

# ***WALKER LAKE STATE RECREATION AREA***

SITE NUMBER: 9915

FACILITY CONDITION ANALYSIS



State of Nevada Department of Conservation & Natural Resources  
Parks Division/Walker Lake 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 Board develops this report using cost estimates based on contractor pricing. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable project costs completed by SPWB project managers.

This report does not address routine maintenance needs. If there are buildings without projects listed, this indicates that only routine maintenance needs were found.

This report should be used as a planning level document.

### **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: 9915

**Facility Condition Needs Index Report**

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
9915	WALKER LAKE SRA Walker Lake SRA		0	7/28/2003	\$30,000	\$1,000	\$10,000	\$41,000		0%
2394	RAMADA Walker Lake SRA	60	0	7/28/2003	\$0	\$0	\$0			0%
2393	RAMADA Walker Lake SRA	60	0	7/28/2003	\$0	\$0	\$0			0%
2392	RAMADA Walker Lake SRA	60	0	7/28/2003	\$0	\$0	\$0			0%
2391	RAMADA Walker Lake SRA	60	0	7/28/2003	\$0	\$0	\$0			0%
2390	RAMADA Walker Lake SRA	60	0	7/28/2003	\$0	\$0	\$0			0%
1353	COMFORT STATION Walker Lake SRA	200	1985	7/28/2003	\$0	\$0	\$0		\$0	0%
<b>Report Totals.....:</b>		<b>500</b>			<b>\$30,000</b>	<b>\$1,000</b>	<b>\$10,000</b>	<b>\$41,000</b>	<b>\$0</b>	<b>0%</b>

SPWB Facility Condition Analysis

Table of Contents

<b>Building Name</b>	<b>Index #</b>	
<b>WALKER LAKE SRA</b>	<b>9915</b>	
<b>RAMADA</b>	<b>2394</b>	No Current Projects
<b>RAMADA</b>	<b>2393</b>	No Current Projects
<b>RAMADA</b>	<b>2392</b>	No Current Projects
<b>RAMADA</b>	<b>2391</b>	No Current Projects
<b>RAMADA</b>	<b>2390</b>	No Current Projects
<b>COMFORT STATION</b>	<b>1353</b>	No Current Projects

**WALKER LAKE SRA  
BUILDING REPORT**

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$30,000**  
**Currently Critical** **Immediate to Two Years**

**ADA PARKING, ACCESSIBLE ROUTE**

**Project Index #: 9915ADA1**  
**Construction Cost \$15,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations.

This project provides monies for paving, striping, signage and curb stops for parking near the restrooms, and one near the ramadas. An accessible concrete path will be provided from ADA parking to a ramada, a pad around and the ramada to permit an individual in a wheelchair to sit at the table, and an accessible cooking grill provided.

**ADA RESTROOM UNISEX**

**Project Index #: 9915ADA2**  
**Construction Cost \$15,000**

The restrooms at this site do not meet the Americans with Disabilities Act (ADA) regulations. A unisex restroom is recommended to comply with CABO/ANSI A117.1-1992 Sections 4.15 - 4.20 and 1997 UBC Chapter 11. This work typically includes construction of a new accessible restroom within the existing building footprint, containing a water closet, sink, grab bars, faucets, mirrors, dispensers and hardware.

These costs were developed from the RS Means ADA Compliance Pricing Guide.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$1,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**REPAINT RAMADAS AND OTHER STRUCTURES**

**Project Index #: 9915EXT1**  
**Construction Cost \$1,000**

There are five freestanding ramadas, two porta-potties in a permanent enclosure, and a trash enclosure.

This project recommends painting the structures to maintain them in good condition.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$10,000**  
**Long-Term Needs** **Four to Ten Years**

**SITE LONG-TERM NEEDS**

**Project Index #: 9915LGT1**  
**Construction Cost \$10,000**

Projects in this category address potential long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary estimate for anticipated maintenance and Capital Improvement Projects (CIPs).

The parking lot will typically require a chip or slurry seal every four to six years, and is included in this project estimate. Other long-term site costs could include water or sewer line repair or replacement, exterior lighting, painting, signage, and unanticipated repair and replacement.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$30,000</b>
<b>Priority Class 2:</b>	<b>\$1,000</b>
<b>Priority Class 3:</b>	<b>\$10,000</b>
<b>Grand Total:</b>	<b>\$41,000</b>

**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 Board and should be utilized as a planning level document.

**REPORT DEVELOPMENT:**

State Public Works Board  
Facilities Condition Analysis

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Walker Lake State Recreation Area Site #9915  
Description: View of ramadas.



Walker Lake State Recreation Area Site #9915  
Description: View of comfort station.



Walker Lake State Recreation Area Site #9915

Description: View of boat landing.



Walker Lake State Recreation Area Site #9915

Description: ADA parking for the site.