

State of Nevada
Department of Conservation & Natural Resources
Division of State Parks

LAKE TAHOE NEVADA STATE PARK CAVE ROCK

Cave Rock
Douglas County, Nevada

Site Number: 9926
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in December 2021

State of Nevada
Department of Conservation & Natural Resources
Division of State Parks

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: 9926

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
0597	CAVE ROCK COMFORT STATION	448	1977	5/27/2020	\$18,000	\$10,000	\$4,480	\$32,480	\$134,400	24%
	Cave Rock Lake Tahoe/Cave Ro									
0588	CAVE ROCK FEE STATION	128	2016	5/27/2020	\$0	\$2,500	\$1,020	\$3,520	\$320,000	1%
	Cave Rock Lake Tahoe/Cave Ro									
9926	LAKE TAHOE NEVADA-CAVE ROCK STATE PARK		1977	5/27/2020	\$22,750	\$15,000	\$0	\$37,750		0%
	Cave Rock Lake Tahoe/Cave Ro									
0586	CAVE ROCK STORAGE SHED	50	1977	5/27/2020	\$0	\$0	\$0		\$3,500	
	Cave Rock Lake Tahoe/Cave Ro									
Report Totals.....:		626			\$40,750	\$27,500	\$5,500	\$73,750	\$457,900	16%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
<i>State of Nevada</i>	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
<i>Miscellaneous</i>	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

Table of Contents

Building Name	Index #	
LAKE TAHOE NEVADA-CAVE ROCK STATE PARK	9926	
CAVE ROCK COMFORT STATION	0597	
CAVE ROCK FEE STATION	0588	
CAVE ROCK STORAGE SHED	0586	No Current Projects

**LAKE TAHOE NEVADA-CAVE ROCK STATE PARK
BUILDING REPORT**

Lake Tahoe-Nevada State Park - Cave Rock offers a number of different areas for visitors to enjoy. It is a small day-use area tucked beneath the rugged volcanic face of Cave Rock. Facilities include a boat launch ramp and dock, comfort station, a storage shed, fee station, picnic sites, and a small sandy beach. There is a large paved area for parking vehicles and boat trailers which includes some designated ADA parking spaces.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$22,750

Currently Critical

Immediate to Two Years

CRACK FILL & SEAL PARKING AND ROAD

Project Index #: 9926SIT5

Construction Cost \$22,750

The existing AC paving is in fair condition; however, there are significant areas of alligatoring and at least three locations of complete failure. This project would provide for patching, crack fill, slurry seal, and striping of the paved areas at Cave Rock including the entrance road. This project should be scheduled on a cyclical basis based on environmental conditions and should be implemented in the next two years.

This project or a portion thereof was previously recommended in the FCA report dated 05/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2020.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$15,000

Necessary - Not Yet Critical

Two to Four Years

EROSION / SLOPE MITIGATION

Project Index #: 9926SIT2

Construction Cost \$15,000

The site continues to have some areas with steep slopes that have stacked railroad ties for slope stabilization which are damaged, and some are failing. Some of the failed retaining walls have been replaced with stacked boulder retaining walls. This project would continue the replacement of the failing wood retaining walls. In addition, it is recommended that an additional wall be added on the east side of the Comfort Station to enable proper slope drainage away from the building.

This project should be implemented concurrently with the DRAINAGE UPGRADES project under Building #0597.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$22,750
Priority Class 2:	\$15,000
Priority Class 3:	\$0
Grand Total:	\$37,750

CAVE ROCK COMFORT STATION

SPWD Facility Condition Analysis - 0597

Survey Date: 5/27/2020

CAVE ROCK COMFORT STATION BUILDING REPORT

The Comfort Station is a wood framed structure with a composition roofing system on a concrete foundation. It has Men's and Women's restrooms which are somewhat ADA compliant. ADA access into the restrooms from the designated ADA parking space and route of travel is not compliant.

PRIORITY CLASS 1 PROJECTS	Total Construction Cost for Priority 1 Projects:	\$18,000
Currently Critical	Immediate to Two Years	

ADA MODIFICATIONS

**Project Index #: 0597ADA1
Construction Cost \$18,000**

The existing Men's and Women's restrooms are not fully ADA compliant. This project would provide for modifications to the entrance into the restrooms including reworking the concrete ramp and privacy walls, installing the wall mounted dispensers at the proper location, and other improvements as required. ADA signage is also included in this estimate. The 2018 IBC, ICC/ANSI A117.1, 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 report dated 05/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2020.

PRIORITY CLASS 2 PROJECTS	Total Construction Cost for Priority 2 Projects:	\$10,000
Necessary - Not Yet Critical	Two to Four Years	

DRAINAGE UPGRADES

**Project Index #: 0597EXT3
Construction Cost \$10,000**

The grade does not slope away effectively from the east side of the Comfort Station. It is recommended per IBC 1804.4 grading the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical unit in 20 units horizontal (5-percent slope). It is recommended that the grading be completed within 2 - 3 years.

This project should be implemented concurrently with the EROSION / SLOPE MITIGATION project.

PRIORITY CLASS 3 PROJECTS	Total Construction Cost for Priority 3 Projects:	\$4,480
Long-Term Needs	Four to Ten Years	

EXTERIOR FINISHES

**Project Index #: 0597EXT2
Construction Cost \$2,240**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the doors, wood siding and trim, and caulking of the door frames, wood siding and trim as needed, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

**Project Index #: 0597INT1
Construction Cost \$2,240**

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. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	448	IBC Occupancy Type 1:	100 % B
Year Constructed:	1977	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Wood Siding	Construction Type:	Wood Framing
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Supressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$18,000	Project Construction Cost per Square Foot:	\$72.50
Priority Class 2:	\$10,000	Total Facility Replacement Construction Cost:	\$134,000
Priority Class 3:	\$4,480	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$32,480	FCNI:	24%

CAVE ROCK FEE STATION

SPWD Facility Condition Analysis - 0588

Survey Date: 5/27/2020

CAVE ROCK FEE STATION

BUILDING REPORT

The Fee Station is a pre-manufactured building. Hardie Board exterior over CMU with a shingle roof. This fee station replaced the old unit located closer to the highway.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$2,500**
Necessary - Not Yet Critical **Two to Four Years**

OVERHEAD COILING WINDOW SECURITY SASH **Project Index #: 0588EXT2**
Construction Cost \$2,500

There are three overhead coiling window security sashes on the building one of which is damaged and does not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of one manually operated overhead coiling sash and replacement with a new manually operated overhead coiling sash. Removal and disposal of the existing door is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$1,020**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES **Project Index #: 0588EXT1**
Construction Cost \$510

The exterior is in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the doors, wood siding and trim, and caulking of the door frames, wood siding and trim as needed, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES **Project Index #: 0588INT1**
Construction Cost \$510

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 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): 128	IBC Occupancy Type 1: 100 % B
Year Constructed: 2016	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted CMU	Construction Type: CMU - 100%
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$27.50	
Priority Class 2: \$2,500	Total Facility Replacement Construction Cost: \$320,000	
Priority Class 3: \$1,020	Facility Replacement Cost per Square Foot: \$2,500	
Grand Total: \$3,520	FCNI: 1%	

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
Facilities Condition Analysis

515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263

(775) 684-4141 voice
(775) 684-4142 facsimile



Lake Tahoe Nevada State Park – Cave Rock Site – FCA Site #9926
Description: Paving Crack Fill & Seal.



Lake Tahoe Nevada State Park – Cave Rock Site – FCA Site #9926
Description: Crack Fill & Seal - Paving Repair.



Cave Rock Comfort Station – FCA Building #0597
Description: Site Drainage Upgrades.



Cave Rock Comfort Station – FCA Building #0597
Description: Non-ADA compliant entrance.



Cave Rock Fee Station – FCA Building #0588
Description: Exterior of the building.



Cave Rock Fee Station – FCA Building #0588
Description: Security Window Sash Repair.



Cave Rock Storage Shed – FCA Building #0586
Description: Exterior of the building.