

State of Nevada  
Department of Tourism & Cultural Affairs  
Division of Museums & History  
Lost City Museum  
Facility Condition Analysis

# LOST CITY MUSEUM

721 South Moapa Valley Blvd.  
Overton, Nevada 89040

**Site Number: 9964**

## **STATE OF NEVADA PUBLIC WORKS DIVISION FACILITY CONDITION ANALYSIS**



Report Printed in August 2014

State of Nevada  
Department of Tourism & Cultural Affairs  
Division of Museums & History  
Lost City Museum  
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 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: 9964

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0973	LOST CITY MUSEUM WORKSHOP 721 S. Moapa Valley Blvd. Overton	580	1989	1/29/2014	\$7,300	\$12,150	\$2,900	\$22,350	\$29,000	77%
0974	LOST CITY STORAGE BUILDING 721 S. Moapa Valley Blvd. Overton	580	1991	1/29/2014	\$2,900	\$14,500	\$0	\$17,400	\$29,000	60%
0856	LOST CITY OUTDOOR EXHIBIT 721 S. Moapa Valley Blvd. Overton	740	1935	1/29/2014	\$8,750	\$40,000	\$0	\$48,750	\$148,000	33%
0858	LOST CITY MUSEUM RAMADA 721 S. Moapa Valley Blvd. Overton	130	1935	1/29/2014	\$0	\$650	\$0	\$650	\$3,250	20%
0267	LOST CITY MUSEUM 721 S. Moapa Valley Blvd. Overton	22434	1935	1/29/2014	\$367,076	\$414,755	\$112,170	\$894,001	\$7,851,900	11%
3032	MUSEUM CARPORT 721 S. Moapa Valley Blvd Overton	1000	0	1/20/2014	\$0	\$2,000	\$0	\$2,000	\$20,000	10%
0857	LOST CITY PUMP HOUSE 721 S. Moapa Valley Blvd. Overton	64	1935	1/29/2014	\$0	\$640	\$0	\$640	\$6,400	10%
0268	LOST CITY MUSEUM PIT HOUSE 721 S. Moapa Valley Blvd. Overton	400		1/29/2014	\$0	\$5,000	\$0	\$5,000	\$100,000	5%
9964	LOST CITY MUSEUM SITE 721 S. Moapa Valley Blvd. Overton		1935	1/29/2014	\$4,000	\$146,250	\$30,867	\$181,117		0%
<b>Report Totals.....:</b>		<b>25,928</b>			<b>\$390,026</b>	<b>\$635,945</b>	<b>\$145,937</b>	<b>\$1,171,908</b>	<b>\$8,187,550</b>	<b>14%</b>

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<b>LOST CITY STORAGE BUILDING</b>	<b>0974</b>
<b>LOST CITY MUSEUM WORKSHOP</b>	<b>0973</b>
<b>LOST CITY MUSEUM RAMADA</b>	<b>0858</b>
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## LOST CITY MUSEUM SITE

SPWB Facility Condition Analysis - 9964

Survey Date: 1/29/2014

## LOST CITY MUSEUM SITE

## BUILDING REPORT

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.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$4,000****Currently Critical****Immediate to Two Years****Project Index #: 9964ADA2****DUAL LEVEL DRINKING FOUNTAIN INSTALLATION****Construction Cost \$4,000**

The Picnic Area contains a water fountain that is not ADA compliant. The 2012 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 11/04/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$146,250****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9964SEC1****EXTERIOR SOLAR SITE LIGHTING INSTALLATION****Construction Cost \$104,000**

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 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections.

This project or a portion thereof was previously recommended in the FCA report dated 03/21/2002 and 11/04/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

**Project Index #: 9964SIT3****RETAINING WALL INSTALLATION****Construction Cost \$40,000**

On the south side of the site along the main entrance driveway, the dirt bank is eroding considerably. The runoff from the parking lot is exacerbating the problem. This project recommends installing a retaining wall along the driveway in order to prevent further erosion. The estimate is based on a 100 foot long reinforced concrete retaining wall.

**Project Index #: 9964SIT4****SIGNAGE REPLACEMENT****Construction Cost \$2,250**

The Museum has three large signs indentifying the site and providing basic parking directions. The signs are older, difficult to read and in poor locations for visibility. It is recommended to commission and install new signs for the site. This project provides for the replacement of three identification and directional signs for the site.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects:   \$30,867****Long-Term Needs****Four to Ten Years****SLURRY SEAL ASPHALT PAVING****Project Index #:   9964SIT1****Construction Cost   \$30,867**

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. This project was completed in 2014 but should be scheduled every 5 or so years as stated above.

This project or a portion thereof was previously recommended in the FCA report dated 03/21/2002 and 11/04/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$4,000</b>
<b>Priority Class 2:</b>	<b>\$146,250</b>
<b>Priority Class 3:</b>	<b>\$30,867</b>
<b>Grand Total:</b>	<b>\$181,117</b>

**MUSEUM CARPORT**

SPWB Facility Condition Analysis - 3032

Survey Date: 1/20/2014

## MUSEUM CARPORT BUILDING REPORT

The Museum Carport is a wood post and beam structure with a new (2014) single-ply roofing system. It is located along the west side of the museum and is in good shape.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: \$2,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 3032EXT1

**EXTERIOR FINISHES**

Construction Cost \$2,000

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.

This project or a portion thereof was previously recommended in the FCA report dated 11/04/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

**BUILDING INFORMATION:**

Gross Area (square feet): 1,000

Year Constructed: 0

Exterior Finish 1: 100 % Post &amp; Beam / Open

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 0 % U

IBC Occupancy Type 2: 0 %

Construction Type: Wood Post &amp; Beam Construction

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$2,000	Total Facility Replacement Construction Cost:	\$20,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$20
Grand Total:	\$2,000	FCNI:	10%

**LOST CITY STORAGE BUILDING**

SPWB Facility Condition Analysis - 0974

Survey Date: 1/29/2014

**LOST CITY STORAGE BUILDING  
BUILDING REPORT**

The Lost City Storage Building is a wood framed structure with an asphalt composition roofing system on a concrete foundation. The facility does not have any HVAC system but does have a new roofing system installed in 2014.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$2,900****Currently Critical****Immediate to Two Years****Project Index #: 0974EXT1****EXTERIOR FINISHES****Construction Cost \$2,900**

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 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA reports dated 03/21/2002 and 11/04/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$14,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0974INT2****CEILING INSTALLATION****Construction Cost \$5,800**

The ceiling in the building was intended to be finished with gypsum board. The gypsum board was purchased but never installed and the interior space has remained as an open framed ceiling. At the time of the survey, the roof insulation was falling down through the rafters and in other places the rafters were being used for storing materials. This project would provide for the purchase and installation of gypsum board on the ceiling and insulation attachments to secure the insulation to the roof decking.

**Project Index #: 0974EXT3****EXTERIOR SIDING REPLACEMENT****Construction Cost \$5,800**

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 or a portion thereof was previously recommended in the FCA report dated 11/04/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

**Project Index #: 0974INT1****INTERIOR FINISHES****Construction Cost \$2,900**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

This project or a portion thereof was previously recommended in the FCA report dated 11/04/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.



**BUILDING INFORMATION:**

**Gross Area (square feet): 580**  
**Year Constructed: 1991**  
**Exterior Finish 1: 100 % 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 Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$2,900</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$30.00</b>
<b>Priority Class 2:</b>	<b>\$14,500</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$29,000</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>\$17,400</b>	<b>FCNI:</b>	<b>60%</b>

**LOST CITY MUSEUM WORKSHOP**

SPWB Facility Condition Analysis - 0973

Survey Date: 1/29/2014

**LOST CITY MUSEUM WORKSHOP  
BUILDING REPORT**

The Lost City Museum Workshop is a wood framed structure with an asphalt composition roofing system on a concrete foundation. The facility does not have any HVAC system but has a new roof installed in 2014. There is a wood working area with a dust extraction system which is in good working order. The building is in good shape.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$7,300**  
**Currently Critical** **Immediate to Two Years**

**EXTERIOR SIDING REPLACEMENT****Project Index #: 0973EXT3**  
**Construction Cost \$5,800**

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 or a portion thereof was previously recommended in the FCA report dated 11/04/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

**FIRE PROTECTION EQUIPMENT INSTALLATION****Project Index #: 0973SFT1**  
**Construction Cost \$1,500**

The building does not have smoke detectors or a portable fire extinguisher available. International Fire Code Section 906 requires that portable fire extinguishers shall be installed in Group F occupancies. They shall be provided for employee use and selected and distributed based on the classes of anticipated workplace fires and on the size and degree of hazard which would affect their use. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of 2 fire extinguishers, cabinets, and the hardware necessary to install them and for the purchase and installation of smoke detectors in accordance with these codes.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$12,150**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR DOOR REPLACEMENT****Project Index #: 0973EXT4**  
**Construction Cost \$2,000**

The 2 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.

**HVAC REPLACEMENT****Project Index #: 0973ENR2**  
**Construction Cost \$5,000**

The existing HVAC system consists of a wall mounted heat pump and a small wall mounted air conditioner. These units were not operating at the time of the survey. This project would provide for replacing the existing equipment with an exterior ground mounted packaged unit. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

**Project Index #: 0973INT1**  
**Construction 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 2-3 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.

This project or a portion thereof was previously recommended in the FCA report dated 11/04/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

**Project Index #: 0973EXT5**  
**Construction Cost \$2,250**

#### **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.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$2,900**  
**Long-Term Needs** **Four to Ten Years**

**Project Index #: 0973EXT1**  
**Construction Cost \$2,900**

#### **EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA reports dated 03/21/2002 and 11/04/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

#### **BUILDING INFORMATION:**

**Gross Area (square feet): 580**  
**Year Constructed: 1989**  
**Exterior Finish 1: 100 % Painted Wood Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % F-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>\$7,300</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$38.53</b>
<b>Priority Class 2:</b>	<b>\$12,150</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$29,000</b>
<b>Priority Class 3:</b>	<b>\$2,900</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$50</b>
<b>Grand Total:</b>	<b>\$22,350</b>	<b>FCNI:</b>	<b>77%</b>

## LOST CITY MUSEUM RAMADA

SPWB Facility Condition Analysis - 0858

Survey Date: 1/29/2014

## LOST CITY MUSEUM RAMADA BUILDING REPORT

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 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$650****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0858EXT2****EXTERIOR FINISHES****Construction Cost \$650**

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 roofing. 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.

**BUILDING INFORMATION:****Gross Area (square feet): 130****Year Constructed: 1935****Exterior Finish 1: 100 % Post & Beam / 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 Supressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$5.00</b>
<b>Priority Class 2:</b>	<b>\$650</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$3,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$25</b>
<b>Grand Total:</b>	<b>\$650</b>	<b>FCNI:</b>	<b>22%</b>

**LOST CITY PUMP HOUSE**

SPWB Facility Condition Analysis - 0857

Survey Date: 1/29/2014

## LOST CITY PUMP HOUSE

### BUILDING REPORT

The Lost City Pump House is an adobe and wood framed structure with a composition roofing system. It is currently used for storage.

**PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: **\$640**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: **0857EXT3**Construction Cost **\$640****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. 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 2-3 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.

**BUILDING INFORMATION:**Gross Area (square feet): **64**Year Constructed: **1935**Exterior Finish 1: **100 % Adobe**Exterior Finish 2: **%**Number of Levels (Floors): **1** Basement? **No**IBC Occupancy Type 1: **100 % U**IBC Occupancy Type 2: **%**Construction Type: **Adobe & 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:	<b>\$10.00</b>
Priority Class 2:	<b>\$640</b>	Total Facility Replacement Construction Cost:	<b>\$6,000</b>
Priority Class 3:	<b>\$0</b>	Facility Replacement Cost per Square Foot:	<b>\$100</b>
Grand Total:	<b>\$640</b>	FCNI:	<b>11 %</b>

**LOST CITY OUTDOOR EXHIBIT**

SPWB Facility Condition Analysis - 0856

Survey Date: 1/29/2014

**LOST CITY OUTDOOR EXHIBIT  
BUILDING REPORT**

The Lost City Outdoor Exhibit is a series of reconstructed adobe pueblos that are built upon ancient foundations. They are open for public viewing and are maintained in their current natural state. The facility replacement cost (FRC) estimate reflects the historic reconstruction / replacement of the structures.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$8,750****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 0856ADA1****Construction Cost \$8,750**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete route of travel to the Outdoor Exhibit is necessary to comply with ADA accessibility requirements. This project would provide for installing a concrete walkway to the exhibit. 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. 350 square feet of 4" thick concrete was used for 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$40,000****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0856EXT3****Construction Cost \$40,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the structures. Included in the cost is basic adobe maintenance by the staff as well as funds for adobe specialists to come out once a year. These costs should be sufficient to allow the specialists to spend five days per year at the museum over the next four years. This project should be scheduled on a cyclical basis to maintain the integrity of the outdoor exhibit. Due to the historical nature of the facility, this project is subject to review and approval from the State Historical Preservation Office.

**BUILDING INFORMATION:**

**Gross Area (square feet): 740**  
**Year Constructed: 1935**  
**Exterior Finish 1: 100 % Adobe**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % U**  
**IBC Occupancy Type 2: %**  
**Construction Type: Adobe & Wood**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$8,750</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$65.88</b>
<b>Priority Class 2:</b>	<b>\$40,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$148,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$200</b>
<b>Grand Total:</b>	<b>\$48,750</b>	<b>FCNI:</b>	<b>33%</b>

**LOST CITY MUSEUM PIT HOUSE**

SPWB Facility Condition Analysis - 0268

Survey Date: 1/29/2014

## LOST CITY MUSEUM PIT HOUSE

### BUILDING REPORT

The Lost City Museum Pit House is a reconstructed adobe underground dwelling that is built upon an ancient foundation. It is open for public viewing and is maintained in its current natural state. The facility replacement cost (FRC) estimate reflects the historic reconstruction / replacement of the structure.

**PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: **\$5,000**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: **0268EXT2**Construction Cost **\$5,000****EXTERIOR FINISHES**

This unique structure consists of wood poles and beams covered with reeds and finally packed with soil. It is largely underground and accessed from a hole in the ground with a ladder going down into the Pit House. This type of structure deteriorates over time and requires refurbishment every couple of years. This project provides for removing the soil and reeds, replacing any poles or beams as needed and rebuilding the roof structure. It is recommended that the Pit House be refurbished in the next 2-3 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.

**BUILDING INFORMATION:**Gross Area (square feet): **400**

Year Constructed:

Exterior Finish 1: **100 % Adobe**Exterior Finish 2: **%**Number of Levels (Floors): **1** Basement? **No**IBC Occupancy Type 1: **100 % U**IBC Occupancy Type 2: **%**Construction Type: **Adobe & 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:	<b>\$12.50</b>
Priority Class 2:	<b>\$5,000</b>	Total Facility Replacement Construction Cost:	<b>\$100,000</b>
Priority Class 3:	<b>\$0</b>	Facility Replacement Cost per Square Foot:	<b>\$250</b>
Grand Total:	<b>\$5,000</b>	FCNI:	<b>5%</b>



## LOST CITY MUSEUM

SPWB Facility Condition Analysis - 0267

Survey Date: 1/29/2014

## LOST CITY MUSEUM

## BUILDING REPORT

The Lost City Museum is an old adobe and wood framed structure with a single-ply roofing system on a concrete foundation. It has been added on to over the years to create more museum exhibit space and provide ADA accessible restrooms. The west side of the building previously was a residence for the caretaker but may be converted into offices. The facility has a fire alarm system and in 2014, a new roofing system and roof mounted HVAC units have been installed.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$367,076

## Currently Critical

## Immediate to Two Years

## ADA SIGNAGE

Project Index #: 0267ADA1

Construction Cost \$5,000

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required and that the restroom signs are moved off of the doors. 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.

This project or a portion thereof was previously recommended in the FCA reports dated 03/21/2002 and 11/04/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

## ASSISTED LISTENING SYSTEM INSTALLATION

Project Index #: 0267ADA2

Construction Cost \$48,000

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 and 11/04/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

## FIRE SUPPRESSION SYSTEM SUPPRESSION

Project Index #: 0267SFT3

Construction Cost \$314,076

The building is a B occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, 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 or R-2 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 suppression system and backflow prevention in the event the building is remodeled or an addition is undertaken.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$414,755****Necessary - Not Yet Critical****Two to Four Years****EXHIBIT LIGHTING UPGRADE****Project Index #: 0267ELE3****Construction Cost \$25,000**

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 a fiber optic system with lower cost replacement bulbs. Any electrical wiring upgrades are not included in this estimate.

**EXTERIOR DOOR REPAIRS****Project Index #: 0267EXT6****Construction Cost \$5,000**

Two of the exterior metal man doors are difficult to operate and due for repairs. The door hardware including the panic bars, hinges and closers are worn from general wear and tear and do not operate smoothly. This project would provide for the purchase and installation of new emergency panic hardware, hinges and closers to be installed on the doors and removing the existing hardware.

**FLOORING REPLACEMENT****Project Index #: 0267INT2****Construction Cost \$136,000**

The flooring in the museum includes (VCT) vinyl composite tile, carpet, painted concrete, and local sandstone. The floor finishes are damaged and reaching the end of their useful life. This project would provide for removal and disposal of the existing VCT and Carpet flooring and installation of new 12x12 VCT with a 6" base, heavy duty commercial grade carpet and refinishing the painted concrete in the next two to three years. Most of this work is in the old residence and museum display area of the building. The sandstone should remain as is.

This project or a portion thereof was previously recommended in the FCA reports dated 03/21/2002 and 11/04/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

**INTERIOR FINISHES****Project Index #: 0267INT1****Construction Cost \$168,255**

The interior finishes are in fair to poor condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

This project or a portion thereof was previously recommended in the FCA reports dated 03/21/2002 and 11/04/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

**OFFICE RESTROOM REMODEL****Project Index #: 0267INT3****Construction Cost \$50,000**

A portion of the original adobe building is used as offices for the staff. There are two restrooms in this area, both are in poor condition and due for a remodel. There have been ongoing problems with the plumbing, and one of the showers is inoperative. This project recommends replacing the finishes, fixtures, cabinets, toilets, tubs/ showers and exhaust fans in both restrooms. The removal and disposal of the existing fixtures and finishes 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 reports dated 03/21/2002 and 11/04/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

### **SINK REPAIRS - WORKROOM**

**Project Index #: 0267PLM1**

**Construction Cost \$2,500**

The sink in the workroom does not drain properly and has been taken out of service. It is believed that the drain line was capped during the last addition on the east side of the building and was not re-attached after construction. This project would provide for a licensed plumber to repair the drain line by saw-cutting the concrete floor to determine the failure and installing a new drain line to bring the sink back into service.

This project or a portion thereof was previously recommended in the FCA report dated 11/04/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

### **WATER HEATER REPLACEMENT**

**Project Index #: 0267PLM2**

**Construction Cost \$2,500**

There are two electric water heaters in the building. A 19 gallon water heater for the public restrooms and a 40 gallon water heater for the staff restrooms. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new electric water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

### **WINDOW REPLACEMENT**

**Project Index #: 0267ENR3**

**Construction Cost \$25,500**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$112,170**

#### **Long-Term Needs**

#### **Four to Ten Years**

### **EXTERIOR FINISHES**

**Project Index #: 0267EXT5**

**Construction Cost \$112,170**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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 5-7 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.

**BUILDING INFORMATION:**

Gross Area (square feet): 22,434  
Year Constructed: 1935  
Exterior Finish 1: 60 % Adobe  
Exterior Finish 2: 40 % Painted Stucco / EIFS  
Number of Levels (Floors): 1      Basement?    No  
IBC Occupancy Type 1: 70 % A-3  
IBC Occupancy Type 2: 30 % B  
Construction Type: Adobe Stone & Wood  
IBC Construction Type: II-A  
Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$367,076	Project Construction Cost per Square Foot:	\$39.85
Priority Class 2:	\$414,755	Total Facility Replacement Construction Cost:	\$7,852,000
Priority Class 3:	\$112,170	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$894,001	FCNI:	11 %

**NOTES:**

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

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

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

**REPORT DEVELOPMENT:**

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



Lost City Museum Site – FCA Site #9964  
Description: Damaged fence along parking.



Lost City Museum Site – FCA Site #9964  
Description: ADA accessible parking prior to slurry sealing.





Lost City Museum – FCA Building #0267  
Description: Main entrance into the building.



Lost City Museum – FCA Building #0267  
Description: Living quarters area of museum.



Lost City Museum Pit House – FCA Building #0268  
Description: Exterior of the structure.



Lost City Outdoor Exhibit – FCA Building #0856  
Description: Exterior of the structures.





Lost City Pump House – FCA Building #0857  
Description: Exterior of the structure.



Lost City Museum Ramada – FCA Building #0858  
Description: Exterior of the structure.





Lost City Museum Workshop – FCA Building #0973  
Description: Exterior of the structure.



Lost City Storage Building – FCA Building #0974  
Description: Exterior of the structure.



Museum Carport – FCA Building #3032  
Description: Exterior of the structure.