State of Nevada Department of Conservation & Natural Resources
Parks Division/Walker Lake State Recreation Area
Facility Condition Analysis

WALKER LAKE
STATE RECREATION AREA

SITE NUMBER: 9915

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.
<table>
<thead>
<tr>
<th>Site number: 9915</th>
<th>Facility Condition Needs Index Report</th>
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</thead>
<tbody>
<tr>
<td>Index #</td>
<td>Building Name</td>
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<tr>
<td>9915</td>
<td>WALKER LAKE SRA</td>
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<tr>
<td>2394</td>
<td>RAMADA</td>
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<td>2390</td>
<td>RAMADA</td>
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<td>1353</td>
<td>COMFORT STATION</td>
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Report Totals: 500  $30,000  $1,000  $10,000  $41,000  $0  0%
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PRIORITY CLASS 1 PROJECTS

Immediate to Two Years

Total Construction Cost for Priority 1 Projects: $30,000

- **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

Two to Four Years

Total Construction Cost for Priority 2 Projects: $1,000

- **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

Four to Ten Years

Total Construction Cost for Priority 3 Projects: $10,000

- **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:

Priority Class 1: $30,000  
Priority Class 2: $1,000  
Priority Class 3: $10,000  
Grand Total: $41,000

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  
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(775) 684-4141 voice

Facilities Condition Analysis  
Carson City, Nevada 89701-4263  
(775) 684-4142 facsimile

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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.