RYE PATCH STATE RECREATION AREA
2505 Rye Patch Reservoir Road
Lovelock, Nevada 89419

Site Number: 9883
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report Printed in December 2012
State of Nevada  
Department of Conservation & Natural Resources  
Division of State Parks  
Rye Patch State Recreation Area  
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. 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.
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<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
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<th>Cost to Repair: P2</th>
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Rye Patch Reservoir is located along the Humboldt River and covers 11,000 acres. Here, visitors enjoy fishing, boating, water skiing, camping, and picnicking. There are campgrounds, most with shade ramadas, a boat launch, and picnic sites throughout the site with most concentrated on the west end of the recreation area. There is a water well which serves the residences and office areas which does not have a water storage tank. The individual pressure tanks are undersized for their use. The site also has electrical service for power. The recreation site is well maintained.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $50,000

- **ADA ACCESS UPGRADES**
  - The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the Park Office and the Comfort Station #4 are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the entrance of the Park Office and the Comfort Station #4. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009 and the most current version of the Americans With Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.
  - **Project Index #:** 9883ADA1
  - **Construction Cost:** $15,000

- **LOWER CAMPGROUND ADA UPGRADES**
  - According to proposed US Access Board regulations, a campground with 51-100 camping spaces should have 4 accessible spaces spaced throughout the campground to provide as many accessible campsite options as possible. The Upper Campground currently has two accessible spaces and the Lower campground does not have any. Other regulations include 20'-0" wide drive aisles for RV/ tent trailer sites and accessible amenities on an accessible route including grills, picnic tables, fire rings and water & electric utilities. This project provides for upgrading two existing campsites at the Lower Campground to accessible campsites.
  - **Project Index #:** 9883ADA2
  - **Construction Cost:** $35,000

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $66,544

- **EXTERIOR FINISHES, SHADE RAMADAS**
  - There are 28 steel shade ramadas in different locations throughout the site which are either 144 s.f., 264 s.f. or 400 s.f. for a total of 9,272 square feet. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for painting of the structures and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structures.
  - This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.
  - **Project Index #:** 9883EXT1
  - **Construction Cost:** $18,544

- **FIRE PIT RING REPLACEMENT**
  - The Rye Patch SRA has fire rings located in the camping area to allow campers to have a safe place to enjoy an open fire. The wet winters and continuous use of the fire rings has caused deterioration of the metal fire rings. This project would provide for the purchase and installation of 25 new fire rings for the Rye Patch SRA campsites.
  - This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.
  - **Project Index #:** 9883SIT5
  - **Construction Cost:** $7,500
IRRIGATION UPGRADES
The existing landscape irrigation lines for the Group Use area are reaching the end of their expected life and should be scheduled for replacement. This project would provide for the removal of the existing irrigation lines and the purchase and installation of new lines. 2,000 linear feet was used to generate this estimate.

PICNIC TABLE REPLACEMENT
The weather in the Rye Patch SRA is extreme, creating maintenance issues throughout the park. Extreme cold winters and hot summer months are causing premature wear and deterioration to the wood picnic tables. This project would provide for the replacement of the wood picnic tables with powder coated metal frame and resin composite tables. This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

SITE HANDRAIL PAINTING
Existing painted finishes on the hand and safety railings in the park are showing signs of deterioration and are in need of repainting. This project recommends the preparation and repainting of all the hand and safety railings. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized for durability. This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

WATER STORAGE TANK INSTALLATION
There is a 150 gallon water storage tank in the Park Office building. The existing capacity is not enough to support the demand in this area of the park. It is recommended to purchase and install a new larger tank to meet the demand. This project would provide for a new 500 gallon water storage tank to be installed near the Park Office including connections to existing utilities and the radio telemetry system.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1 | $50,000 |
| Priority Class 2 | $66,544 |
| Priority Class 3 | $0 |
| Grand Total     | $116,544 |
The Group Use Comfort Station is a precast concrete structure which has Men's and Women's ADA accessible restrooms due to an ADA parking area and route of travel to the facility.

**EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 204
- **Year Constructed:** 2006
- **Exterior Finish 1:** 100 % Precast Concrete
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Basement:** No
- **IBC Occupancy Type 1:** 100 % B
- **IBC Occupancy Type 2:** 0 %
- **Construction Type:** Precast Concrete
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $2,040
- **Priority Class 3:** $0

- **Project Construction Cost per Square Foot:** $10.00
- **Total Facility Replacement Construction Cost:** $25,000
- **Facility Replacement Cost per Square Foot:** $123

- **Grand Total:** $2,040

- **FCNI:** 8%
The Lower Campground Comfort Station is a precast concrete structure which has Men's and Women's ADA accessible restrooms. It does not have an ADA parking area and route of travel to the facility.

**EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 204
- Year Constructed: 2007
- Exterior Finish 1: 100 % Precast Concrete
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100 % B
- IBC Occupancy Type 2: 0 %
- Construction Type: Precast Concrete
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $2,040
- Priority Class 3: $0
- Grand Total: $2,040

- Project Construction Cost per Square Foot: $10.00
- Total Facility Replacement Construction Cost: $25,000
- Facility Replacement Cost per Square Foot: $123
- FCNI: 8%

Survey Date: 5/31/2012
The Day Use Comfort Station is a precast concrete structure which has a unisex ADA accessible restroom due to an ADA parking space and route of travel to facility.

**EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 120
- **Year Constructed:** 2006
- **Exterior Finish 1:** 100 % Precast Concrete
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100 % B
- **IBC Occupancy Type 2:** 0 %
- **Construction Type:** Precast Concrete
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $10.00
- **Priority Class 2:** $1,200
- **Total Facility Replacement Construction Cost:** $12,000
- **Priority Class 3:** $0
- **Facility Replacement Cost per Square Foot:** $104
- **Grand Total:** $1,200
- **FCNI:** 10%
CABIN #2
BUILDING REPORT

The cabin is a prefabricated wood structure with a metal roofing system. It is a small facility with electrical power located in the lower campground.

PRIORITY CLASS 3 PROJECTS

Four to Ten Years

Total Construction Cost for Priority 3 Projects: $800

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 6-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3115EXT1
Construction Cost $400

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

Project Index #: 3115INT1
Construction Cost $400

BUILDING INFORMATION:

Gross Area (square feet): 80
Year Constructed: 2012
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement: No
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: 0 %
Construction Type: Prefabricated Wood Building
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $10.00
Priority Class 2: $0 Total Facility Replacement Construction Cost: $12,000
Priority Class 3: $800 Facility Replacement Cost per Square Foot: $150
Grand Total: $800 FCNI: 7%
The cabin is a prefabricated wood structure with a metal roofing system. It is a small facility with electrical power located in the lower campground.

**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 6-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

**BUILDING INFORMATION:**

- Gross Area (square feet): 80
- Year Constructed: 2012
- Exterior Finish 1: 100 % Painted Wood Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100 % R-3
- IBC Occupancy Type 2: 0 %
- Construction Type: Prefabricated Wood Building
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0 Project Construction Cost per Square Foot: $10.00
- Priority Class 2: $0 Total Facility Replacement Construction Cost: $12,000
- Priority Class 3: $800 Facility Replacement Cost per Square Foot: $150
- Grand Total: $800 FCNI: 7%
The Garage is a wood framed structure with painted Masonite siding. The non-insulated structure has a concrete slab-on-grade foundation and an asphalt composition roofing system.

**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 flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

**ROOF REPLACEMENT**

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

This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

**BUILDING INFORMATION:**

- Gross Area (square feet): 400
- Year Constructed: 1995
- Exterior Finish 1: 100% Painted Masonite Siding
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2: 0%
- Construction Type: Wood Framed
- IBC Construction Type: V-B
- Percent Fire Supressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $6,800
- Priority Class 3: $0
- Grand Total: $6,800

- Project Construction Cost per Square Foot: $17.00
- Total Facility Replacement Construction Cost: $40,000
- Facility Replacement Cost per Square Foot: $100
- FCNI: 17%
The Residence #1 is a 24'x60' modular home used for employee housing. The home is a pre-manufactured structure on a permanent concrete foundation. The interior consists of bedrooms, bathrooms, kitchen, living, and dining areas. The exterior is painted wood siding and the residence has asphalt composition shingles on the roof. The home is in fair condition.

**PRIORITY CLASS 2 PROJECTS**

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**CARPET REPLACEMENT**

The carpet in the building is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2-3 years. This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

**DECK REPLACEMENT**

The wood deck on the rear of the house is damaged and has reached the end of its expected life. The lumber is cracked and warped, there are no handrails or proper steps and the gaps between the lumber pose a tripping hazard. This project would provide for the removal and disposal of the deck and replacement with a new wood framed deck with composite decking which complies with safety codes.

**EVAPORATIVE COOLER REPLACEMENT**

An evaporative cooler is installed on the roof of this building and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler. This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

**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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.
KITCHEN REMODEL

The kitchen is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, counters, fixtures and equipment with mid range, high quality components.

Project Index #: 1309INT3
Construction Cost $35,000

RESTROOM REMODEL

The restroom in the residence is original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilet, shower and exhaust fan are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom including compliance with ADA regulations. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. The removal and disposal of the existing fixtures and finishes is included in this estimate.

Project Index #: 1309ADA1
Construction Cost $15,000

ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing. This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

Project Index #: 1309EXT2
Construction Cost $17,280

PRIORITY CLASS 3 PROJECTS

Four to Ten Years

Total Construction Cost for Priority 3 Projects: $1,750

WATER HEATER REPLACEMENT

There is a 40 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 7-8 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 1309PLM1
Construction Cost $1,750

BUILDING INFORMATION:

Gross Area (square feet): 1,440
Year Constructed: 1995
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Wood Framed Modular Structure
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $109,760
Priority Class 3: $1,750
Grand Total: $111,510

Project Construction Cost per Square Foot: $77.44
Total Facility Replacement Construction Cost: $180,000
Facility Replacement Cost per Square Foot: $125
FCNI: 62%
The Storage Building #1 is located adjacent to the Office/Shop. The building is a metal structure on a concrete slab-on-grade foundation. The wood sliding barn style doors provide access to the inside. It is used primarily for storage of tools and equipment for maintenance personnel at the recreation area.

PRIORITIZED PROJECTS

Total Construction Cost for Priorities 2 Projects: $1,920

Necessary - Not Yet Critical

Two to Four Years

DEMOLOISH STRUCTURE

The Storage Building is dilapidated and deteriorating and has reached the end of its useful life. There is a considerable amount of rust on the metal panels, the plywood doors are cracked and worn and there is no flooring in the building to protect the equipment stored in it or the structure itself. This project would provide funding for the demolition of the structure.

BUILDING INFORMATION:

- Gross Area (square feet): 192
- Year Constructed: 1980
- Exterior Finish 1: 100% Metal Siding
- Exterior Finish 2:%
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100% S-2
- IBC Occupancy Type 2:
- Construction Type: Metal Building
- IBC Construction Type: V-N
- Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $0
- Priority Class 2: $1,920
- Priority Class 3: $0
- Grand Total: $1,920

- Project Construction Cost per Square Foot: $10.00
- Total Facility Replacement Construction Cost: $5,000
- Facility Replacement Cost per Square Foot: $25
- FCNI: 38%
FISH CLEANING STATION
BUILDING REPORT

The Fish Cleaning Station (formerly Ramada #08) is an open tube steel framed and concrete masonry unit shade structure with a standing seam metal roof located in the boat ramp area. The building covers the fish cleaning apparatus for the general public. The structure and fish cleaning apparatus are in good shape.

PRIORITY CLASS 2 PROJECTS

| Necessary - Not Yet Critical | Total Construction Cost for Priority 2 Projects: $300 |

Two to Four Years

Project Index #: 1307EXT1

Construction Cost $300

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance, and appearance of the structure. 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 painting the steel framing. It is recommended that the building be sealed and painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet): 60</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed: 1980</td>
</tr>
<tr>
<td>Exterior Finish 1: 100 % CMU/Open</td>
</tr>
<tr>
<td>Exterior Finish 2: %</td>
</tr>
<tr>
<td>Number of Levels (Floors): 1 Basement? No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1: 100 % U-1</td>
</tr>
<tr>
<td>IBC Occupancy Type 2: %</td>
</tr>
<tr>
<td>Construction Type: Concrete Masonry Units &amp; Steel</td>
</tr>
<tr>
<td>IBC Construction Type: V-N</td>
</tr>
<tr>
<td>Percent Fire Suppressed: 0 %</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1: $0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Construction Cost per Square Foot: $5,000</td>
</tr>
<tr>
<td>Priority Class 2: $300</td>
</tr>
<tr>
<td>Total Facility Replacement Construction Cost: $15,000</td>
</tr>
<tr>
<td>Priority Class 3: $0</td>
</tr>
<tr>
<td>Facility Replacement Cost per Square Foot: $250</td>
</tr>
<tr>
<td>Grand Total: $300</td>
</tr>
<tr>
<td>FCNI: 2%</td>
</tr>
</tbody>
</table>

Site number: 9883

FISHPD Facility Condition Analysis - 1307
Survey Date: 5/31/2012

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Page 12 of 24
GROUP RAMADA
SPWD Facility Condition Analysis - 1299
Survey Date: 5/31/2012

GROUP RAMADA
BUILDING REPORT

The Group Ramada is an open tube steel framed shade structure with metal decking for the roof and is located in the day use area by the dam. It provides protection and shade for the picnic tables. This Ramada has a concrete slab and is not ADA accessible.

**PRIORITIZED CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $7,500

**Currently Critical**

**Immediate to Two Years**

**Project Index #:** 1299ADA1

**Construction Cost** $7,500

**ADA ACCESSIBLE PATH OF TRAVEL**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the Group Ramada are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the Group Ramada. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009 and the most current version of the Americans With Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

**PRIORITIZED CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $1,936

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #:** 1299EXT1

**Construction Cost** $1,936

**EXTERIOR FINISHES**

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

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>968</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1976</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100%</td>
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<tr>
<td>Exterior Finish 2:</td>
<td>%</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100%</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>%</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Steel Post &amp; Beam</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0%</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$7,500</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$9.75</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$1,936</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$24,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$25</td>
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<tr>
<td>Grand Total:</td>
<td>$9,436</td>
<td>FCNI:</td>
<td>39%</td>
</tr>
</tbody>
</table>
The Park Office & Garage building is a wood framed structure which contains the support staff's offices and garage/repair shop for the State Recreation Area. There are a couple of offices and a small bathroom on one side and the garage/repair shop on the other. The building sits on a concrete slab-on-grade foundation and has a asphalt shingle gable roof. The building is in fair condition and at the time of the survey, it was not ADA compliant.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1298ADA2</td>
<td>$2,500</td>
<td>ADA DOOR &amp; THRESHOLD REPLACEMENT</td>
</tr>
<tr>
<td>1298ADA3</td>
<td>$2,500</td>
<td>ADA PARKING SPACE</td>
</tr>
<tr>
<td>1298ADA1</td>
<td>$15,000</td>
<td>ADA RESTROOM UPGRADE</td>
</tr>
<tr>
<td>1298SFT1</td>
<td>$1,000</td>
<td>EXIT SIGN AND EGRESS LIGHTING UPGRADE</td>
</tr>
</tbody>
</table>

**Total Construction Cost for Priority 1 Projects:** $41,340
**EXTERIOR GFCI OUTLET REPAIR**

The building has three exterior electrical outlets which are not GFCI protected and are missing the safety covers. This project would provide for replacement of the electrical outlets with new code-compliant outlets. This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

Project Index #: 1298ELE1  
Construction Cost $900

---

**FIRE ALARM SYSTEM INSTALLATION**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1-2009 Section 7 and the 2012 International Fire Code.

Project Index #: 1298SFT3  
Construction Cost $4,320

---

**FIRE SUPPRESSION SYSTEM INSTALLATION**

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 sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken. Additional costs may be needed to provide for a water storage tank.

Project Index #: 1298SFT2  
Construction Cost $15,120

---

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 2 Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>1298SIT1</td>
<td>$5,000</td>
<td>$58,080</td>
</tr>
<tr>
<td>1298HVA1</td>
<td>$3,000</td>
<td></td>
</tr>
<tr>
<td>1298EXT1</td>
<td>$21,600</td>
<td></td>
</tr>
<tr>
<td>1298HVA2</td>
<td>$1,500</td>
<td></td>
</tr>
</tbody>
</table>

---

**CONCRETE APRON UPGRADE**

The exterior concrete apron in front of the overhead doors has extensive cracking, is too small and is due for an upgrade. This project would provide for the installation of a new 4" thick concrete slab-on-grade apron at the vehicle garage doors. Removal and disposal of the existing concrete is included in this estimate.

Project Index #: 1298SIT1  
Construction Cost $5,000

---

**EVAPORATIVE COOLER REPLACEMENT**

An evaporative cooler is installed on the side of this building. It is severely scaled and has reached the end of it’s useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler. This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

Project Index #: 1298HVA1  
Construction Cost $3,000

---

**EXTERIOR SIDING REPLACEMENT**

The building has painted wood siding that is due for replacement. The existing siding is in poor condition and will no longer hold paint. This project recommends removing the existing 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 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

Project Index #: 1298EXT1  
Construction Cost $21,600

---

**HEATER REPLACEMENT**

The building is heated by one wall mounted propane-fired heating unit. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement with a new propane-fired unit including connections to utilities.

Project Index #: 1298HVA2  
Construction Cost $1,500

---

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**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

*Project Index #: 1298INT2*
*Construction Cost: $5,400*

**LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

*Project Index #: 1298ENR1*
*Construction Cost: $1,620*

**ROOF REPLACEMENT**

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

This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

*Project Index #: 1298EXT3*
*Construction Cost: $12,960*

**WATER HEATER REPLACEMENT**

There is a 15 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

*Project Index #: 1298ENR2*
*Construction Cost: $2,500*

**WINDOW REPLACEMENT**

The 6 windows in the building are original uninsulated windows and are not energy efficient. This project would provide for the removal and replacement of the old windows with new dual pane insulated windows in vinyl frames.

This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

*Project Index #: 1298EXT2*
*Construction Cost: $4,500*

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $5,400</th>
</tr>
</thead>
</table>

**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 around 5-7 years after the new siding is installed and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

*Project Index #: 1298EXT4*
*Construction Cost: $5,400*
BUILDING INFORMATION:

- Gross Area (square feet): 1,080
- Year Constructed: 1978
- Exterior Finish 1: 100 % Painted Wood Siding
- Exterior Finish 2: 
- Number of Levels (Floors): 1  Basement? Yes
- IBC Occupancy Type 1: 40 % B
- IBC Occupancy Type 2: 60 % S-2
- Construction Type: Wood Framing
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot: $97.06</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$41,340</td>
<td></td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$58,080</td>
<td>Total Facility Replacement Construction Cost: $216,000</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$5,400</td>
<td>Facility Replacement Cost per Square Foot: $200</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$104,820</td>
<td>FCNI: 49%</td>
</tr>
</tbody>
</table>
The Entrance Station is a pre-engineered portable wood framed building that serves as the main entrance and fee collection station. The building is resting on the asphalt directly and does not have a permanent foundation but does have electrical and phone service provided by an adjacent power pole. The building is occupied seasonally.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Construction Cost for Priority 2 Projects:</td>
<td>$1,056</td>
</tr>
</tbody>
</table>

**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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

*Project Index #: 1297EXT1*

| Cost | $240 |

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

*Project Index #: 1297INT1*

| Cost | $240 |

**ROOF REPLACEMENT**

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

*Project Index #: 1297EXT2*

| Cost | $576 |

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 48
- **Year Constructed:** 1976
- **Exterior Finish 1:** 100 % Painted Wood Siding
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100 % B
- **IBC Occupancy Type 2:** %
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $22.00
- **Priority Class 2:** $1,056
- **Total Facility Replacement Construction Cost:** $4,000
- **Priority Class 3:** $0
- **Facility Replacement Cost per Square Foot:** $75
- **Grand Total:** $1,056
- **FCNI:** 26%
Storage Building #2 is an older structure that is used primarily, by the tenant of Residence #1, for storage. The wood framed structure has painted Masonite siding and a sloped corrugated metal roof. The building is in fair condition.

**PRIORITIZED PROJECTS**

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

**Two to Four Years**

**DEMO LISH STRUCTURE**

The structure is dilapidated and deteriorating and has reached the end of its useful life. The structure is approaching 50 years of age, has had continuous roof leaks and the wood has rotted. This project would provide funding for the demolition and disposal of the building.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 200
- **Year Constructed:** 1966
- **Exterior Finish 1:** 100% Painted Masonite
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **IBC Occupancy Type 1:** 100% S-2
- **IBC Occupancy Type 2:** %
- **Construction Type:** Wood Framing
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$0</td>
<td>$10.00</td>
<td>$10,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Class 2</td>
<td>$2,000</td>
<td></td>
<td>$2,000</td>
<td>$50</td>
<td></td>
</tr>
<tr>
<td>Class 3</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
<td>20%</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$2,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Small Comfort Station (4) is a wood framed structure on a concrete slab-on-grade. There are ADA accessible restrooms and one ADA accessible shower. This building is located in the lower campground area below the dam.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 1 Projects: $9,250</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA RESTROOM UPGRADE</td>
<td>$2,000</td>
</tr>
<tr>
<td>ADA SHOWER UPGRADE</td>
<td>$2,500</td>
</tr>
<tr>
<td>ADA SIGNAGE</td>
<td>$750</td>
</tr>
<tr>
<td>DUAL LEVEL DRINKING FOUNTAIN INSTALLATION</td>
<td>$4,000</td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 2 PROJECTS**

Currently Critical Immediate to Two Years

| Project Description                              | Project Index #: 0479ADA3 Construction Cost $2,000 |
| ADA RESTROOM UPGRADE                             |                                                      |
| ADA SHOWER UPGRADE                               |                                                      |
| ADA SIGNAGE                                      |                                                      |
| DUAL LEVEL DRINKING FOUNTAIN INSTALLATION        |                                                      |

ADA RESTROOM UPGRADE

The designated unisex ADA accessible restroom is not fully compliant. There is no pipe protection, the toilet paper dispenser is not in the correct location, and it is missing a grab bar. A partial retrofit is necessary. This project would provide funding to bring the restroom into full ADA compliance. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

ADA SHOWER UPGRADE

The designated ADA shower does not fully comply with the ADA accessible guidelines. This project would provide for new ADA compliant plumbing fixtures, shower seat and any other necessary upgrades to bring the restroom into compliance. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

ADA SIGNAGE

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. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

There is a water fountain attached to the exterior of the building 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.
PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical  Two to Four Years

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommend to power wash the interior walls and ceilings and replace the Fiberglass Reinforced Panels where necessary at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT

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

PRIORITY CLASS 3 PROJECTS

Long-Term Needs  Four to Ten Years

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 flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 400
Year Constructed: 1976
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1  Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $9,250  Project Construction Cost per Square Foot: $45.13
Priority Class 2: $6,800  Total Facility Replacement Construction Cost: $80,000
Priority Class 3: $2,000  Facility Replacement Cost per Square Foot: $200
Grand Total: $18,050  FCNI: 23%
The Well House is a concrete masonry unit structure with a flat roof. The roof is corrugated metal that is in fair condition. The well house supplies water to a portion of the Rye Patch State Recreation area.

**PRIORITIZED CLASS 2 PROJECTS**  
Total Construction Cost for Priority 2 Projects: $1,008  
Necessary - Not Yet Critical  
Two to Four Years

**ROOF REPLACEMENT**  
The standing seam metal roof on this building was in poor condition at the time of the survey and had active leaks. It is recommended that this building be re-roofed in the next 2-3 years with a new standing seam metal roofing system. This estimate includes removal and disposal of the old roofing.

**PRIORITIZED CLASS 3 PROJECTS**  
Total Construction Cost for Priority 3 Projects: $420  
Long-Term Needs  
Four to Ten Years

**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 painting the concrete masonry unit walls and caulkng of the flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 84
- Year Constructed: 1980
- Exterior Finish 1: 100% Painted CMU
- Exterior Finish 2:
- Number of Levels (Floors): 1  
  Basement? No
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2:
- Construction Type: Concrete Masonry Units
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0  
  Project Construction Cost per Square Foot: $17.00
- Priority Class 2: $1,008  
  Total Facility Replacement Construction Cost: $13,000
- Priority Class 3: $420  
  Facility Replacement Cost per Square Foot: $150
- Grand Total: $1,428  
  FCNI: 11%
The Boat Ramp Comfort Station is a concrete masonry structure with a standing seam metal gable roof. The building has restrooms and showers for public use. The facility is ADA accessible including ADA parking area and route of travel to the structure.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $5,640

**Necessary - Not Yet Critical**

**Two to Four Years**

**EXTERIOR DOOR REPLACEMENT**

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

Project Index #: 0476EXT2

Construction Cost: $3,000

**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 are cleaning and sealing the concrete masonry units and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

Project Index #: 0476EXT1

Construction Cost: $1,320

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 07/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/31/2012.

Project Index #: 0476INT1

Construction Cost: $1,320
BUILDING INFORMATION:

Gross Area (square feet): 264
Year Constructed: 2000
Exterior Finish 1: 100 % Natural CMU
Exterior Finish 2: 
Number of Levels (Floors): 1  Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 
Construction Type: Concrete Masonry Units
IBC Construction Type: V-B
Percent Fire Supressed: 0  

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Project Construction Cost per Square Foot: $21.36</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>Total Facility Replacement Construction Cost: $66,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>Facility Replacement Cost per Square Foot: $250</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>FCNI: 9%</td>
</tr>
</tbody>
</table>

Priority Class 1: $0
Priority Class 2: $5,640
Priority Class 3: $0
Grand Total: $5,640

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 341.201 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
Rye Patch State Recreation Area Site – FCA Site #9883
Description: Site stairs at day use area.
Typical Shade Ramadas – FCA Building #3138
Description: Typical shade Ramada.

Comfort Station – Group Use – FCA Building #3118
Description: Exterior of the building.
Comfort Station – Lower Campground – FCA Building #3117
Description: Exterior of the building.

Comfort Station – Day Use – FCA Building #3116
Description: Exterior of the building.
Typical Cabin – FCA Building #3115 & #3114
Description: Exterior of the building.

Residence Garage – FCA Building #2532
Description: Exterior of the building.
Residence #1 – FCA Building #1309
Description: Exterior of the building.

Storage Building #1 – FCA Building #1308
Description: Exterior of the building.
Fish Cleaning Station – FCA Building #1307
Description: Exterior of the structure.

Park Office & Garage – FCA Building #1298
Description: Exterior of the building & office entrance.
Entrance Station – FCA Building #1297
Description: Exterior of the building.

Storage Building #2 – FCA Building #0545
Description: Exterior of the building.
Well House – FCA Building #0477
Description: Exterior of the building.

Boat Ramp Comfort Station – FCA Building #0476
Description: Exterior of the building / ADA parking.