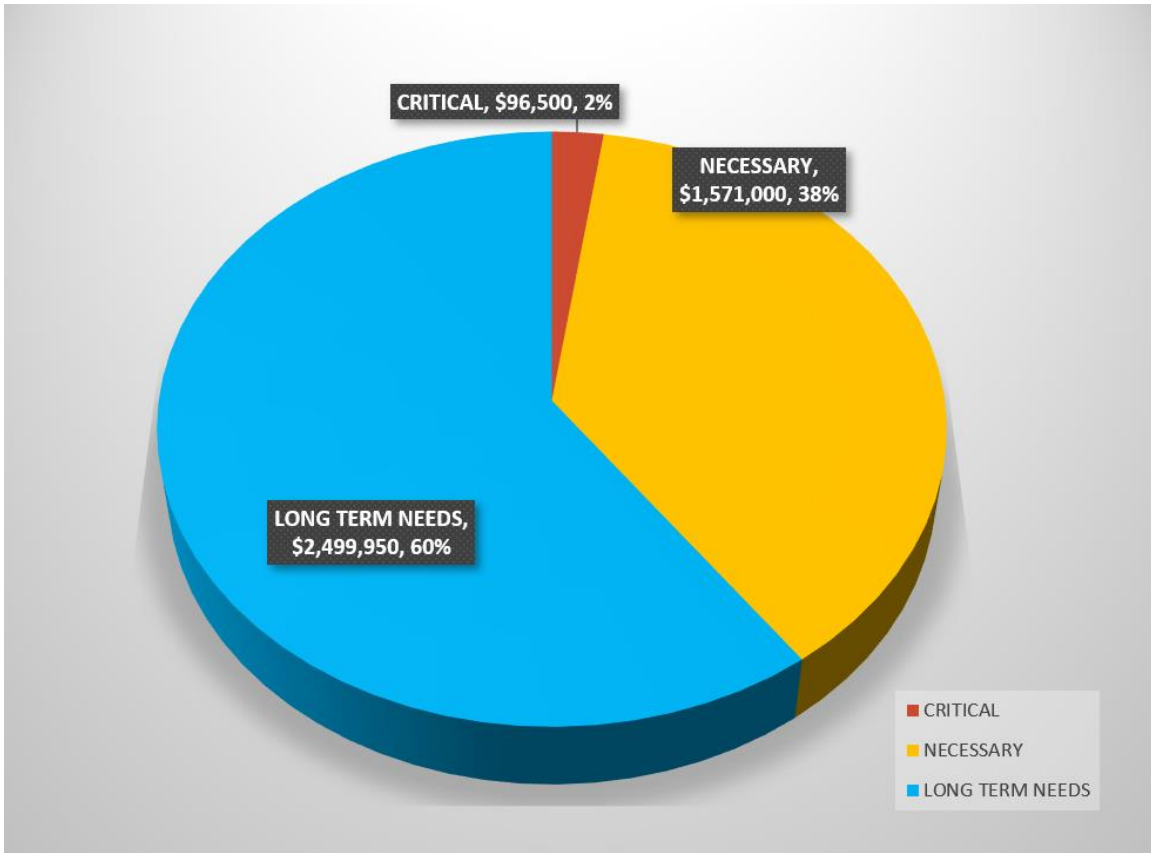
The percentages shown in the graph to the left were calculated using the figures in the report below.

DATA

SITE #: 9964

SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	PRIORITY CLASSES			PR CLASS	COST TO REPLACE	FCI
					CRITICAL (1) COST	NECESSARY (2) COST	LONG TERM (3) COST			
2/7/2023	0856	LOST CITY OUTDOOR EXHIBIT	1935	740	\$0	\$0	\$0	\$296,000		
2/7/2023	0268	LOST CITY MUSEUM PIT HOUSE		400	\$0	\$0	\$0	\$200,000		
2/7/2023	9964	LOST CITY MUSEUM SITE	1935		\$7,500	\$1,115,800	\$0	\$1,123,300	0%	
2/7/2023	0858	LOST CITY MUSEUM RAMADA	1935	130	\$0	\$0	\$650	\$650	\$25,000	3%
2/7/2023	0857	LOST CITY PUMP HOUSE	1935	64	\$0	\$0	\$1,500	\$1,500	\$25,000	6%
2/7/2023	0267	LOST CITY MUSEUM	1935	22434	\$88,500	\$358,100	\$822,400	\$1,269,000	\$13,460,400	9%
2/7/2023	3032	MUSEUM CARPORT	0	1000	\$0	\$0	\$5,000	\$5,000	\$40,000	13%
2/7/2023	0973	LOST CITY MUSEUM WORKSHOP	1989	580	\$500	\$47,300	\$2,900	\$50,700	\$203,000	25%
2/7/2023	0974	LOST CITY STORAGE BUILDING	1991	580	\$0	\$49,800	\$0	\$49,800	\$174,000	29%
			TOTALS:	25,928	\$96,500	\$1,571,000	\$832,450	\$2,499,950	\$14,423,400	17%

COST BREAKDOWN BY PRIORITY



The percentages shown in the chart above were calculated using the figures in the PROJECTS BY PRIORITY section listed below. The chart above represents costs for the entire site.

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate – 2
2	Necessary – Not Yet Critical	2 – 4
3	Long Term Needs	4 – 10

PROJECTS BY PRIORITY

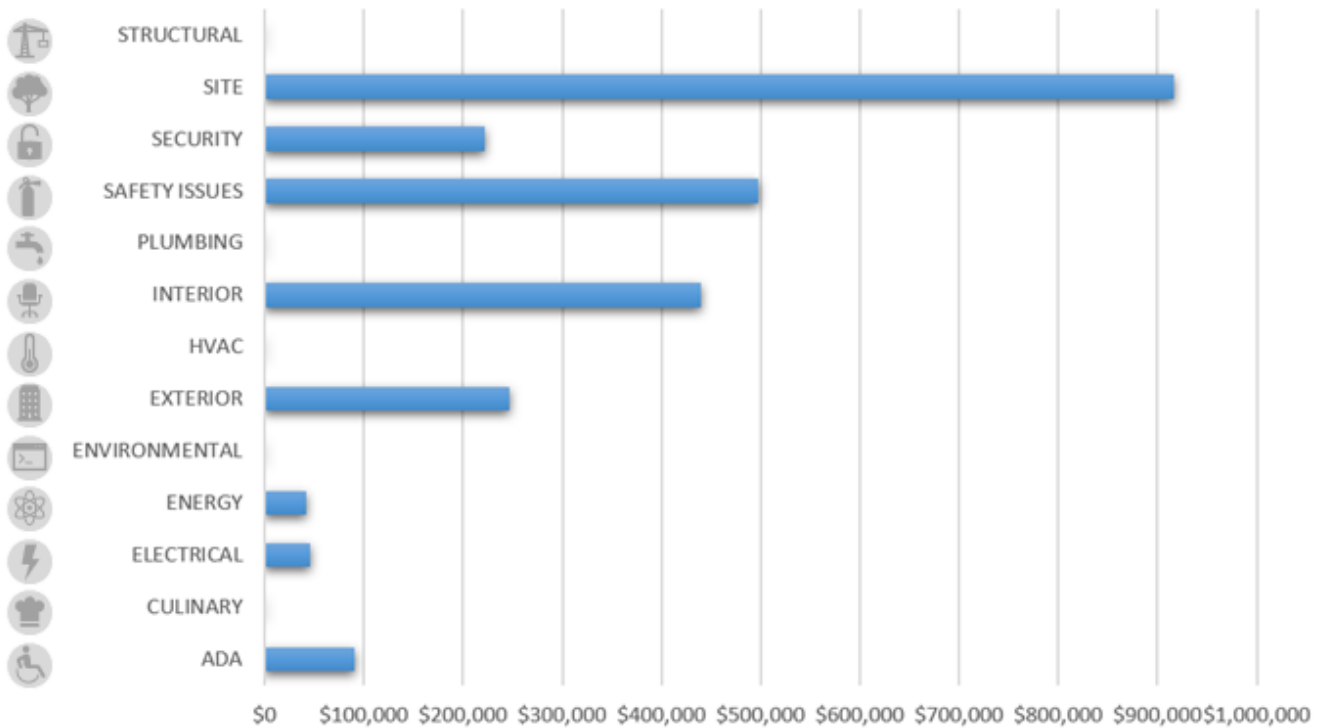
PRIORITY 1 – CURRENTLY CRITICAL			
BLDG #	PROJECT #	DESC	COST
0267	0267ADA2	ASSISTED LISTENING SYSTEM INSTALLATION	80,000.00
0267	0267ADA3	ADA DRINKING FOUNTAIN INSTALLATION	3,500.00
0267	0267EXT10	ROOF LEAK REPAIRS	1,500.00
0267	0267EXT7	FRONT ENTRY DOOR REPAIRS	3,500.00
0973	0973ELE1	WIRING CLEANUP	500.00
9964	9964ADA2	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	7,500.00
			\$96,500.00
PRIORITY 2 – NECESSARY, NOT YET CRITICAL			
BLDG #	PROJECT #	DESC	COST
0267	0267ELE3	EXHIBIT LIGHTING UPGRADE	40,000.00
0267	0267ENR3	WINDOW REPLACEMENT	42,500.00
0267	0267INT4	INTERIOR REMODEL	268,100.00
0267	0267SIT1	ELECTRICAL SERVICE GATE REPLACEMENT	7,500.00
0973	0973ELE2	ELECTRICAL PANEL UPGRADE	5,000.00
0973	0973EXT1	EXTERIOR FINISHES	11,600.00
0973	0973EXT3	EXTERIOR SIDING REPLACEMENT	23,200.00
0973	0973EXT4	EXTERIOR DOOR REPLACEMENT	2,500.00
0973	0973EXT5	WINDOW REPLACEMENT	5,000.00
0974	0974EXT1	EXTERIOR FINISHES	11,600.00
0974	0974EXT3	EXTERIOR SIDING REPLACEMENT	23,200.00
0974	0974SIT1	REGRADE BUILDING PERIMETER	15,000.00
9964	9964SEC1	EXTERIOR SITE LIGHTING INSTALLATION & UPGRADE	221,400.00
9964	9964SIT1	SLURRY SEAL ASPHALT PAVING	42,000.00
9964	9964SIT5	ENTRY GATE REPLACEMENT	133,000.00
9964	9964SIT6	SITE DRAINAGE IMPROVEMENT	719,400.00
			\$1,571,000.00
PRIORITY 3 – LONG TERM NEEDS			
BLDG #	PROJECT #	DESC	COST
0267	0267EXT5	EXTERIOR FINISHES	157,000.00
0267	0267INT1	INTERIOR FINISHES	168,300.00
0267	0267SFT3	FIRE SUPPRESSION SYSTEM INSTALLATION	497,100.00
0857	0857EXT4	EXTERIOR FINISHES	1,500.00
0858	0858EXT2	EXTERIOR FINISHES	650.00
0973	0973INT1	INTERIOR FINISHES	2,900.00
3032	3032EXT1	EXTERIOR FINISHES	5,000.00
			\$832,450.00
		GRAND TOTAL	\$2,499,950.00

CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

DISCLAIMER

- 7. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.

PROJECT COSTS BY BUILDING CATEGORIES



9964 LOST CITY MUSEUM SITE

The Lost City Museum was built by the National Park Service to exhibit artifacts that were being excavated from Pueblo Grande de Nevada. These Anasazi Indian sites were being threatened by the waters of Lake Mead as it backed up behind the newly built Hoover Dam. Eventually, when the lake was filled to capacity, about five miles of sites had been inundated or undercut by the water.

The Civilian Conservation Corps assisted in the excavation of the sites and the construction of the museum building. The building was constructed of sun-dried adobe brick in a pueblo-revival architecture style.

There are 8 structures on site along with an upper and lower paved parking area both of which have ADA accessible parking and loading zones. There is a picnic area and shade Ramada in the lower portion of the site which is also ADA accessible. The Lost City Museum site is well maintained. Please note that some buildings on this site have historic significance. Per NRS 383 and the National Historic Preservation Act (Section 106), an agency must consider the effects of their project upon historic resources. If a building or structure is over 50 years of age, the agency must have qualified personnel assess the property and submit their findings to the Nevada State Historic Preservation Office, for their review, prior to the start of a project.



PRIORITY CLASS 1 PROJECTS

TOTAL CONSTRUCTION COST, PRIORITY 1 :\$7,500.00

9964 LOST CITY MUSEUM SITE
PROJECT ID: 9964-ADA-2
CONST COST: \$7,500

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

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

This project or a portion thereof was previously recommended in the FCA report dated 11/04/2009 and 01/29/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2023.



PRIORITY CLASS 2 PROJECTS

TOTAL CONSTRUCTION COST, PRIORITY 2 :

\$1,115,800.00

9964 LOST CITY MUSEUM SITE
PROJECT ID: 9964-SIT-5
CONST COST: \$133,000

ENTRY GATE REPLACEMENT

The site entry gate is a failing chain link manual gate with a chain and padlock. It is unsightly and does not give a positive first impression of the museum and grounds. This project would provide for the design and installation of a powered entry gate. Included in this project are trenching, access control, power and communication.



9964 LOST CITY MUSEUM SITE
PROJECT ID: 9964-SEC-1
CONST COST: \$221,400

EXTERIOR SITE LIGHTING INSTALLATION & UPGRADE

The site has minimal site lighting in the parking lots and between the buildings, which is a security and safety concern. This project would provide for the installation of 16 LED light poles with concrete bases and upgrade the existing site lighting fixtures to LED. Trenching and electrical are included in this project. This project or a portion thereof was previously recommended in the FCA report dated 11/04/2009 and 01/29/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2023.



9964 LOST CITY MUSEUM SITE
PROJECT ID: 9964-SIT-6
CONST COST: \$719,400

SITE DRAINAGE IMPROVEMENT

The site has a drainage problem on the north side of the site between the lower parking lot and the Museum. Site drainage from the lower parking lot was historically directed towards a Muddy Valley Irrigation Company (MVIC) irrigation ditch that crosses the property and which satisfactorily drained property for several decades. In 2017, the MVIC replaced the open water ditch with a water pipeline and filled in the irrigation ditch. Filling the ditch has caused flooding in the Workshop and Storage buildings during heavy rain events. This project scope follows the estimate created in 2021 under CIP project 21203. Included in this scope is regrade & replace the lower parking lot, adjust drainage grades around the Workshop and Storage buildings, construct retention basin, install storm drain and miscellaneous site and landscape repairs.



9964 **LOST CITY MUSEUM SITE**
PROJECT ID: **9964-SIT-1**
CONST COST: **\$42,000**

SLURRY SEAL ASPHALT PAVING

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5-year cyclical basis to maintain the integrity of the paving and prevent premature failure. 41,156 square feet of asphalt area was used to generate this estimate.



PROJECT COST SUMMARY FOR:

9964 LOST CITY MUSEUM SITE

PRIORITY CLASS 1:	\$7,500.00
PRIORITY CLASS 2:	\$1,115,800.00
PRIORITY CLASS 3:	\$0.00
GRAND TOTAL:	\$1,123,300.00

3032 MUSEUM CARPORT

WOOD POST & BEAM CONSTRUCTION

IBC CONS TYPE: V-B	YEAR: 2000
IBC OCC TYPE 1: 0% U	SQ FT: 1,000
IBC OCC TYPE 2: 0%	LEVEL(s): 1
EXT FINISH 1 : 100% Post & Beam / Open	BSMT?: No
EXT FINISH 2 : 0%	FIRE SUPP: 0 %

The Museum Carport is a wood post and beam structure with a single-ply roofing system. The roof was replaced in 2014. It is located along the north side of the museum and is in good shape.



PRIORITY CLASS 3 PROJECTS

TOTAL CONSTRUCTION COST, PRIORITY 3 : \$5,000.00

3032 MUSEUM CARPORT
PROJECT ID: 3032-EXT-1
CONST COST: \$5,000

EXTERIOR FINISHES

The exterior finishes are in good condition. 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 is scheduled on a cyclical basis to maintain the integrity of the structure.



PROJECT COST SUMMARY FOR:

3032 MUSEUM CARPORT

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$5,000.00
GRAND TOTAL:	\$5,000.00

PROJECT COST PER SQ FT:	\$5.00
TOTAL FRC:	\$40,000.00
FRC PER SQ FT:	\$40.00
FCI:	12.50%

0974 LOST CITY STORAGE BUILDING

WOOD FRAMING

IBC CONS TYPE: V-B	YEAR: 1991
IBC OCC TYPE 1: 100% S-2	SQ FT: 580
IBC OCC TYPE 2: %	LEVEL(s): 1
EXT FINISH 1 : 100% Painted Wood Siding	BSMT?: No
EXT FINISH 2 : %	FIRE SUPP: 0 %

The Lost City Storage Building is a wood framed structure with an asphalt composition roofing system on a concrete foundation.

The roofing system was replaced in 2014.



PRIORITY CLASS 2 PROJECTS

TOTAL CONSTRUCTION COST, PRIORITY 2 : \$49,800.00

0974 **LOST CITY STORAGE BUILDING**
PROJECT ID: **0974-EXT-1**
CONST COST: **\$11,600**

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, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 4 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

This project should be implemented concurrently with the Exterior Siding Replacement project.



0974 **LOST CITY STORAGE BUILDING**
PROJECT ID: **0974-EXT-3**
CONST COST: **\$23,200**

EXTERIOR SIDING REPLACEMENT

The building has a painted masonite siding that is due for replacement. The existing siding is in poor condition and will no longer hold paint. This project recommends removing the masonite siding and replacing it with T1-11 panels finished with an oil-based stain.

This project should be implemented concurrently with the Exterior Finishes project. This project or a portion thereof was previously recommended in the FCA report dated 11/04/2009 and 01/29/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2023.



0974 LOST CITY STORAGE BUILDING
PROJECT ID: 0974-SIT-1
CONST COST: \$15,000

REGRADE BUILDING PERIMETER

There are continuous locations on the building perimeter where soils are in contact with wood and siding materials. 2018 IBC Section 2304.12 Protection Against Decay and Termites requires a minimum of 8" clearance between the earth and wood structural members. This project provides for the removal of excess soil and to provide the required soil clearances.



PROJECT COST SUMMARY FOR:

0974 LOST CITY STORAGE BUILDING

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$49,800.00
PRIORITY CLASS 3:	\$0.00
GRAND TOTAL:	\$49,800.00

PROJECT COST PER SQ FT:	\$85.86
TOTAL FRC:	\$174,000.00
FRC PER SQ FT:	\$300.00
FCI:	28.62%

0973 LOST CITY MUSEUM WORKSHOP

WOOD FRAMING

IBC CONS TYPE: V-B	YEAR: 1989
IBC OCC TYPE 1: 100% F-2	SQ FT: 580
IBC OCC TYPE 2: %	LEVEL(s): 1
EXT FINISH 1 : 100% Painted Wood Siding	BSMT?: No
EXT FINISH 2 : %	FIRE SUPP: 0 %

The Lost City Museum Workshop is a wood framed structure with an asphalt composition roofing system on a concrete foundation. The roofing system was replaced in 2014. There is a wood working area with a dust extraction system which is in good working order.



PRIORITY CLASS 1 PROJECTS

TOTAL CONSTRUCTION COST, PRIORITY 1 :\$500.00

0973 **LOST CITY MUSEUM WORKSHOP**
PROJECT ID: **0973-ELE-1**
CONST COST: **\$500**

WIRING CLEANUP

The wiring in the breezeway between the Workshop and Storage building has exposed non-metallic sheathed (NM or tradename Romex) wiring. This creates a safety issue. This project would provide for replacing the exposed electrical wiring with an alternate wiring method compliant with NEC 2017.



PRIORITY CLASS 2 PROJECTS

TOTAL CONSTRUCTION COST, PRIORITY 2 : \$47,300.00

0973 LOST CITY MUSEUM WORKSHOP
PROJECT ID: 0973-ELE-2
CONST COST: \$5,000

ELECTRICAL PANEL UPGRADE

The electrical panel at this facility is recognized as a potential hazard. Sylvania Zinsco and Federal Pacific Stab-Loc panels were part of a recall and should be replaced. This project would provide funding for the removal and replacement of the Zinsco electrical panel.



0973 LOST CITY MUSEUM WORKSHOP
PROJECT ID: 0973-EXT-4
CONST COST: \$2,500

EXTERIOR DOOR REPLACEMENT

One of the two exterior wood man doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate. This project or a portion thereof was previously recommended in the FCA reports dated 01/29/2023. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2023.



0973 **LOST CITY MUSEUM WORKSHOP**
PROJECT ID: **0973-EXT-1**
CONST COST: **\$11,600**

EXTERIOR FINISHES

The exterior finishes were in very 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, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 4 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

This project should be implemented concurrently with the Exterior Siding Replacement project.



0973 **LOST CITY MUSEUM WORKSHOP**
PROJECT ID: 0973-EXT-3
CONST COST: \$23,200

EXTERIOR SIDING REPLACEMENT

The shop has a painted masonite siding that is due for replacement. The existing siding is in poor condition and will no longer hold paint. This project recommends removing the masonite siding and replacing it with T1-11 panels finished with an oil-based stain.

This project should be implemented concurrently with the Exterior Finishes project. This project or a portion thereof was previously recommended in the FCA report dated 11/04/2009 and 01/29/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2023.



0973 **LOST CITY MUSEUM WORKSHOP**
PROJECT ID: **0973-EXT-5**
CONST COST: **\$5,000**

WINDOW REPLACEMENT

The windows are original, single 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 3 units. Removal and disposal of the existing windows is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 01/29/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2023.



PRIORITY CLASS 3 PROJECTS

TOTAL CONSTRUCTION COST, PRIORITY 3 : \$2,900.00

0973 LOST CITY MUSEUM WORKSHOP
PROJECT ID: 0973-INT-1
CONST COST: \$2,900

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.



PROJECT COST SUMMARY FOR:

0973 LOST CITY MUSEUM WORKSHOP

PRIORITY CLASS 1:	\$500.00
PRIORITY CLASS 2:	\$47,300.00
PRIORITY CLASS 3:	\$2,900.00
GRAND TOTAL:	\$50,700.00

PROJECT COST PER SQ FT:	\$87.41
TOTAL FRC:	\$203,000.00
FRC PER SQ FT:	\$350.00
FCI:	24.98%

0858 LOST CITY MUSEUM RAMADA

WOOD FRAMING

IBC CONS TYPE: V-B	YEAR: 1935
IBC OCC TYPE 1: 100% U	SQ FT: 130
IBC OCC TYPE 2: %	LEVEL(s): 1
EXT FINISH 1 : 100% Post & Beam / Open	BSMT?: No
EXT FINISH 2 : %	FIRE SUPP: 0 %

The Lost City Museum Ramada is a wood framed structure with adobe style columns and has an ocotillo lath roof for shade. It is located in the picnic area and has an ADA accessible route to parking in the lower parking lot.



PRIORITY CLASS 3 PROJECTS

TOTAL CONSTRUCTION COST, PRIORITY 3 : \$650.00

0858	LOST CITY MUSEUM RAMADA
PROJECT ID:	0858-EXT-2
CONST COST:	\$650

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for repairing the adobe coating, sealing and staining the wood beams and refurbishing the ocatillo branch shade material. It is recommended that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

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



PROJECT COST SUMMARY FOR:

0858 LOST CITY MUSEUM RAMADA

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$650.00
GRAND TOTAL:	\$650.00

PROJECT COST PER SQ FT:	\$5.00
TOTAL FRC:	\$25,000.00
FRC PER SQ FT:	\$192.31
FCI:	2.60%

0857 LOST CITY PUMP HOUSE

ADOBE & WOOD FRAMING

IBC CONS TYPE: V-B	YEAR: 1935
IBC OCC TYPE 1: 100% U	SQ FT: 64
IBC OCC TYPE 2: %	LEVEL(s): 1
EXT FINISH 1 : 100% Adobe	BSMT?: No
EXT FINISH 2 : %	FIRE SUPP: 0 %

The Lost City Pump House is an adobe and wood framed structure with a composition roofing system. The site has been connected to municipal water, so the structure is currently used for storage.



PRIORITY CLASS 3 PROJECTS

TOTAL CONSTRUCTION COST, PRIORITY 3 : \$1,500.00

0857 **LOST CITY PUMP HOUSE**
PROJECT ID: **0857-EXT-4**
CONST COST: **\$1,500**

EXTERIOR FINISHES

The exterior finishes were in good condition with the exception of the roof fascia. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to replace or refinish the roof fascia that is cracked and weathered. Included in the cost is repairing the cracks and applying a new layer of adobe coating over the masonry. It is recommended that the building be repaired in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



PROJECT COST SUMMARY FOR:

0857 LOST CITY PUMP HOUSE

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$1,500.00
GRAND TOTAL:	\$1,500.00

PROJECT COST PER SQ FT:	\$23.44
TOTAL FRC:	\$25,000.00
FRC PER SQ FT:	\$390.63
FCI:	6.00%

0267 LOST CITY MUSEUM

ADOBE STONE & WOOD

IBC CONS TYPE: V-B	YEAR: 1935
IBC OCC TYPE 1: 70% A-3	SQ FT: 22,434
IBC OCC TYPE 2: 30% B	LEVEL(s): 1
EXT FINISH 1 : 60% Adobe	BSMT?: No
EXT FINISH 2 : 40% Painted Stucco / EIFS	FIRE SUPP: 0 %

The Lost City Museum is an old adobe and wood framed structure with a single-ply roofing system on a concrete foundation. The roof membrane was replaced in 2014 and included a 20-year warranty. Building additions and modifications have been added over the years to create more museum exhibit space and provide public restrooms. All restrooms were made accessible in 2023 under 19-M33. The HVAC system is comprised of six heat pump roof top units (RTU's) and one cooling only RTU replaced in 2014 under 13-M30. The west side of the building was originally a residence for the caretaker but has since been converted into office space and storage areas. The back-office areas are in poor condition and will be addressed in this report. The facility has a fire alarm system but is lacking fire suppression.



PRIORITY CLASS 1 PROJECTS

TOTAL CONSTRUCTION COST, PRIORITY 1 :\$88,500.00

0267 LOST CITY MUSEUM
PROJECT ID: 0267-ADA-3
CONST COST: \$3,500

ADA DRINKING FOUNTAIN INSTALLATION

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



0267 LOST CITY MUSEUM
PROJECT ID: 0267-ADA-2
CONST COST: \$80,000

ASSISTED LISTENING SYSTEM INSTALLATION

The Lost City Museum is designed to be a self-guided experience. Many of the exhibits and displays would benefit from a further explanation or clarification, but staffing and budget limitations impact those efforts. This project recommends the installation of a public address type system with a listening system that would activate when the visitor approaches the display or activates a switch. This would greatly enhance the experience and provide compliance with ADA requirements for assistive listening devices for the hearing and visually impaired. Prices quoted are for an infrared system. A radio frequency system may prove more appropriate for this application, and both should be evaluated. This project does include costs for developing the material and recording media for the exhibits. These efforts could



serve as a test program for similar programs at other museums and sites of interest state-wide.

This project or a portion thereof was previously recommended in the FCA reports dated 03/21/2002, 11/04/2009 and 01/29/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2023.

0267 LOST CITY MUSEUM
 PROJECT ID: 0267-EXT-7
 CONST COST: \$3,500

FRONT ENTRY DOOR REPAIRS

The front exterior door is severely weathered, and the door closure appears to be failing. The door is part of the means of egress and accessible path of travel. It is important that this door functions properly. This project would fund the replacement of the door closure, re-finish the door and any additional required maintenance in order to properly function. Also included is the installation of a temporary front door while the current door is being refurbished.



0267 **LOST CITY MUSEUM**
PROJECT ID: **0267E-EXT1-10**
CONST COST: **\$1,500**

ROOF LEAK REPAIRS

There is evidence of roof leaks in proximity to roof penetrations around skylights and HVAC ductwork. The ceiling is stained in multiple areas. Roof repairs or re-caulking roof penetrations are needed. This project would fund the required maintenance and/or roof repairs.



PRIORITY CLASS 2 PROJECTS

TOTAL CONSTRUCTION COST, PRIORITY 2 : \$358,100.00

0267 **LOST CITY MUSEUM**
PROJECT ID: **0267-INT-4**
CONST COST: **\$268,100**

INTERIOR REMODEL

The back office, storage and research areas are old, and these portions of the building need a remodel. The break area counters, and sink are not ADA compliant, flooring is in extremely poor condition and all doors (interior and exterior) are in poor condition and lacking accessible hardware. This project would provide for removal and replacement of the flooring, door(s) and frames, cabinetry, trim and baseboards and other interior finishes and fixtures in need of replacement. Excluded from this project are the restrooms that were recently remodeled under 19-M33. Due to the historical nature of the facility, this project is subject to review and approval from the State Historical Preservation Office.



0267 LOST CITY MUSEUM
PROJECT ID: 0267-SIT-1
CONST COST: \$7,500

ELECTRICAL SERVICE GATE REPLACEMENT

The electrical service entrance screen walls located on the northeast side of the building have access gates that have failed. The gates need to be completely replaced. This project would fund the removal and replacement of these gates.



0267 **LOST CITY MUSEUM**
PROJECT ID: **0267-ELE-3**
CONST COST: **\$40,000**

EXHIBIT LIGHTING UPGRADE

The existing lighting fixtures in the artifact cabinets are older and costly to maintain. Replacement bulbs are as much as \$75.00 each and the Museum's budget cannot support this costly system. This project will upgrade fixtures to an LED display lighting system with lower cost replacement bulbs. Any electrical wiring upgrades are not included in this estimate. This project or a portion thereof was previously recommended in the FCA reports dated 01/29/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2023.



0267 LOST CITY MUSEUM
PROJECT ID: 0267-ENR-3
CONST COST: \$42,500

WINDOW REPLACEMENT

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replication of 17 units including wooden frames to maintain the historic character of the building. Removal and disposal of the existing windows is included in this estimate.

Due to the historical nature of the facility, 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 11/04/2009 and 01/29/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2023.

PRIORITY CLASS 3 PROJECTS

TOTAL CONSTRUCTION COST, PRIORITY 3 : \$822,400.00

0267 LOST CITY MUSEUM
PROJECT ID: 0267-EXT-5
CONST COST: \$157,000

EXTERIOR FINISHES

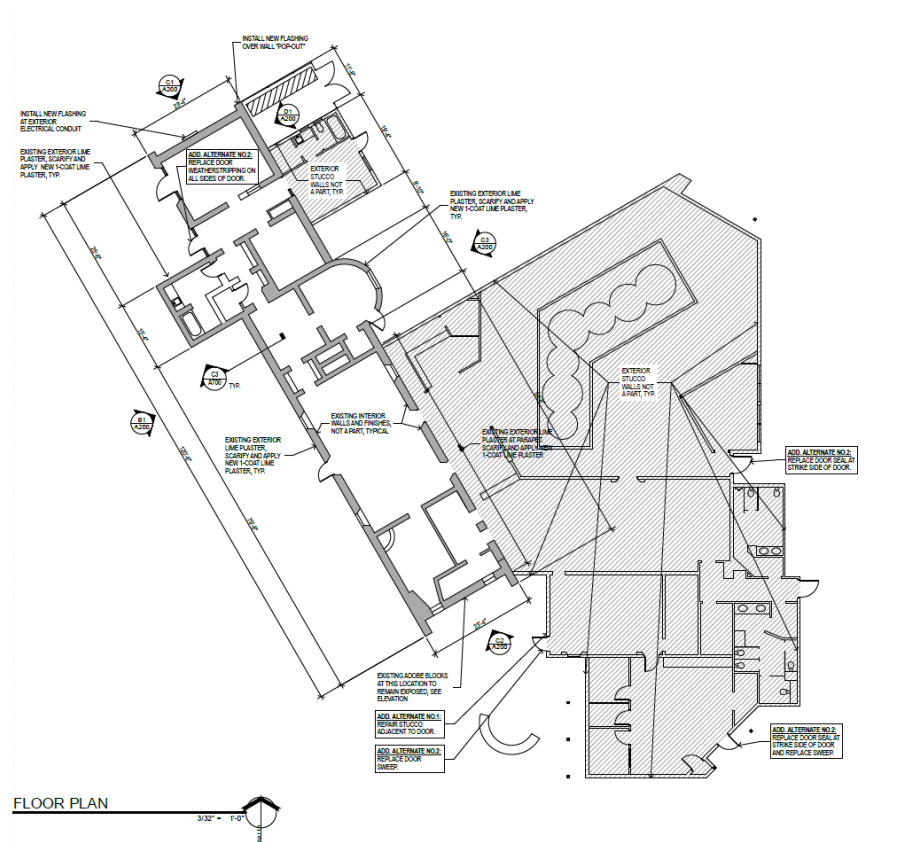
It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing and painting the stucco, patching the adobe and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building finishes be treated in the next 7 - 9 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Due to the historical nature of the facility, this project is subject to review and approval from the State Historical Preservation Office.



0267 LOST CITY MUSEUM
 PROJECT ID: 0267-SFT-3
 CONST COST: \$497,100

FIRE SUPPRESSION SYSTEM INSTALLATION

This building exceeds 12,000/24,000 square feet on a single/all floor(s). Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 1.(c)(1) states, that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an "R" 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 reports dated 01/29/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2023.



0267 LOST CITY MUSEUM
PROJECT ID: 0267-INT-1
CONST COST: \$168,300

INTERIOR FINISHES

The interior finishes in the museum were in fair condition. The office and storage areas will be under a separate project. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. Additional costs are included due to the historic nature of the building and for treating complicated areas such as the wood framing members on the ceiling. An epoxy-based paint should be utilized in wet areas for durability.

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



PROJECT COST SUMMARY FOR:

0267 LOST CITY MUSEUM

PRIORITY CLASS 1:	\$88,500.00	PROJECT COST PER SQ FT:	\$56.57
PRIORITY CLASS 2:	\$358,100.00	TOTAL FRC:	\$13,460,000.00
PRIORITY CLASS 3:	\$822,400.00	FRC PER SQ FT:	\$600.00
GRAND TOTAL:	\$1,269,000.00	FCI:	9.43%

APPENDICES

APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES

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

<SITE #> <BUILDING MANAGEMENT CATEGORY> <ARBITRARY #>
Ex: 9999ADA1
9999HVA2

BUILDING MANAGEMENT CATEGORIES

FIGURE 3.



APPENDIX B – MAINTENANCE PROJECTS AND COST ESTIMATES

DISCLAIMER

4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).

MAINTENANCE PROJECTS

- Electrical
- Plumbing
- HVAC
- Painting or remodeling
- Flooring and asphalt
- Fire Alarm

EXCLUDED

- Furniture
- Program issues
- Space change
- Telecommunications
- Unidentified costs
- Window treatments
- Routine maintenance



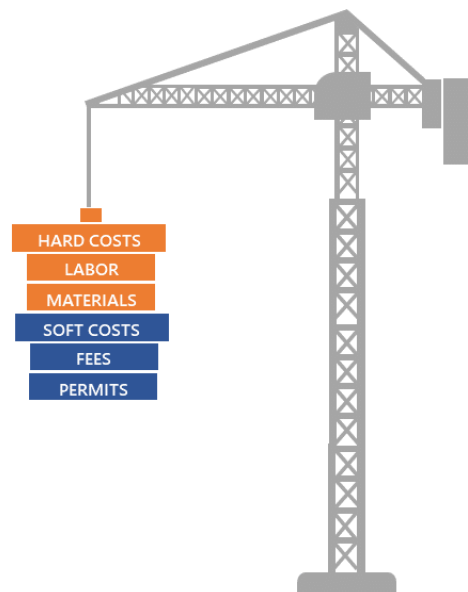
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

- RSMeans Cost Estimating Guide
- Comparable SPWD construction projects
- Contractor pricing, which includes:
 - Labor
 - Location factors
 - Materials
 - Profit
 - Overhead

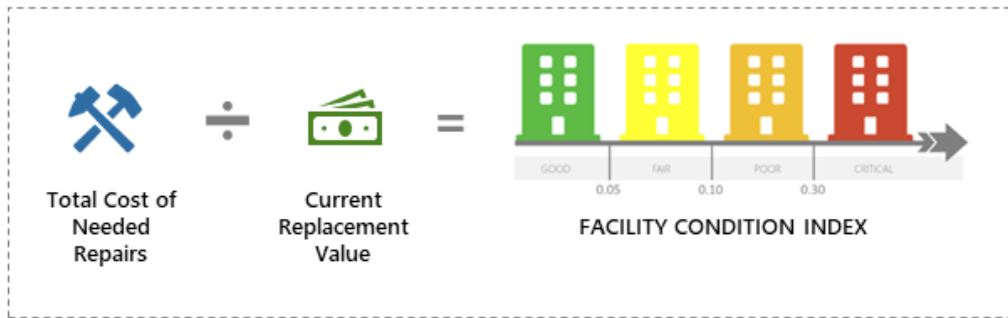
EXCLUDED – (Soft Costs)

- Project design costs, such as:
 - Project design fees
 - Construction management
 - Special testing and inspections
 - Inflation
 - Permit fees



APPENDIX C – FACILITY CONDITION INDEX

The calculation is the total cost of needed building repairs divided by the current cost of replacing the building (Wikipedia, n.d.).



Buildings with an index greater than .50 or 50% are recommended for complete replacement.

EXAMPLE – BUILDING NEEDS THE FOLLOWING REPAIRS:

Priority 1 Currently Critical – Immediate to Two Years




ARC FLASH and ELECTRICAL COORDINATION STUDY	\$	20,000
DOMESTIC WATER BOILER REPLACEMENT		316,700
FIRE ALARM SYSTEM UPGRADE		403,700
SEISMIC GAS SHUT-OFF VALVE INSTALLATION		6,300
TOTAL	\$	746,700

Priority 2 Necessary – Not Yet Critical – Two to Four Years

CULINARY REFRIGERATION REPLACEMENT	\$	800,000
HVAC EQUIPMENT REPLACEMENT		545,800
RESTROOM & SHOWER UPGRADE		605,100
TOTAL	\$	1,950,900

Priority 3 Long Term Needs – Four to Ten Years

EXTERIOR FINISHES	\$	50,000
INTERIOR FINISHES		50,000
FLOORING REPLACEMENT		150,000
• TOTAL	\$	200,000

	GRAND TOTAL COST OF NEEDED REPAIRS	\$	2,897,600
	CURRENT REPLACEMENT VALUE	\$	11,540,000
		=	
			
			0.25 POOR

APPENDIX D – PROJECT PRIORITY CLASSIFICATIONS

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate – 2

Projects in this category require immediate action to:

- Return a facility to normal operations
- Stop accelerated deterioration
- Address fire and life safety hazards
- Address an ADA requirement

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
2	Necessary – Not Yet Critical	2 – 4

Projects in this category require preemptive attention to avoid deterioration, downtime and increased costs.

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
3	Long Term Needs	3 – 10

Projects in this category include building systems (e.g., HVAC, electrical, life safety) with a life cycle to assist in future CIP funding, such as:

- Investment planning
- Functional improvements
- Lower priority

APPENDIX E – REFERENCES

Legislature, N. S. (2022). NRS 341.128. Retrieved from Leg.state.nv.us:
<https://www.leg.state.nv.us/nrs/nrs-341.html#NRS341Sec128>

Wikipedia. (n.d.). Facility Condition Index (FCI). Retrieved 2022, from Wikipedia The Free Encyclopedia: https://en.wikipedia.org/wiki/Facility_condition_index

APPENDIX F – REPORT DISTRIBUTION

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CC'd: STATEWIDE CONTACTS

DEPT	DIV	TITLE
GFO	BUDGET	EXEC BR BGT OFF 1
DCNR	LANDS	DIV ADMIN
DCNR	LANDS	DEP DIV ADMIN
DCNR	LANDS	STATE LAND AGT 4
LEG	LCB	SR PGM ANLST
LEG	LCB	PRINC PGM ANLST
ADMIN	RISK MGT	DIV ADMIN
ADMIN	RISK MGT	INS / LOSS PREV SPEC
ADMIN	RISK MGT	PGM OFF 1
ADMIN	RISK MGT	MA 4
ADMIN	RISK MGT	SFTY SPEC CONSULT

APPENDIX G – FCA TEAM CONTACT INFORMATION

DISCLAIMER

1. The report was prepared by the SPWD under the authority of NRS 341.128 for use as a planning resource.

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