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 the 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.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
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Report Totals: 27,316

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<td>Thursday, November 17, 2016</td>
<td>Page 2 of 2</td>
<td></td>
<td></td>
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# Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAKE TAHOE NEVADA-SAND HARBOR STATE PA</td>
<td>9927</td>
</tr>
<tr>
<td>SAND HARBOR TICKET BOOTH</td>
<td>3678</td>
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<tr>
<td>HIDDEN BEACH CXT RESTROOM</td>
<td>2906</td>
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<tr>
<td>WATER TANK</td>
<td>2905</td>
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<tr>
<td>FIRE PUMP HOUSE</td>
<td>2904</td>
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<td>BOAT RAMP KIOSK</td>
<td>2903</td>
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<td>SHAKESPEARE SOUND BOOTH</td>
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<tr>
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<td>1566</td>
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</table>

No Current Projects
Lake Tahoe Nevada-Sand Harbor State Park offers a number of different areas for visitors to enjoy. The entire State Park encompasses about 14,000 acres and is home to the Marlette - Hobart Water System which is a National Civil Engineering Landmark.

Sand Harbor is located along the east shore of Lake Tahoe about 3 miles south of Incline Village. The park has a large beach area, picnic sites, a boat launch ramp, a visitor's and concession building, 8 comfort stations, a maintenance, storage and operations area, a fire protection system with a water storage tank, and ample parking. There are two Ranger Residences with garages located on the east side of Highway 28. The park has ADA accessible parking areas and access to the main Visitor's Center and other park areas including some of the comfort stations.

The site is served by a domestic well located on the property and according to staff, does not draw water from Lake Tahoe directly. The location of the well allows it to tap an aquifer which is separated by a geological fault line which prevents lake water from entering the well site.

There is a scenic overlook and comfort station called Memorial Point located about a half a mile north of the main park entrance which also has ADA accessible parking. A little further north is the Hidden beach area which has a CXT comfort station. This area is served by roadside parking and trails.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
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</thead>
<tbody>
<tr>
<td><strong>EXTERIOR STAIR HANDRAIL INSTALLATION</strong></td>
<td></td>
<td>$23,000</td>
</tr>
<tr>
<td>Project Index #:</td>
<td>9927SFT5</td>
<td>Construction Cost</td>
</tr>
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</table>

Exterior stairs have been installed behind the Memorial Point Comfort Station. They start at the parking lot and extend down to the nature trails and do not have handrails or guardrails. This project recommends the installation of handrails and guardrails from the parking area to the trails. Chapter 10 Section's 1012 and 1013 of the 2012 IBC were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/20/2003 and 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

**PEST CONTROL - COMFORT STATIONS**

| Project Index #: | 9927SIT10 | Construction Cost | $5,000 |

The Comfort Stations have visible damage from carpenter ants which have infested the buildings. Carpenter ants may cause severe damage and could compromise the structural integrity of wood framed structures if left unchecked. This project would provide for a licensed pest control contractor to eradicate the ants from the Comfort Stations.

This project or a portion thereof was previously recommended in the FCA report dated 06/20/2003 and 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
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<tbody>
<tr>
<td><strong>SIDEWALK REPLACEMENT, PHASE 3</strong></td>
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<td>$400,000</td>
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<tr>
<td>Project Index #:</td>
<td>9927SIT5</td>
<td>Construction Cost</td>
</tr>
</tbody>
</table>

The existing sidewalks serving the boat ramp and boat beach have deteriorated and are failing. In some areas, cracks wider than four inches have been identified, and there are potholes and settling in a number of locations. This project addresses removal and replacement of existing sidewalks as needed. The sidewalks should include flared curb cuts for site accessibility.

This project or a portion thereof was previously recommended in the FCA report dated 06/20/2003 and 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.
SLURRY SEAL ASPHALT PAVING

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, parking areas and the maintenance yard. 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. 400,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $23,000
- Priority Class 2: $0
- Priority Class 3: $400,000
- Grand Total: $423,000
The Hidden Beach CXT Toilet is a precast concrete unisex restroom with ADA compliant interior features. The building is located along Hidden Beach on the east shore of Lake Tahoe.

**HIDDEN BEACH CXT RESTROOM BUILDING REPORT**

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $1,620</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two to Four Years</td>
<td></td>
</tr>
</tbody>
</table>

**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 2-3 years and for this project to 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

**BUILDING INFORMATION:**

- Gross Area (square feet): 81
- Year Constructed: 2000
- 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 Structure
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $1,620
- Priority Class 3: $0

**Project Construction Cost per Square Foot:** $20.00

**Total Facility Replacement Construction Cost:** $26,000

**Facility Replacement Cost per Square Foot:** $321

**FCNI:** 6%
WATER TANK BUILDING REPORT

The Water Tank is a steel above ground water storage tank specifically for fire protection. It is located adjacent to the Fire Pump House. The tank holds 58,160 gallons at nominal capacity.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $29,400
Necessary - Not Yet Critical Two to Four Years

Project Index #: 2905EXT1
Construction Cost $29,400

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the water tank. This project would provide for the painting of the water tank and the fence surrounding it to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 2-3 years and is recommended on a cyclical basis based on environmental conditions. The square footage used is the area of the water tank walls (1,120 s.f.) plus the area of the top of the tank (700 s.f.) plus the area of the fence (1,120 s.f.).

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

BUILDING INFORMATION:

- Gross Area (square feet): 707
- Year Constructed: 2004
- Exterior Finish 1: 100 # 2x6 Painted 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: Steel Water Tank
- IBC Construction Type: II-A
- Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $0  Project Construction Cost per Square Foot: $41.58
- Priority Class 2: $29,400  Total Facility Replacement Construction Cost: $160,000
- Priority Class 3: $0  Facility Replacement Cost per Square Foot: $226
- Grand Total: $29,400  FCNI: 18%
The Fire Pump House is a concrete and wood framed structure with a composition shingle roof. It contains the fire protection system, pumping and control systems. The building is located next to the fire protection system water storage tank. The pump house also is capable of pumping water from Lake Tahoe in case of an emergency or failure of normal system.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Current</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>$3,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical</td>
<td><a href="#">Project Index #: 2904PLM1</a></td>
<td><a href="#">Construction Cost: $3,000</a></td>
</tr>
</tbody>
</table>

**VALVE REPLACEMENT**

The CLA-VAL pressure reducing valve is not operating and should be replaced. The valve is located on the 2” water line between the well and the storage tank. Staff noted that the valve is undersized and does not function properly requiring the flow to be manually operated. This project would provide for removal and disposal of the existing valve and replacement with a properly sized pressure reducing valve.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>$5,600</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="#">Project Index #: 2904EXT1</a></td>
<td><a href="#">Construction Cost: $2,800</a></td>
<td></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, 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

**INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.
**BUILDING INFORMATION:**

- Gross Area (square feet): **280**
- Year Constructed: **2004**
- Exterior Finish 1: **80 #** Painted Wood Siding
- Exterior Finish 2: **20 #** Painted Concrete
- Number of Levels (Floors): **1** Basement: **No**
- IBC Occupancy Type 1: **100 #** U
- IBC Occupancy Type 2: **0 #**
- Construction Type: Concrete & Wood
- IBC Construction Type: V-B
- Percent Fire Suppressed: **0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$3,000</th>
<th>Project Construction Cost per Square Foot:</th>
<th><strong>$30.71</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$5,600</td>
<td>Total Facility Replacement Construction Cost:</td>
<td><strong>$146,000</strong></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td><strong>$520</strong></td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$8,600</td>
<td>FCNI:</td>
<td><strong>6%</strong></td>
</tr>
</tbody>
</table>
BOAT RAMP KIOSK
BUILDING REPORT

The Boat Ramp Kiosk is a wood and steel framed signage structure with a wood shingle roof. It is located adjacent to the boat ramp.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $600
Necessary - Not Yet Critical Two to Four Years

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</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>1</td>
<td>$0</td>
<td>$9,000</td>
<td>$150</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>$600</td>
<td></td>
<td></td>
<td>7%</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$600</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Shakespeare Sound Booth is a wood framed building with a composition shingle roof. All controls for sound and lighting are located in this structure, which is located behind the seating/amphitheater area.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>2902EXT1</td>
<td>$1,520</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, 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

**INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

**BUILDING INFORMATION:**

- Gross Area (square feet): 152
- Year Constructed: 1999
- Exterior Finish 1: 80 # Painted Wood Siding
- Exterior Finish 2: 20 # Stone Masonry
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100 # B
- IBC Occupancy Type 2: 0 #
- 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: | $20.00 |
| Priority Class 2: | $3,040 | Total Facility Replacement Construction Cost: | $46,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: | $300 |
| Grand Total: | $3,040 | FCNI: | 7% |
SHAKESPEARE STAGE
BUILDING REPORT

The Shakespeare Stage is a concrete masonry unit and steel framed structure primarily below grade. There are two stairways and an elevator to access the area below the stage which has a restroom, mechanical and electrical room, storage areas and a dressing room. The building has a fire sprinkler and alarm system. The stage above grade has 2x6 wood decking, some wood railing and stone accents.

PRIORITY CLASS 3 PROJECTS

EXTERIOR FINISHES
It is important to maintain the finish, weather resistance and appearance of the stage. This project would provide funding to protect the exterior of the stage. Included in the cost are cleaning and sealing the masonry and to caulk and paint the stage and handrails. It is recommended that the stage and masonry be sealed and painted in the next 5-6 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

INTERIOR FINISHES
It is recommended to paint the interior walls and ceilings at least once in the next 5-6 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

BUILDING INFORMATION:

Gross Area (square feet): 2,590
Year Constructed: 1999
Exterior Finish 1: 100 # Stone Masonry
Exterior Finish 2: 0#
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: 0#
Construction Type: Concrete-Stone Masonry
IBC Construction Type: V-B
Percent Fire Suppressed: 100#

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</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>Priority Class 1:</td>
<td>$0</td>
<td>$20.00</td>
<td>$1,295,000</td>
<td>4%</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td>$20.00</td>
<td>$1,295,000</td>
<td>4%</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$51,800</td>
<td>$500</td>
<td>$500</td>
<td>4%</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$51,800</td>
<td>$1,295,000</td>
<td>$500</td>
<td>4%</td>
</tr>
</tbody>
</table>
The Visitor's Center/Concession building is a single story wood framed structure with vaulted ceilings. It is primarily a wood post and beam framed building which serves as the main visitor's center. There is a display area, informational kiosks, concession, retail, ADA compliant restrooms and a cafe with outdoor seating. The facility is ADA compliant and has a fire sprinkler and alarm system. There are also some small offices for park personnel located inside. The surrounding patios and walkways are concrete pavers in a 90 degree herringbone pattern.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $2,200

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>WATER HEATER REPLACEMENT</strong></td>
<td>Project Index #: 2552PLM1</td>
</tr>
<tr>
<td></td>
<td>Construction Cost $2,200</td>
</tr>
</tbody>
</table>

There is a 100 gallon electric water heater in the building. The average lifespan of a water heater is eight to ten years and the water heater was installed in 2007. It is recommended that a new electric water heater, straps, braided steel hose, expansion tank, ball valves, new flex gas line and pan be installed. Removal and disposal of the existing equipment is included in this estimate.

**PRIORITY CLASS 2 PROJECTS**

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

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PAVER REPAIR</strong></td>
<td>Project Index #: 2552SIT1</td>
</tr>
<tr>
<td></td>
<td>Construction Cost $2,000</td>
</tr>
</tbody>
</table>

The concrete pavers on the front patio of the building are settling and sinking due to rodent holes. This project would provide for installing a rodent barrier around the perimeter of the pavers to prevent them from burrowing under the pavers.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $111,600

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td>Project Index #: 2552EXT1</td>
</tr>
<tr>
<td></td>
<td>Construction Cost $55,800</td>
</tr>
</tbody>
</table>

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, painting, staining 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 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

**INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings 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.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.
BUILDING INFORMATION:

Gross Area (square feet): 5,580
Year Constructed: 2005
Exterior Finish 1: 90 # Painted Wood Siding
Exterior Finish 2: 10 # Stone Masonry
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 70 # A-3
IBC Occupancy Type 2: 30 # M
Construction Type: Wood Post and Beam
IBC Construction Type: V-N
Percent Fire Suppressed: 100 #

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>Priority Class 1:</td>
<td>$2,200</td>
<td>$20.75</td>
<td>$2,790,000</td>
<td>$500</td>
<td>4%</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$2,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$111,600</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$115,800</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Group Use Ramada is a wood post and beamed framed structure with a built-up roofing system. It is located on the north side of the main park and is a reservation only facility. There are tables, BBQ, a sink and outdoor lighting.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $3,372  
Necessary - Not Yet Critical  
Two to Four Years

**LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures, ballasts and lighting to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.  
This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $4,496  
Long-Term Needs  
Four to Ten Years

**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>1,124</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1970</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement? No</td>
<td></td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Wood-framed construction</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>0</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$7.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$3,372</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$225,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$4,496</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$200</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$7,868</td>
<td>FCNI:</td>
<td>3%</td>
</tr>
</tbody>
</table>
The Boat Ramp Fee Station is a wood post and beamed framed structure with a wood shingle roofing system. It is located along the boat ramp road and serves as the fee collection station for the boat ramp area. The building is occupied by staff during the peak summer season and as a self serve pay station during the remainder of the year.

**Priorities**

**Class 2 Projects**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RELOCATE AND REMODEL</strong></td>
<td></td>
</tr>
<tr>
<td>The design of the building has proven to be inadequate in both size and location. The staff regularly sits outside of the building to collect fees stating that the building is too small and uncomfortable to stay inside. The building is also too close to the access road and has been hit by vehicles, trailers and boats on many occasions. This project would provide for moving the entire structure back from the road and adding 50 square feet of floor area. A new roof should be included for the entire structure. This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.</td>
<td></td>
</tr>
</tbody>
</table>

Project Index #: 1603SIT1
Construction Cost: $35,000

**Class 3 Projects**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>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, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.</td>
<td></td>
</tr>
</tbody>
</table>

Project Index #: 1603EXT2
Construction Cost: $480

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>It is recommended to paint the interior walls and ceilings 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.</td>
<td></td>
</tr>
</tbody>
</table>

Project Index #: 1603INT2
Construction Cost: $480
BUILDING INFORMATION:

- Gross Area (square feet): 48
- Year Constructed: 1970
- 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-framed construction
- 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</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$0</td>
<td>$749.17</td>
<td>$10,000</td>
<td>$200</td>
<td></td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$35,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$960</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$35,960</td>
<td></td>
<td></td>
<td></td>
<td>360%</td>
</tr>
</tbody>
</table>
The Main Fee Station is a wood post and beam framed structure with a wood shingle roofing system. It is located along the main entrance road and serves as the fee collection station. The building is occupied by staff during the peak summer season and is a self serve pay station during the remainder of the year.

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>$10,230</th>
</tr>
</thead>
<tbody>
<tr>
<td>Necessary - Not Yet Critical</td>
<td>Two to Four Years</td>
<td></td>
</tr>
</tbody>
</table>

#### ELECTRIC HEATER REPLACEMENT

Project Index #: 1599HVA1
Construction Cost: $2,000

There is an electric heater in the building that has reached the end of its life expectancy. This project recommends replacing the electric heater. The estimate includes removal and disposal of the existing equipment.

#### EXTERIOR DOOR REPLACEMENT

Project Index #: 1599EXT2
Construction Cost: $4,000

The existing exterior wood door appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement and installation of a new metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

#### EXTERIOR FINISHES

Project Index #: 1599EXT1
Construction Cost: $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, 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

#### FLOORING REPLACEMENT

Project Index #: 1599INT2
Construction Cost: $1,350

The wood flooring in the Fee Station is damaged and reaching the end of its useful life. This project would provide for removal and disposal of the wood flooring and the installation of a new subfloor and 12x12 VCT with a 6” base.

#### INTERIOR FINISHES

Project Index #: 1599INT1
Construction Cost: $900

It is recommended to paint the interior walls and ceilings 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.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

#### ROOF REPLACEMENT

Project Index #: 1599EXT3
Construction Cost: $1,080

The wood 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 metal roofing system and new underlayments. This estimate includes removal and disposal of the old roof.
BUILDING INFORMATION:

Gross Area (square feet): 90
Year Constructed: 1970
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-framed 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: | $113.67 |
| Priority Class 2: | $10,230 | Total Facility Replacement Construction Cost: | $18,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: | $200 |
| Grand Total: | $10,230 | FCNI: | 57% |
The Well House is a wood post and beam framed structure with a built-up roofing system. There is a water storage tank and a small office for the life guards inside of the building. The park's well is located on the north side of the structure.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $8,400</th>
</tr>
</thead>
</table>

**ELECTRIC HEATER REPLACEMENT**

There is an electric heater in the building that has reached the end of its life expectancy. This project recommends replacing the electric heater. The estimate includes removal and disposal of the existing equipment.

<table>
<thead>
<tr>
<th>Project Index #: 1598HVA1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost: $2,000</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, 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

<table>
<thead>
<tr>
<th>Project Index #: 1598EXT1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost: $6,400</td>
</tr>
</tbody>
</table>

**BUILDING INFORMATION:**

- Gross Area (square feet): 640
- Year Constructed: 1970
- 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-framed construction
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $0 |
| Priority Class 2: | $8,400 |
| Priority Class 3: | $0 |
| Grand Total: | $8,400 |

| Project Construction Cost per Square Foot: $13.13 |
| Total Facility Replacement Construction Cost: $64,000 |
| Facility Replacement Cost per Square Foot: $100 |
| FCNI: 13% |
The Wood Shop is a wood post and beam framed structure with a built-up roofing system. There is wood working equipment as well as the sewer filter equipment located inside the building. It has a new fire sprinkler and alarm system.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $5,000

**Currently Critical**

**Total Construction Cost for Priority 1 Projects:** $5,000

**Project Index #: 1593SFT1**

**Construction Cost:** $5,000

**EXTERIOR LANDING INSTALLATION**

There is an out-swinging exterior door from the building which swings out over a steep ramp and does not have a landing. This does not comply with 2012 IBC Section 1008: 1008.1.6 Landings at doors, which states, "Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches (178mm). When a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches (1118mm)." This project would provide for the installation of a compliant landing for the door.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $33,025

**Necessary - Not Yet Critical**

**Total Construction Cost for Priority 2 Projects:** $33,025

**Project Index #: 1593ENV1**

**Construction Cost:** $20,000

**DUST COLLECTION SYSTEM INSTALLATION**

The building has a woodshop which does not have a complete dust collection system. In order to reduce the possibility of damage or injury, each piece of equipment should have complete collection capability. This project recommends installing a new dust collection system.

**Project Index #: 1593HVA1**

**Construction Cost:** $2,000

**ELECTRIC HEATER REPLACEMENT**

There is a ceiling mounted electric heater in the building that has reached the end of its life expectancy. This project recommends replacing the electric heater. The estimate includes removal and disposal of the existing equipment.

**Project Index #: 1593SFT2**

**Construction Cost:** $1,365

**EXIT SIGN AND EGRESS LIGHTING INSTALLATION**

The building does not have any emergency lighting and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

**Project Index #: 1593INT1**

**Construction Cost:** $5,460

**INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings 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 adequately prepared to receive the coating. 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.
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. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

PRIORITY CLASS 3 PROJECTS

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. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Priorities:

- LIGHTING UPGRADE
- EXTERIOR FINISHES

Total Construction Cost for Priority 3 Projects: $5,460

Long-Term Needs: Four to Ten Years

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost</th>
<th>Project Construction Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$5,000</td>
<td>$79.64</td>
</tr>
<tr>
<td>Class 2</td>
<td>$33,025</td>
<td>$191,000</td>
</tr>
<tr>
<td>Class 3</td>
<td>$5,460</td>
<td>$350</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$43,485</td>
<td>FCNI: 23%</td>
</tr>
</tbody>
</table>

Construction Type:
- Wood-framed construction

IBC Construction Type:
- V-B

IBC Occupancy Type 1:
- # S-1

IBC Occupancy Type 2:
- #

Exterior Finish 1:
- Painted Wood Siding

Exterior Finish 2:
- #

Number of Levels (Floors):
- 1

Basement?
- No

Year Constructed:
- 1970

Gross Area (square feet):
- 546

Percent Fire Supressed:
- 100 #
The Storage/Maintenance Office is a wood post and beam framed structure with a built-up roofing system. It contains a small office area and storage rooms on two levels. There is a new fire sprinkler and alarm system in the building.

**Priorities and Costs**

**Priority Class 1 Projects**

- **Exterior Stair Handrail Replacement**
  - Project Index #: 1575SFT2
  - Construction Cost: $13,200
  - Survey Date: 10/28/2015

  The stair handrails and guardrails leading up to the second story of the Storage/Maintenance Office do not meet code for safety. This project recommends the installation of handrails and guardrails in accordance with the 2012 IBC Section 1012 and Section 1013. Removal and disposal of the existing rails is included in the estimate.

- **Storage Removal**
  - Project Index #: 1575SFT3
  - Construction Cost: $1,000
  - Survey Date: 10/28/2015

  Items in this building are stored too close to the ceiling. The 2012 IFC Section 315.3.1 states that, "Storage shall be maintained 2 feet or more below the ceiling in nonsprinklered areas of buildings or a minimum of 18 inches below sprinkler head deflectors in sprinklered areas of buildings." This project would provide for the removal of all items in conflict with code requirements to ensure that the fire suppression system operates correctly.

**Priority Class 2 Projects**

- **Interior Finishes**
  - Project Index #: 1575INT1
  - Construction Cost: $4,000
  - Survey Date: 10/28/2015

  It is recommended to paint the interior walls and ceilings 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

- **Safety Cabinets**
  - Project Index #: 1575SFT1
  - Construction Cost: $10,000
  - Survey Date: 10/28/2015

  The storage room is located on the ground floor and contains many different paints, stains and other hazardous products. This does not meet OSHA standards for hazardous materials containment. This project would provide two hazardous storage containers in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d). This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.
PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $4,000

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, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

BUILDING INFORMATION:

- Gross Area (square feet): 400
- Year Constructed: 1970
- Exterior Finish 1: 100 # Painted Wood Siding
- Exterior Finish 2: #
- Number of Levels (Floors): 2
- Basement? No
- IBC Occupancy Type 1: 30 # B
- IBC Occupancy Type 2: 70 # S-2
- Construction Type: Wood-framed construction
- IBC Construction Type: V-B
- Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $14,200
- Priority Class 2: $14,000
- Priority Class 3: $4,000
- Grand Total: $32,200

- Project Construction Cost per Square Foot: $80.50
- Total Facility Replacement Construction Cost: $160,000
- Facility Replacement Cost per Square Foot: $400
- FCNI: 20%
The Sewer Plant Cover is a wood post and beam framed structure with a built-up roofing system. It is located east of the Office/Visitor Center and is a protective cover for the sewer plant which treats park sewage prior to exporting to the main treated effluent line on State Highway 28. The chemical treatment tank is located in the wood shop which is adjacent to this structure.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Construction Cost for Priority 3 Projects:</td>
<td>$10,080</td>
</tr>
</tbody>
</table>

**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.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

**ROOF REPLACEMENT**

The asphalt roof on the building is in poor condition and had active leaks at the time of the survey. It is recommended that this building be re-roofed in the next 4-5 years with a new single-ply roofing system. This will allow the roof to qualify for the statewide roofing warranty and preventative maintenance agreement programs.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 630
- **Year Constructed:** 1985
- **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-framed construction
- **IBC Construction Type:** V-B
- **Percent Fire Supressed:** 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $0
- **Priority Class 3:** $10,080
- **Grand Total:** $10,080

- **Project Construction Cost per Square Foot:** $16.00
- **Total Facility Replacement Construction Cost:** $94,000
- **Facility Replacement Cost per Square Foot:** $150
- **FCNI:** 11%
The Shop is a wood post and beam framed structure with a built-up roofing system. The facility contains a workshop area, a couple of small offices, an area for testing of water quality and main shop area. There is an ADA compliant restroom located in this building. It has been upgraded with fire alarms and sprinklers.

### PRIORITY CLASS 1 PROJECTS

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

**WATER HEATER REPLACEMENT**

Project Index #: 1567PLM1

Construction Cost: $1,500

There is a 50 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 1-2 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $16,200

**INTERIOR FINISHES**

Project Index #: 1567INT1

Construction Cost: $16,200

It is recommended to paint the interior walls and ceilings 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

### PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects:** $22,200

**EXTERIOR DOOR REPLACEMENT**

Project Index #: 1567EXT3

Construction Cost: $3,000

The exterior wood man door appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement of the wood door with new metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

**EXTERIOR FINISHES**

Project Index #: 1567EXT2

Construction Cost: $16,200

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, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR DOOR REPLACEMENT**

Project Index #: 1567INT2

Construction Cost: $3,000

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 3 interior doors was used in this estimate.
BUILDING INFORMATION:

Gross Area (square feet): 1,620
Year Constructed: 1970
Exterior Finish 1: 100 # Painted Wood Siding
Exterior Finish 2: #
Number of Levels (Floors): 2  Basement? No
IBC Occupancy Type 1: 40 # S-2
IBC Occupancy Type 2: 60 # H-4
Construction Type: Wood-framed construction
IBC Construction Type: V-A
Percent Fire Supressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$1,500</td>
<td>$16,200</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$16,200</td>
<td>$567,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$22,200</td>
<td>$350</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$39,900</td>
<td>FCNI: 7%</td>
</tr>
</tbody>
</table>
The Main Office Complex is a wood post and beam framed structure with a built-up roofing system. It contains offices, a meeting room, a restroom and a small shop area for park staff. Prior to the opening of the new Visitor's Center, this facility served as the visitor's center. It has been upgraded with fire alarms and sprinklers. There is an ADA accessible parking stall and route of travel to the main entrance.

**Priorities Class 2 Projects**

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Electrical Upgrade</strong></td>
<td>A portion of the building is used as office space by the staff. This space is required to be operational at all times, under all conditions. This project will provide for some additional capacity and hardware needed to operate the building's electrical system via the emergency generator. This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.</td>
<td>$15,000</td>
</tr>
<tr>
<td><strong>Exit Sign and Egress Lighting Installation</strong></td>
<td>The building does not have any emergency lighting and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. International Building Code 2012 Chapter 10 was referenced for this project.</td>
<td>$3,875</td>
</tr>
<tr>
<td><strong>Flooring Replacement</strong></td>
<td>The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6” base and 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.</td>
<td>$3,600</td>
</tr>
<tr>
<td><strong>Interior Finishes</strong></td>
<td>It is recommended to paint the interior walls and ceilings 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.</td>
<td>$15,500</td>
</tr>
<tr>
<td><strong>Lighting Upgrade</strong></td>
<td>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. 5000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.</td>
<td>$5,425</td>
</tr>
</tbody>
</table>
PRIORITY CLASS 3 PROJECTS

Long-Term Needs

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, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted 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:

<table>
<thead>
<tr>
<th>Gross Area (square feet)</th>
<th>1,550</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed</td>
<td>1970</td>
</tr>
<tr>
<td>Exterior Finish 1</td>
<td>100 # Painted Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2</td>
<td>#</td>
</tr>
<tr>
<td>Number of Levels (Floors)</td>
<td>1</td>
</tr>
<tr>
<td>Building Type</td>
<td>No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1</td>
<td>100 # B</td>
</tr>
<tr>
<td>IBC Occupancy Type 2</td>
<td>#</td>
</tr>
<tr>
<td>Construction Type</td>
<td>Wood-framed construction</td>
</tr>
<tr>
<td>IBC Construction Type</td>
<td>V-B</td>
</tr>
<tr>
<td>Percent Fire Suppressed</td>
<td>100 #</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1:     | $0 | Project Construction Cost per Square Foot: | $38.00 |
| Priority Class 2:     | $43,400 | Total Facility Replacement Construction Cost: | $620,000 |
| Priority Class 3:     | $15,500 | Facility Replacement Cost per Square Foot: | $400 |
| Grand Total:          | $58,900 | FCNI: | 10% |

Total Construction Cost for Priority 3 Projects: $15,500

Project Index #: 1566EXT2

Construction Cost $15,500
COMFORT STATION #8
BUILDING REPORT

Comfort Station #8 is a wood post and beam framed structure with a built-up roofing system. There are Men's and Women's restrooms and a Mechanical/Janitor Room located in the building.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $45,000

Necessary - Not Yet Critical Two to Four Years

**BACKFLOW PREVENTION**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of backsiphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1” conduit to provide power for freeze protection.

Construction Cost: $35,000

**RESTROOM FIXTURES REPLACEMENT**

The existing restroom fixtures are original to the building. They are worn and damaged from many years of use and should be scheduled for replacement. This project recommends the replacement of the existing fixtures, to include: 3 water closets; 1 urinal; 2 sinks, and 2 faucets.

Construction Cost: $10,000

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: $8,960

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, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Construction Cost: $4,480

**INTERIOR FINISHES**

It is recommended to paint the partitions and ceilings and re-caulk the Fiberglass Reinforced Panels (FRP) at least once in the next 4-5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project should be scheduled on a cyclical basis to maintain the integrity of the structure.

Construction Cost: $4,480
BUILDING INFORMATION:

- Gross Area (square feet): 448
- Year Constructed: 1970
- 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-framed construction
- IBC Construction Type: V-B
- Percent Fire Supressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Amount</th>
<th>Project Construction Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$0</td>
<td>$120.45</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$45,000</td>
<td>$179,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$8,960</td>
<td>$400</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$53,960</td>
<td></td>
</tr>
</tbody>
</table>

Total Facility Replacement Construction Cost: $179,000
Facility Replacement Cost per Square Foot: $400
FCNI: 30%
COMFORT STATION #7
BUILDING REPORT

Comfort Station #7 is a wood post and beam framed structure with a built-up roofing system. There are Men's and Women's restrooms and a Mechanical/Janitor Room located in the building.

PRIORITY CLASS 2 PROJECTS
Total Construction Cost for Priority 2 Projects: $45,000
Necessary - Not Yet Critical Two to Four Years

BACKFLOW PREVENTION
State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of backsiphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1” conduit to provide power for freeze protection.

RESTROOM FIXTURES REPLACEMENT
The existing restroom fixtures are original to the building. They are worn and damaged from many years of use and should be scheduled for replacement. This project recommends the replacement of the existing fixtures including 3 water closets, 1 urinal, 2 sinks and 2 faucets.

PRIORITY CLASS 3 PROJECTS
Total Construction Cost for Priority 3 Projects: $8,960
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, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES
It is recommended to paint the partitions and ceilings and re-caulk the Fiberglass Reinforced Panels (FRP) at least once in the next 4-5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project should be scheduled on a cyclical basis to maintain the integrity of the structure.
BUILDING INFORMATION:

Gross Area (square feet): 448
Year Constructed: 1970
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-framed construction
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: $120.45</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$45,000</td>
<td>Total Facility Replacement Construction Cost: $179,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$8,960</td>
<td>Facility Replacement Cost per Square Foot: $400</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$53,960</td>
<td>FCNI: 30%</td>
</tr>
</tbody>
</table>
Comfort Station #6 is a wood post and beam framed structure with a built-up roofing system. There are Men's and Women's restrooms and a Mechanical/Janitor Room located in the building.

**PRIORITIZED RECOMMENDATIONS**

**Prioritize Projects on the Basis of Urgency**

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $45,000

- Necessary - Not Yet Critical
- Two to Four Years

**BACKFLOW PREVENTION**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of backsiphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1” conduit to provide power for freeze protection.

**RESTROOM FIXTURES REPLACEMENT**

The existing restroom fixtures are original to the building. They are worn and damaged from many years of use and should be scheduled for replacement. This project recommends the replacement of the existing fixtures, to include: 3 water closets; 1 urinal; 2 sinks, and 2 faucets.

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: $8,960

- 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, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

It is recommended to paint the partitions and ceilings and re-caulk the Fiberglass Reinforced Panels (FRP) at least once in the next 4-5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project should be scheduled on a cyclical basis to maintain the integrity of the structure.
BUILDING INFORMATION:

Gross Area (square feet): 448
Year Constructed: 1970
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-framed construction
IBC Construction Type: V-B
Percent Fire Supressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>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>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$0</td>
<td>$120.45</td>
<td>$179,000</td>
<td></td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$45,000</td>
<td></td>
<td></td>
<td>$400</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$8,960</td>
<td></td>
<td></td>
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<tr>
<td>Grand Total</td>
<td>$53,960</td>
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</tr>
</tbody>
</table>

FCNI: 30%
Comfort Station #5 is a wood post and beam framed structure with a built-up roofing system. There are Men's and Women's restrooms and a Mechanical/Janitor Room located in the building.

**PRIORITY CLASS 2 PROJECTS**

*Total Construction Cost for Priority 2 Projects: $45,000*

- **Necessary - Not Yet Critical**
  - **Two to Four Years**

  **BACKFLOW PREVENTION**

  State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of backspiphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1” conduit to provide power for freeze protection.

  - **Project Index #: 1538PLM2**
  - **Construction Cost: $35,000**

  **RESTROOM FIXTURES REPLACEMENT**

  The existing restroom fixtures are original to the building. They are worn and damaged from many years of use and should be scheduled for replacement. This project recommends the replacement of the existing fixtures, to include: 3 water closets; 1 urinal; 2 sinks, and 2 faucets.

  - **Project Index #: 1538PLM1**
  - **Construction Cost: $10,000**

**PRIORITY CLASS 3 PROJECTS**

*Total Construction Cost for Priority 3 Projects: $8,960*

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

  - **Project Index #: 1538EXT2**
  - **Construction Cost: $4,480**

  **INTERIOR FINISHES**

  It is recommended to paint the partitions and ceilings and re-caulk the Fiberglass Reinforced Panels (FRP) at least once in the next 4-5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project should be scheduled on a cyclical basis to maintain the integrity of the structure.

  - **Project Index #: 1538INT2**
  - **Construction Cost: $4,480**
**BUILDING INFORMATION:**

- **Gross Area (square feet):** 448
- **Year Constructed:** 1970
- **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-framed construction
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$120.45</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$45,000</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$179,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$8,960</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$400</td>
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<tr>
<td>Grand Total:</td>
<td>$53,960</td>
<td>FCNI:</td>
<td>30%</td>
</tr>
</tbody>
</table>
Comfort Station #4 is a wood post and beam framed structure with a built-up roofing system. There are Men's and Women's restrooms with showers and a Mechanical/ Janitor Room located in the building.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $55,000</th>
</tr>
</thead>
</table>

**BACKFLOW PREVENTION**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of backsiphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1” conduit to provide power for freeze protection.

**RESTROOM FIXTURES REPLACEMENT**

The existing restroom fixtures are original to the building. They are worn and damaged from many years of use and should be scheduled for replacement. This project recommends the replacement of the existing fixtures, to include: 4 water closets; 2 urinals; 6 sinks, and 6 faucets.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $25,000</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, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

It is recommended to paint the partitions and ceilings and re-caulk the Fiberglass Reinforced Panels (FRP) at least once in the next 4-5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project should be scheduled on a cyclical basis to maintain the integrity of the structure.
BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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<tr>
<td>Year Constructed</td>
<td>1970</td>
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<tr>
<td>Exterior Finish 1</td>
<td>100 # Painted Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2</td>
<td>#</td>
</tr>
<tr>
<td>Number of Levels (Floors)</td>
<td>1</td>
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<tr>
<td>Exterior Finish 2</td>
<td>No</td>
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<tr>
<td>IBC Occupancy Type 1</td>
<td>100 # B</td>
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<tr>
<td>IBC Occupancy Type 2</td>
<td>#</td>
</tr>
<tr>
<td>Construction Type</td>
<td>Wood-framed construction</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</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
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<tbody>
<tr>
<td>Priority Class 1</td>
<td>$0</td>
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<td>Priority Class 2</td>
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<tr>
<td>Priority Class 3</td>
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<td>$400</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$80,000</td>
<td></td>
</tr>
</tbody>
</table>
Comfor Station #3 is a wood post and beam framed structure with a built-up roofing system. There are Men's and Women's restrooms with showers and a Mechanical/Janitor Room located in the building.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: **$55,000**

Necessary - Not Yet Critical Two to Four Years

**BACKFLOW PREVENTION**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of backsiphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1” conduit to provide power for freeze protection.

Construction Cost **$35,000**

**RESTROOM FIXTURE REPLACEMENT**

The existing restroom fixtures are original to the building. They are worn and damaged from many years of use and should be scheduled for replacement. This project recommends the replacement of the existing fixtures, to include: 4 water closets; 2 urinals; 6 sinks, and 6 faucets.

Construction Cost **$20,000**

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: **$25,000**

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, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Construction Cost **$12,500**

**INTERIOR FINISHES**

It is recommended to paint the partitions and ceilings and re-caulk the Fiberglass Reinforced Panels (FRP) at least once in the next 4-5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project should be scheduled on a cyclical basis to maintain the integrity of the structure.
BUILDING INFORMATION:

Gross Area (square feet): 1,250
Year Constructed: 1970
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-framed construction
IBC Construction Type: V-B
Percent Fire Supressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$64.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$55,000</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$500,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$25,000</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$400</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$80,000</td>
<td>FCNI:</td>
<td>16%</td>
</tr>
</tbody>
</table>
Comfort Station #2 is a wood post and beam framed structure with a built-up roofing system. There are Men's and Women's restrooms with showers and a Mechanical/Janitor Room located in the building. The facility has signage indicating it as being ADA accessible but is lacking a few ADA accessible items which will be addressed in the building report.

**PRIORITIES CLASS 2 PROJECTS**

| Necessary - Not Yet Critical | Two to Four Years | Total Construction Cost for Priority 2 Projects: $91,500 |

**ACCESSIBLE ENTRANCE RAMP**

This facility has an ADA accessible ramp located in front of the building. This ramp is on the accessible path of travel from the accessible parking space to the entrance of the building. The ramp does not have proper landings or handrails. This project would provide for an upgrade to the ramp to make it fully ADA compliant. 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.

**BACKFLOW PREVENTION**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of backsiphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

**CONCRETE FLOOR REPLACEMENT**

The concrete flooring in the utility room is damaged and has reached the end of its useful life. It is recommended that the concrete flooring be replaced. This project would provide for removal and disposal of the existing concrete and installation of new concrete flooring. This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

**RESTROOM FIXTURE REPLACEMENT**

The existing restroom fixtures are original to the building. They are worn and damaged from many years of use and should be scheduled for replacement. This project recommends the replacement of the existing fixtures, to include: 4 water closets; 2 urinals; 6 sinks, and 6 faucets.
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, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1382EXT2
Construction Cost $12,500

INTERIOR FINISHES

It is recommended to paint the partitions and ceilings and re-caulk the Fiberglass Reinforced Panels (FRP) at least once in the next 4-5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project should be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1382INT3
Construction Cost $12,500

BUILDING INFORMATION:

- Gross Area (square feet): 1,250
- Year Constructed: 1970
- 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-framed construction
- IBC Construction Type: V-B
- Percent Fire Supressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>Priority Class 2</th>
<th>Priority Class 3</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$91,500</td>
<td>$25,000</td>
<td>$116,500</td>
</tr>
</tbody>
</table>

- Project Construction Cost per Square Foot: $93.20
- Total Facility Replacement Construction Cost: $500,000
- Facility Replacement Cost per Square Foot: $400
- FCNI: 23%
Comfort Station #1 is a wood post and beam framed structure with a built-up roofing system. There are Men's and Women's restrooms with showers and a Mechanical/Janitor Room located in the building. The facility has signage indicating it as being ADA accessible but is lacking a few ADA accessible items which will be addressed in the building report.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $40,000

**Project Index #:** 1381ADA1

**Construction Cost:** $40,000

**ADA RESTROOM UPGRADE**

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. 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 report dated 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $20,000

**Project Index #:** 1381PLM1

**Construction Cost:** $20,000

**BATHROOM FIXTURE REPLACEMENT**

The existing restroom fixtures are original to the building. They are worn and damaged from many years of use and should be scheduled for replacement. This project recommends the replacement of the existing fixtures, to include: 4 water closets; 2 urinals; 6 sinks, and 6 faucets.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $25,000

**Project Index #:** 1381EXT2

**Construction Cost:** $12,500

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

**INTERIOR FINISHES**

It is recommended to paint the partitions and ceilings and re-caulk the Fiberglass Reinforced Panels (FRP) at least once in the next 4-5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project should be scheduled on a cyclical basis to maintain the integrity of the structure.
BUILDING INFORMATION:

Gross Area (square feet): 1,250
Year Constructed: 1970
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-framed construction
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:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$40,000</td>
<td>$68.00</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$20,000</td>
<td>Total Facility Replacement Construction Cost: $500,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$25,000</td>
<td>Facility Replacement Cost per Square Foot: $400</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$85,000</td>
<td>FCNI: 17%</td>
</tr>
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</table>
The Residential Duplex is a wood framed duplex structure which provides housing for the park rangers and their families. Each duplex contains bedrooms, bathrooms, a kitchen, dining and living spaces. This building is located across State Highway 28 east of the main entrance to Sand Harbor.

**PRIORITIZED PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $47,512

<table>
<thead>
<tr>
<th>Project</th>
<th>Index</th>
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<tbody>
<tr>
<td>Interior Stair Handrail Replacement</td>
<td>1377SFT2</td>
<td>$6,000</td>
</tr>
<tr>
<td>Roof Replacement</td>
<td>1377EXT1</td>
<td>$37,512</td>
</tr>
<tr>
<td>Smoke Alarm Installation</td>
<td>1377SFT1</td>
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</table>

**PRIORITIZED PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $45,000

<table>
<thead>
<tr>
<th>Project</th>
<th>Index</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Electric Heater Replacement</td>
<td>1377ENR1</td>
<td>$40,000</td>
</tr>
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</table>

**SMOKE ALARM INSTALLATION**

International Residential Code (IRC) 2012 Section R314 and R315.3 explains the requirements for smoke alarms in dwelling units. This includes: installing and maintaining smoke alarms in each sleeping room; having a carbon monoxide and smoke detector on the ceiling or wall outside of each sleeping area; in the immediate vicinity of bedrooms when an alteration, repair or addition requiring a permit occurs. IRC 2012, requires that smoke detectors and carbon monoxide alarms be UL rated. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring in a building and include a battery for emergency backup power. This project would provide funding for the purchase and installation of smoke alarms and carbon monoxide alarms in accordance with IRC and NAC laws.

This project or a portion thereof was previously recommended in the FCA reports dated 06/20/2003 and 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

**ELECTRIC HEATER REPLACEMENT**

There are several electric heaters in the building that have reached the end of their expected life. This project recommends replacing the electric heaters. The estimate includes removal and disposal of the existing equipment.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.
EXTERIOR LIGHTING

This project recommends installing or replacing general security lighting fixtures around the parking area at the residential duplex to LED lighting. Cost includes light fixtures, wiring, trenching and installation. This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

PRIORITY CLASS 3 PROJECTS

Long-Term Needs

Four to Ten Years

TOTAL CONSTRUCTION COST FOR PRIORITY 3 PROJECTS: $62,520

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, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

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): 3,126
Year Constructed: 1970
Exterior Finish 1: 100 # Painted Wood Siding
Exterior Finish 2: #
Number of Levels (Floors): 3 Basinment? No
IBC Occupancy Type 1: 100 # R-3
IBC Occupancy Type 2: #
Construction Type: Wood-framed construction
IBC Construction Type: V-N
Percent Fire Supressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $47,512 Project Construction Cost per Square Foot: $49.59
Priority Class 2: $45,000 Total Facility Replacement Construction Cost: $1,563,000
Priority Class 3: $62,520 Facility Replacement Cost per Square Foot: $500
Grand Total: $155,032 FCNI: 10%
MEMORIAL POINT COMFORT STATION
BUILDING REPORT

The Memorial Point Comfort Station is a precast concrete and steel framed structure with a standing seam metal hip roof. The building is elevated out over the slope overlooking Lake Tahoe with 4 concrete piers. It contains a Men's and Women's ADA compliant restroom and a small mechanical/ janitor's room. There is also a control panel for monitoring the treated effluent line from Incline Village that is located at State Highway 28. There is a parking area with a couple of ADA parking stalls. Memorial Point is located about 1 mile north of Sand Harbor.

**PRIORITY CLASS 2 PROJECTS**

- **Total Construction Cost for Priority 2 Projects:** $24,000
- **Necessary - Not Yet Critical**
- **Two to Four Years**
  
  **Project Index #: 0651EXT2**
  **Construction Cost $24,000**

**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 2-3 years and for this project to 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 05/29/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/28/2015.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 1,200
- **Year Constructed:** 1998
- **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:** Concrete & Steel
- **IBC Construction Type:** III-N
- **Percent Fire Supressed:** 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
  - **Project Construction Cost per Square Foot:** $20.00
- **Priority Class 2:** $24,000
  - **Total Facility Replacement Construction Cost:** $1,620,000
  - **Facility Replacement Cost per Square Foot:** $1,350
- **Priority Class 3:** $0
- **Grand Total:** $24,000
  - **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

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
Sand Harbor State Park Site – FCA Site #9927
Description: Beach area.

Hidden Beach CXT – FCA Building #2906
Description: Exterior of building.
Shakespeare Stage – FCA Building #2901
Description: Exterior of building.

Visitor’s Center/ Concession – FCA Building #2552
Description: Exterior of building.
Group Use Ramada – FCA Building #2376
Description: ADA Improvements complete.

Storage/ Maintenance Office – FCA Building #1575
Description: Non-compliant stair rail.
Main Office Complex – FCA Building #1566
Description: Exterior of building.

Comfort Station #7 – FCA Building #1549
Description: Exterior of building.
Comfort Station #4 – FCA Building #1386
Description: Exterior of building.

Residential Duplex – FCA Building #1377
Description: Exterior of building.
Memorial Point Comfort Station – FCA Building #0651
Description: Exterior of building.