

LAKE TAHOE NEVADA STATE PARK SAND HARBOR

2005 State Highway 28
Incline Village, Nevada

Site Number: 9927
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in December 2021

State of Nevada
Department of Conservation and Natural Resources

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects, and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9927

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1384	COMFORT STATION #6	378	2016	4/27/2021	\$0	\$524,400	\$0	\$524,400	\$214,700	244%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
1559	COMFORT STATION #5	378	1970	4/27/2021	\$0	\$524,400	\$0	\$524,400	\$214,700	244%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
1598	WELL HOUSE	640	1970	4/27/2021	\$5,000	\$287,700	\$16,500	\$309,200	\$128,000	242%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
1603	BOAT RAMP FEE STATION	48	1970	4/27/2021	\$0	\$75,000	\$1,200	\$76,200	\$35,000	218%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
1386	COMFORT STATION #4	1250	1970	4/27/2021	\$0	\$0	\$608,400	\$608,400	\$500,000	122%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
1599	MAIN FEE STATION	90	1970	4/27/2021	\$0	\$14,800	\$0	\$14,800	\$45,000	33%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
1593	WOOD SHOP	546	1970	4/27/2021	\$11,100	\$25,000	\$26,100	\$62,200	\$191,100	33%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
1568	SEWER PLANT COVER	630	1985	4/27/2021	\$0	\$6,300	\$16,200	\$22,500	\$94,500	24%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
1575	STORAGE/ MAINTENANCE OFFICE	400	1970	4/27/2021	\$20,800	\$0	\$19,900	\$40,700	\$200,000	20%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
1566	MAIN OFFICE COMPLEX	1550	1970	4/27/2021	\$10,000	\$40,800	\$72,400	\$123,200	\$620,000	20%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
1567	SHOP	1620	1970	4/27/2021	\$6,500	\$0	\$80,100	\$86,600	\$567,000	15%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
1377	RESIDENTIAL DUPLEX	3126	1970	4/27/2021	\$100,000	\$7,800	\$85,100	\$192,900	\$1,563,000	12%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
2905	WATER TANK	707	2004	4/27/2021	\$0	\$0	\$32,500	\$32,500	\$267,000	12%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
2376	GROUP USE RAMADA	1124	1970	4/27/2021	\$0	\$0	\$29,600	\$29,600	\$281,000	11%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
2904	FIRE PUMP HOUSE	280	2004	4/27/2021	\$11,000	\$0	\$5,600	\$16,600	\$181,300	9%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									

Site number: 9927

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2903	BOAT RAMP KIOSK	60	0	4/27/2021	\$0	\$0	\$1,200	\$1,200	\$15,000	8%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
2902	SHAKESPEARE SOUND BOOTH	152	1999	4/27/2021	\$0	\$0	\$3,000	\$3,000	\$57,000	5%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
0651	MEMORIAL POINT COMFORT STATION	1200	1998	4/27/2021	\$0	\$78,400	\$0	\$78,400	\$1,620,000	5%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
2552	VISITORS CENTER/ CONCESSION	5580	2005	4/27/2021	\$15,200	\$0	\$117,200	\$132,400	\$3,487,500	4%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
1538	COMFORT STATION #3	841	2016	4/27/2021	\$0	\$0	\$15,000	\$15,000	\$417,100	4%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
2901	SHAKESPEARE STAGE	2590	1999	4/27/2021	\$5,100	\$0	\$51,800	\$56,900	\$1,618,800	4%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
1549	COMFORT STATION #1	689	2016	4/27/2021	\$0	\$0	\$11,400	\$11,400	\$333,000	3%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
1548	COMFORT STATION #2	841	2016	4/27/2021	\$0	\$0	\$13,400	\$13,400	\$417,100	3%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
3678	SAND HARBOR TICKET BOOTH	100	2015	4/27/2021	\$0	\$0	\$4,000	\$4,000	\$125,000	3%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
1382	COMFORT STATION #7	499	2016	4/27/2021	\$0	\$0	\$8,000	\$8,000	\$283,700	3%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
1381	COMFORT STATION #8	499	2015	4/27/2021	\$0	\$0	\$8,000	\$8,000	\$283,700	3%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
2906	HIDDEN BEACH CXT RESTROOM	170	2000	4/27/2021	\$0	\$0	\$1,500	\$1,500	\$124,200	1%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
3906	COMFORT STATION - VAN SICKLE	170	2011	4/27/2021	\$0	\$0	\$1,500	\$1,500	\$124,200	1%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
9927	LAKE TAHOE NEVADA-SAND HARBOR STATE PARK		0	4/27/2021	\$23,500	\$420,000	\$640,000	\$1,083,500		0%
	2005 State Highway 28									
	Lake Tahoe/Sand Ha									
Report Totals.....:		26,158			\$208,200	\$2,004,600	\$1,869,600	\$4,082,400	\$14,008,600	29%

Acronyms List

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

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

Table of Contents

Building Name	Index #
LAKE TAHOE NEVADA-SAND HARBOR STATE PARK	9927
COMFORT STATION - VAN SICKLE	3906
SAND HARBOR TICKET BOOTH	3678
HIDDEN BEACH CXT RESTROOM	2906
WATER TANK	2905
FIRE PUMP HOUSE	2904
BOAT RAMP KIOSK	2903
SHAKESPEARE SOUND BOOTH	2902
SHAKESPEARE STAGE	2901
VISITORS CENTER/ CONCESSION	2552
GROUP USE RAMADA	2376
BOAT RAMP FEE STATION	1603
MAIN FEE STATION	1599
WELL HOUSE	1598
WOOD SHOP	1593
STORAGE/ MAINTENANCE OFFICE	1575
SEWER PLANT COVER	1568
SHOP	1567
MAIN OFFICE COMPLEX	1566
COMFORT STATION #5	1559
COMFORT STATION #1	1549
COMFORT STATION #2	1548
COMFORT STATION #3	1538
COMFORT STATION #4	1386
COMFORT STATION #6	1384
COMFORT STATION #7	1382
COMFORT STATION #8	1381
RESIDENTIAL DUPLEX	1377
MEMORIAL POINT COMFORT STATION	0651

LAKE TAHOE NEVADA-SAND HARBOR STATE PARK**SPWD Facility Condition Analysis - 9927**

Survey Date: 4/27/2021

LAKE TAHOE NEVADA-SAND HARBOR STATE PARK**BUILDING REPORT**

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 visitors and concession building, 8 comfort stations, a maintenance, storage and operations area, a fire protection system with a water storage tank, and day-use 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.

The State Park was opened in 1971 and much of the underground infrastructure is original and showing its age. The domestic water supply system & sewer lift stations need replacement and will be addressed in the Projects section of this report.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$23,500****Currently Critical****Immediate to Two Years****Project Index #: 9927SIT13****ENTRY GATE OPENER REPLACEMENT****Construction Cost \$3,500**

The south entry gate opener has failed and the linkages have been disconnected to allow the gate to operate. The project will fund the replacement of the gate operators and linkages.

Project Index #: 9927SFT5**EXTERIOR STAIR HANDRAIL INSTALLATION****Construction Cost \$18,000**

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 2018 IBC were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/20/2003, 05/29/2008 and 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

Project Index #: 9927SIT10**PEST CONTROL - COMFORT STATIONS****Construction Cost \$2,000**

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 3 remaining wood Comfort Stations.

This project or a portion thereof was previously recommended in the FCA report dated 06/20/2003 and 05/29/2008 and 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$420,000****Necessary - Not Yet Critical****Two to Four Years****DOMESTIC WATER INFRASTRUCTURE REPLACEMENT****Project Index #: 9927PLM2****Construction Cost \$250,000**

The underground water distribution system was installed in 1971. It is deteriorating with rust buildup in the water lines and causing underground leaks requiring repairs 2 to 3 times annually. This project would provide for replacement of the 4" underground water main and laterals for the site. 5,000 feet of trenching was used for this estimate.

ELEVATED WALKWAY REPLACEMENT**Project Index #: 9927SIT11****Construction Cost \$50,000**

A wooden walkway originating at the Fee Booth and extending west along the north side of Sand Point is failing at the elevated portion along the beach frontage. Vertical support posts appear to be settling creating an uneven walking surface. This project addresses removal and replacement of the existing elevated walkway as needed and installation of new guards and handrails as required. 100 lineal feet of walkway replacement was used for this estimate.

SEWER LIFT STATION REPLACEMENT**Project Index #: 9927PLM3****Construction Cost \$120,000**

Two sewer lift stations are original installations. They are steel single cell tanks with remote slurry siphon pumps. These systems are deteriorating and the pumps are obsolete, requiring excessive maintenance and replacement parts are difficult to find. This project would provide for replacement of the two lift stations with 1,000 gallon precast concrete single cell tanks with dual in-tank grinder pumps to provide redundancy. Removal and connection to all required utilities is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$640,000****Long-Term Needs****Four to Ten Years****SLURRY SEAL ASPHALT PAVING****Project Index #: 9927SIT12****Construction Cost \$640,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and driving test areas. 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.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$23,500
Priority Class 2:	\$420,000
Priority Class 3:	\$640,000
Grand Total:	\$1,083,500

COMFORT STATION - VAN SICKLE

SPWD Facility Condition Analysis - 3906

Survey Date: 4/27/2021

COMFORT STATION - VAN SICKLE**BUILDING REPORT**

The Van Sickle CXT Toilet is a precast concrete unisex restroom with ADA compliant interior features. It has two unisex facilities. The building is located in Van Sickle Bi-State Park in South Lake Tahoe straddling the California/Nevada state line.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,500****Long-Term Needs****Four to Ten Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 3906EXT1****Construction Cost \$1,500**

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 5 - 7 years and for this project to be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 170	IBC Occupancy Type 1: 0 %
Year Constructed: 2011	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type:
Number of Levels (Floors): 0 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$8.82
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$124,000
Priority Class 3:	\$1,500	Facility Replacement Cost per Square Foot:	\$731
Grand Total:	\$1,500	FCNI:	1%

SAND HARBOR TICKET BOOTH

SPWD Facility Condition Analysis - 3678

Survey Date: 4/27/2021

SAND HARBOR TICKET BOOTH BUILDING REPORT

The Sand Harbor Ticket Booth is a pre-fabricated structure with board & batten siding and stone skirting. The roof is standing seam metal. The building is connected to electrical utility and has a through-wall HVAC unit for space conditioning.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,000****Long-Term Needs****Four to Ten Years****Project Index #: 3678EXT1****EXTERIOR FINISHES****Construction Cost \$2,000**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3678INT1**INTERIOR FINISHES****Construction Cost \$2,000**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

BUILDING INFORMATION:

Gross Area (square feet): 100	IBC Occupancy Type 1: 100 % B
Year Constructed: 2015	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$40.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$125,000
Priority Class 3:	\$4,000	Facility Replacement Cost per Square Foot:	\$1,250
Grand Total:	\$4,000	FCNI:	3%

HIDDEN BEACH CXT RESTROOM

SPWD Facility Condition Analysis - 2906

Survey Date: 4/27/2021

HIDDEN BEACH CXT RESTROOM BUILDING REPORT

The Hidden Beach CXT Toilet is a precast concrete unisex restroom with ADA compliant interior features. It has two unisex facilities. The building is located along Hidden Beach on the east shore of Lake Tahoe.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,500****Long-Term Needs****Four to Ten Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 2906EXT2****Construction Cost \$1,500**

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 5 - 7 years and for this project to be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 170	IBC Occupancy Type 1: 100 % B
Year Constructed: 2000	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete Structure
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$8.82
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$124,000
Priority Class 3:	\$1,500	Facility Replacement Cost per Square Foot:	\$731
Grand Total:	\$1,500	FCNI:	1%

WATER TANK

SPWD Facility Condition Analysis - 2905

Survey Date: 4/27/2021

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 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$32,500****Long-Term Needs****Four to Ten Years****Project Index #: 2905EXT1****Construction Cost \$32,500****EXTERIOR FINISHES**

The exterior finishes were in fair condition. 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 4 - 6 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.).

BUILDING INFORMATION:

Gross Area (square feet): 707	IBC Occupancy Type 1: 100 % U
Year Constructed: 2004	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % 2x6 Painted Siding	Construction Type: Steel Water Tank
Exterior Finish 2: 0 %	IBC Construction Type: II-A
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$45.97
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$267,000
Priority Class 3:	\$32,500	Facility Replacement Cost per Square Foot:	\$378
Grand Total:	\$32,500	FCNI:	12%

FIRE PUMP HOUSE

SPWD Facility Condition Analysis - 2904

Survey Date: 4/27/2021

**FIRE PUMP HOUSE
BUILDING REPORT**

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**Total Construction Cost for Priority 1 Projects: \$11,000****Currently Critical****Immediate to Two Years****ARC FLASH and ELECTRICAL COORDINATION STUDY****Project Index #: 2904ELE1****Construction Cost \$5,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

VALVE REPLACEMENT**Project Index #: 2904PLM1****Construction Cost \$6,000**

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 and 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$5,600****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2904EXT1****Construction Cost \$2,800**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building, excluding the roof. Included in the cost is sanding, priming, painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 2904INT1****Construction Cost \$2,800**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$11,000	Project Construction Cost per Square Foot:	\$59.29
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$181,000
Priority Class 3:	\$5,600	Facility Replacement Cost per Square Foot:	\$648
Grand Total:	\$16,600	FCNI:	9%

BOAT RAMP KIOSK

SPWD Facility Condition Analysis - 2903

Survey Date: 4/27/2021

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 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,200****Long-Term Needs****Four to Ten Years****Project Index #: 2903EXT1****EXTERIOR FINISHES****Construction Cost \$1,200**

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for sealing and staining 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:

Gross Area (square feet): 60	IBC Occupancy Type 1: 100 % U
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Steel Post & beam / O	Construction Type: Wood & Steel
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$20.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$15,000
Priority Class 3: \$1,200	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$1,200	FCNI: 8%

SHAKESPEARE SOUND BOOTH

SPWD Facility Condition Analysis - 2902

Survey Date: 4/27/2021

SHAKESPEARE SOUND BOOTH BUILDING REPORT

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 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$3,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2902EXT1****Construction Cost \$1,500**

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building, excluding the roof. Included in the cost is; 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**Project Index #: 2902INT1****Construction Cost \$1,500**

It is recommended to paint the interior walls and ceilings at least once in the next 4 - 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.

BUILDING INFORMATION:

Gross Area (square feet): 152	IBC Occupancy Type 1: 100 % B
Year Constructed: 1999	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 80 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: 20 % Stone Masonry	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$19.74
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$57,000
Priority Class 3: \$3,000	Facility Replacement Cost per Square Foot: \$375
Grand Total: \$3,000	FCNI: 5%

SHAKESPEARE STAGE

SPWD Facility Condition Analysis - 2901

Survey Date: 4/27/2021

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 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$5,100****Currently Critical****Immediate to Two Years****ARC FLASH and ELECTRICAL COORDINATION STUDY****Project Index #: 2901ELE1****Construction Cost \$5,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

PROVIDE CLEARANCE AT ELECTRICAL PANELS**Project Index #: 2901ELE2****Construction Cost \$100**

During the off-season, there are electrical panels in the building which do not have proper clear floor space around them. The 2018 IFC Section 604.3 states that, "A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space." This project would provide funds to mark the floor clearance w/ caution tape and relocate the stored materials and other items currently blocking the working space.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$51,800****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2901EXT2****Construction Cost \$25,900**

The exterior finishes were in fair condition. 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.

INTERIOR FINISHES**Project Index #: 2901INT2****Construction Cost \$25,900**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,100	Project Construction Cost per Square Foot:	\$21.97
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,619,000
Priority Class 3:	\$51,800	Facility Replacement Cost per Square Foot:	\$625
Grand Total:	\$56,900	FCNI:	4%

VISITORS CENTER/ CONCESSION

SPWD Facility Condition Analysis - 2552

Survey Date: 4/27/2021

VISITORS CENTER/ CONCESSION BUILDING REPORT

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: \$15,200****Currently Critical****Immediate to Two Years****ARC FLASH and ELECTRICAL COORDINATION STUDY****Project Index #: 2552ELE2****Construction Cost \$10,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION**Project Index #: 2552SFT1****Construction Cost \$5,200**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$117,200****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2552EXT2****Construction Cost \$61,400**

The exterior finishes were fair with some paint flaking on board and batten siding. 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 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 2552INT1****Construction Cost \$55,800**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$15,200	Project Construction Cost per Square Foot:	\$23.73
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$3,488,000
Priority Class 3:	\$117,200	Facility Replacement Cost per Square Foot:	\$625
Grand Total:	\$132,400	FCNI:	4%

GROUP USE RAMADA

SPWD Facility Condition Analysis - 2376

Survey Date: 4/27/2021

GROUP USE RAMADA BUILDING REPORT

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 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$29,600****Long-Term Needs****Four to Ten Years****EXTERIOR / INTERIOR FINISHES****Project Index #: 2376EXT3****Construction Cost \$9,000**

The exterior & interior finishes were in fair condition. 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 wood structure and caulking all penetrations. It is recommended that the building be sealed and caulked in the next 4 - 5 years and for this project to be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT**Project Index #: 2376EXT4****Construction Cost \$20,600**

The asphalt built up roof on the building was in fair condition at the time of the survey. However due to age, it should be planned for replacement with a new single-ply roofing system. This will allow for the roof to qualify for the statewide roofing warranty and preventative maintenance agreement programs.

BUILDING INFORMATION:

Gross Area (square feet): 1,124	IBC Occupancy Type 1: 100 % U
Year Constructed: 1970	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Wood Post & Beam /	Construction Type: Wood-framed construction
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$26.33
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$281,000
Priority Class 3:	\$29,600	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$29,600	FCNI:	11%

BOAT RAMP FEE STATION

SPWD Facility Condition Analysis - 1603

Survey Date: 4/27/2021

BOAT RAMP FEE STATION BUILDING REPORT

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$75,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1603SIT1****RELOCATE AND REMODEL****Construction Cost \$75,000**

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 and 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,200****Long-Term Needs****Four to Ten Years****Project Index #: 1603EXT2****EXTERIOR FINISHES****Construction Cost \$700**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building, excluding the roof. Included in the cost is 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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1603INT2**INTERIOR FINISHES****Construction Cost \$500**

The interior finishes were in fair condition. 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.

BUILDING INFORMATION:

Gross Area (square feet): 48	IBC Occupancy Type 1: 100 % B
Year Constructed: 1970	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood-framed construction
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$1,587.50
Priority Class 2: \$75,000	Total Facility Replacement Construction Cost: \$35,000
Priority Class 3: \$1,200	Facility Replacement Cost per Square Foot: \$729
Grand Total: \$76,200	FCNI: 218%

MAIN FEE STATION

SPWD Facility Condition Analysis - 1599

Survey Date: 4/27/2021

**MAIN FEE STATION
BUILDING REPORT**

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**Total Construction Cost for Priority 2 Projects: \$14,800****Necessary - Not Yet Critical****Two to Four Years****ELECTRIC HEATER REPLACEMENT****Project Index #: 1599HVA1
Construction Cost \$2,500**

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.

This project or a portion thereof was previously recommended in the FCA report dated 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

EXTERIOR DOOR REPLACEMENT**Project Index #: 1599EXT2
Construction Cost \$4,500**

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 and 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

EXTERIOR FINISHES**Project Index #: 1599EXT1
Construction Cost \$900**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building, excluding the roof. Included in the cost is 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.

FLOORING REPLACEMENT**Project Index #: 1599INT2
Construction Cost \$1,500**

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.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008 and 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

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.

Project Index #: 1599EXT3
Construction Cost \$4,500

ROOF REPLACEMENT

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 underlayment. This estimate includes removal and disposal of the old roof.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008 and 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

BUILDING INFORMATION:

Gross Area (square feet): 90	IBC Occupancy Type 1: 100 % B
Year Constructed: 1970	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood-framed construction
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$164.44
Priority Class 2:	\$14,800	Total Facility Replacement Construction Cost:	\$45,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$500
Grand Total:	\$14,800	FCNI:	33%

WELL HOUSE

SPWD Facility Condition Analysis - 1598

Survey Date: 4/27/2021

WELL HOUSE BUILDING REPORT

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 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$5,000****Currently Critical****Immediate to Two Years****ARC FLASH and ELECTRICAL COORDINATION STUDY****Project Index #: 1598ELE2****Construction Cost \$5,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$287,700****Necessary - Not Yet Critical****Two to Four Years****ELECTRIC HEATER REPLACEMENT****Project Index #: 1598HVA1****Construction Cost \$3,500**

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. This project or a portion thereof was previously recommended in the FCA report dated 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

EXTERIOR FINISHES**Project Index #: 1598EXT1****Construction Cost \$7,700**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building, excluding the roof. Included in the cost is 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.

PROTECTION AGAINST DECAY AND TERMITES**Project Index #: 1598EXT2****Construction Cost \$1,500**

The building has grade soils in direct contact with the exterior wood siding. Code (IBC 2018 Section 2304.12) requires a minimum of 6" clearance between wood siding and earth to prevent decay and termite infestations. This project provides for the removal of excess soils, regrading to ensure the proper slope away from the building and to provide the required soil clearances.

TELEMETRY SYSTEM REPLACEMENT**Project Index #: 1598ELE1****Construction Cost \$275,000**

The monitoring telemetry system was custom designed and built in the 1970's. The system is failing requiring excessive maintenance and replacement parts are difficult to find. This project would provide for a complete replacement of the telemetry system. Removal of the existing system and connection to all required utilities is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$16,500****Long-Term Needs****Four to Ten Years****Project Index #: 1598EXT3****ROOF REPLACEMENT****Construction Cost \$16,500**

The asphalt built up roof on the building was in fair condition at the time of the survey. However due to age, it should be planned for replacement with a new single-ply roofing system. This will allow for the roof to qualify for the statewide roofing warranty and preventative maintenance agreement programs.

BUILDING INFORMATION:

Gross Area (square feet): 640	IBC Occupancy Type 1: 100 % U
Year Constructed: 1970	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood-framed construction
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$5,000	Project Construction Cost per Square Foot: \$483.13
Priority Class 2: \$287,700	Total Facility Replacement Construction Cost: \$128,000
Priority Class 3: \$16,500	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$309,200	FCNI: 242%

WOOD SHOP

SPWD Facility Condition Analysis - 1593

Survey Date: 4/27/2021

WOOD SHOP BUILDING REPORT

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: \$11,100****Currently Critical****Immediate to Two Years****ARC FLASH and ELECTRICAL COORDINATION STUDY****Project Index #: 1593ELE1****Construction Cost \$5,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

EXTERIOR LANDING INSTALLATION**Project Index #: 1593SFT1****Construction Cost \$6,000**

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 2018 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.

This project or a portion thereof was previously recommended in the FCA report dated 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

PROVIDE CLEARANCE AT ELECTRICAL PANELS**Project Index #: 1593SFT3****Construction Cost \$100**

During the off-season, there are electrical panels in the building which do not have proper clear floor space around them. The 2018 IFC Section 604.3 states that, "A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space." This project would provide funds to mark the floor clearance w/ caution tape and relocate the stored materials and other items currently blocking the working space.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$25,000****Necessary - Not Yet Critical****Two to Four Years****DUST COLLECTION SYSTEM INSTALLATION****Project Index #: 1593ENV1****Construction Cost \$25,000**

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.

This project or a portion thereof was previously recommended in the FCA report dated 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$26,100****Long-Term Needs****Four to Ten Years****Project Index #: 1593EXT3****EXTERIOR FINISHES****Construction Cost \$6,500**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1593INT1**INTERIOR FINISHES****Construction Cost \$5,500**

The interior finishes were in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 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 adequately prepared to receive the coating. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 1593EXT4**ROOF REPLACEMENT****Construction Cost \$14,100**

The asphalt built up roof on the building was in fair condition at the time of the survey. However due to age, it should be planned for replacement with a new single-ply roofing system. This will allow for the roof to qualify for the statewide roofing warranty and preventative maintenance agreement programs.

BUILDING INFORMATION:

Gross Area (square feet):	546	IBC Occupancy Type 1:	100 % S-1
Year Constructed:	1970	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Wood Siding	Construction Type:	Wood-framed construction
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Supressed:	100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$11,100	Project Construction Cost per Square Foot:	\$113.92
Priority Class 2:	\$25,000	Total Facility Replacement Construction Cost:	\$191,000
Priority Class 3:	\$26,100	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$62,200	FCNI:	33%

STORAGE/ MAINTENANCE OFFICE

SPWD Facility Condition Analysis - 1575

Survey Date: 4/27/2021

STORAGE/ MAINTENANCE OFFICE BUILDING REPORT

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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$20,800****Currently Critical****Immediate to Two Years****EXTERIOR STAIR HANDRAIL REPLACEMENT****Project Index #: 1575SFT2****Construction Cost \$19,800**

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 2018 IBC Section 1012 and Section 1013. Removal and disposal of the existing rails is included in the estimate.

This project or a portion thereof was previously recommended in the FCA report dated 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

STORAGE REMOVAL**Project Index #: 1575SFT3****Construction Cost \$1,000**

Items in this building are stored too close to the ceiling. The 2018 IFC Section 315.3.1 states that, "Storage shall be maintained 2 feet or more below the ceiling in non-sprinklered 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.

This project or a portion thereof was previously recommended in the FCA report dated 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$19,900****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1575EXT2****Construction Cost \$4,800**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 1575INT2****Construction Cost \$4,800**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

ROOF REPLACEMENT**Project Index #: 1575EXT3****Construction Cost \$10,300**

The asphalt built up roof on the building was in fair condition at the time of the survey. However due to age, it should be planned for replacement with a new single-ply roofing system. This will allow for the roof to qualify for the statewide roofing warranty and preventative maintenance agreement programs.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$20,800	Project Construction Cost per Square Foot:	\$101.75
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$200,000
Priority Class 3:	\$19,900	Facility Replacement Cost per Square Foot:	\$500
Grand Total:	\$40,700	FCNI:	20%

SEWER PLANT COVER

SPWD Facility Condition Analysis - 1568

Survey Date: 4/27/2021

SEWER PLANT COVER BUILDING REPORT

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. The plant has been abandoned in place and waste is pumped directly to the IVGID line on State Highway 28.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$6,300**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 1568EXT1
Construction Cost \$6,300

The exterior finishes were in poor condition. 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 in the next 2 - 3 years and on a cyclical basis to maintain the integrity of the structure.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$16,200**
Long-Term Needs **Four to Ten Years**

ROOF REPLACEMENT

Project Index #: 1568EXT3
Construction Cost \$16,200

The asphalt built up roof on the building was in fair condition at the time of the survey. However due to age, it should be planned for replacement with a new single-ply roofing system. This will allow for the roof to qualify for the statewide roofing warranty and preventative maintenance agreement programs.

BUILDING INFORMATION:

Gross Area (square feet): 630	IBC Occupancy Type 1: 100 % U
Year Constructed: 1985	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Post & Beam / Open	Construction Type: Wood-framed construction
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$35.71	
Priority Class 2: \$6,300	Total Facility Replacement Construction Cost: \$94,000	
Priority Class 3: \$16,200	Facility Replacement Cost per Square Foot: \$150	
Grand Total: \$22,500	FCNI: 24%	

SHOP

SPWD Facility Condition Analysis - 1567

Survey Date: 4/27/2021

SHOP BUILDING REPORT

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: \$6,500**
Currently Critical **Immediate to Two Years**

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 1567ELE1
Construction Cost \$5,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

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.

This project or a portion thereof was previously recommended in the FCA report dated 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$80,100**
Long-Term Needs **Four to Ten Years**

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.

This project or a portion thereof was previously recommended in the FCA report dated 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

EXTERIOR FINISHES

Project Index #: 1567EXT4
Construction Cost \$16,200

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1567INT2
Construction Cost \$3,000

INTERIOR DOOR REPLACEMENT

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. This project or a portion thereof was previously recommended in the FCA report dated 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

Project Index #: 1567INT1
Construction Cost \$16,200

INTERIOR FINISHES

The interior finishes were in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 1567EXT5
Construction Cost \$41,700

ROOF REPLACEMENT

The asphalt built up roof on the building was in fair condition at the time of the survey. However due to age, it should be planned for replacement with a new single-ply roofing system. This will allow for the roof to qualify for the statewide roofing warranty and preventative maintenance agreement programs.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$6,500	Project Construction Cost per Square Foot: \$53.46
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$567,000
Priority Class 3: \$80,100	Facility Replacement Cost per Square Foot: \$350
Grand Total: \$86,600	FCNI: 15%

MAIN OFFICE COMPLEX

SPWD Facility Condition Analysis - 1566

Survey Date: 4/27/2021

**MAIN OFFICE COMPLEX
BUILDING REPORT**

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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$10,000****Currently Critical****Immediate to Two Years****ARC FLASH and ELECTRICAL COORDINATION STUDY****Project Index #: 1566ELE2****Construction Cost \$10,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$40,800****Necessary - Not Yet Critical****Two to Four Years****ELECTRICAL UPGRADE****Project Index #: 1566ELE1****Construction Cost \$30,000**

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 and 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

EXIT SIGN AND EGRESS LIGHTING INSTALLATION**Project Index #: 1566SFT1****Construction Cost \$5,400**

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 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008 and 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

LIGHTING UPGRADE**Project Index #: 1566ENR1****Construction Cost \$5,400**

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.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2008 and 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$72,400****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1566EXT2****Construction Cost \$15,500**

The exterior finishes were in fair condition with attention needed at the fascia and soffits. 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.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 1566HVA1****Construction Cost \$17,000**

The heating system was installed in 2007. It consists of a propane gas-fired furnaces. The connection to the flue is corroding and should be planned for replacement in the next 5 - 6 years. This project would provide for installation of new heating system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing heating units and all required connections to utilities.

ROOF REPLACEMENT**Project Index #: 1566EXT3****Construction Cost \$39,900**

The asphalt built up roof on the building was in fair condition at the time of the survey. However due to age, it should be planned for replacement with a new single-ply roofing system. This will allow for the roof to qualify for the statewide roofing warranty and preventative maintenance agreement programs.

BUILDING INFORMATION:

Gross Area (square feet): 1,550	IBC Occupancy Type 1: 100 % B
Year Constructed: 1970	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood-framed construction
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$10,000	Project Construction Cost per Square Foot: \$79.48
Priority Class 2: \$40,800	Total Facility Replacement Construction Cost: \$620,000
Priority Class 3: \$72,400	Facility Replacement Cost per Square Foot: \$400
Grand Total: \$123,200	FCNI: 20%

COMFORT STATION #5

SPWD Facility Condition Analysis - 1559

Survey Date: 4/27/2021

COMFORT STATION #5**BUILDING REPORT**

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. It is one of three comfort stations remaining that are original 1970 construction and is in poor condition.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$524,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1559SIT1****Construction Cost \$524,400****COMFORT STATION REPLACEMENT**

The comfort station is one of three remaining restroom buildings at Sand Harbor that have not been renovated or replaced and require significant maintenance resources each year due to their deteriorating conditions. The comfort station was constructed in 1970 and does not meet the requirements of the Americans with Disabilities Act. If at any time during the peak season one of the stations becomes unusable it overburdens the remainder of restrooms and creates sanitation issues. This project will demolish and replace Comfort Stations #5 with a prefabricated restroom facility. The work will also include demolition of the existing buildings, installation of foundations, setting of the prefabricated structure, tying into utilities, and restoring sidewalk access and landscaping.

BUILDING INFORMATION:

Gross Area (square feet): 378	IBC Occupancy Type 1: 100 % B
Year Constructed: 1970	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted CMU	Construction Type: CMU - 100%
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$1,387.30
Priority Class 2: \$524,400	Total Facility Replacement Construction Cost: \$215,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$568
Grand Total: \$524,400	FCNI: 244%

COMFORT STATION #1

SPWD Facility Condition Analysis - 1549

Survey Date: 4/27/2021

COMFORT STATION #1**BUILDING REPORT**

Comfort Station #1 is a pre-manufactured building. One of many comfort stations for public use at Sand Harbor. Hardie Board and faux rock exterior over CMU. This replaces the old comfort station. It contains 6 toilets.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$11,400****Long-Term Needs****Four to Ten Years****Project Index #: 1549EXT3****Construction Cost \$5,700****EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1549INT2**Construction Cost \$5,700****INTERIOR FINISHES**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 689	IBC Occupancy Type 1: 100 % B
Year Constructed: 2016	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted CMU	Construction Type: CMU - 100%
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$16.55
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$333,000
Priority Class 3: \$11,400	Facility Replacement Cost per Square Foot: \$483
Grand Total: \$11,400	FCNI: 3%

COMFORT STATION #2

SPWD Facility Condition Analysis - 1548

Survey Date: 4/27/2021

COMFORT STATION #2**BUILDING REPORT**

Comfort Station #2 is a pre-manufactured building. One of many comfort stations for public use at Sand Harbor. Hardie Board and faux rock exterior over CMU. This replaces the old comfort station. It contains 8 toilets.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$13,400****Long-Term Needs****Four to Ten Years****Project Index #: 1548EXT4****EXTERIOR FINISHES****Construction Cost \$6,700**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1548INT4**INTERIOR FINISHES****Construction Cost \$6,700**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 841	IBC Occupancy Type 1: 100 % B
Year Constructed: 2016	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood-framed construction
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$15.93
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$417,000
Priority Class 3: \$13,400	Facility Replacement Cost per Square Foot: \$496
Grand Total: \$13,400	FCNI: 3%

COMFORT STATION #3

SPWD Facility Condition Analysis - 1538

Survey Date: 4/27/2021

COMFORT STATION #3**BUILDING REPORT**

Comfort Station #3 is a pre-manufactured building. One of many comfort stations for public use at Sand Harbor. Hardie Board and faux rock exterior over CMU. This replaces the old comfort station. It contains 8 toilets.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$15,000****Long-Term Needs****Four to Ten Years****Project Index #: 1538EXT3****Construction Cost \$7,500****EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1538INT3**Construction Cost \$7,500****INTERIOR FINISHES**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 841	IBC Occupancy Type 1: 100 % B
Year Constructed: 2016	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood-framed construction
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$17.84
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$417,000
Priority Class 3: \$15,000	Facility Replacement Cost per Square Foot: \$496
Grand Total: \$15,000	FCNI: 4%

COMFORT STATION #4

SPWD Facility Condition Analysis - 1386

Survey Date: 4/27/2021

COMFORT STATION #4**BUILDING REPORT**

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 and a Mechanical/ Janitor Room located in the building. It is one of three comfort stations remaining that are original 1970 construction and is fair to poor condition.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$608,400****Long-Term Needs****Four to Ten Years****Project Index #: 1386SIT1****Construction Cost \$608,400****COMFORT STATION REPLACEMENT**

The comfort station is one of three remaining restroom buildings at Sand Harbor that have not been replaced and should be planned for replacement in the next 4 - 5 years. They require significant maintenance resources each year due to their deteriorating conditions. The comfort station was constructed in 1970 and is the main restroom for the Shakespeare Theatre productions. If at any time during the peak season one of the comfort stations becomes unusable it overburdens the remainder of restrooms and creates sanitation issues. This project will demolish and replace Comfort Stations #4 with a prefabricated restroom facility. The work will also include demolition of the existing buildings, installation of foundations, setting the prefabricated structure, utility connections, and restoring accessible sidewalk access and landscaping.

BUILDING INFORMATION:

Gross Area (square feet): 1,250	IBC Occupancy Type 1: 100 % B
Year Constructed: 1970	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood-framed construction
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$486.72
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$500,000
Priority Class 3: \$608,400	Facility Replacement Cost per Square Foot: \$400
Grand Total: \$608,400	FCNI: 122%

COMFORT STATION #6

SPWD Facility Condition Analysis - 1384

Survey Date: 4/27/2021

COMFORT STATION #6**BUILDING REPORT**

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$524,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1384SIT1****Construction Cost \$524,400****COMFORT STATION REPLACEMENT**

The comfort station is one of three remaining restroom buildings at Sand Harbor that have not been replaced and should be planned for replacement in the next 3 - 4 years. The comfort station was constructed in 1970 and require significant maintenance resources each year due to their deteriorating conditions. If at any time during the peak season one of the comfort stations becomes unusable it overburdens the remainder of restrooms and creates sanitation issues. This project will demolish and replace Comfort Stations #6 with a prefabricated restroom facility. The work will also include demolition of the existing buildings, installation of foundations, setting the prefabricated structure, utility connections, and restoring accessible sidewalk access and landscaping.

BUILDING INFORMATION:

Gross Area (square feet): 378	IBC Occupancy Type 1: 100 % B
Year Constructed: 2016	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted CMU	Construction Type: CMU - 100%
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$1,387.30
Priority Class 2: \$524,400	Total Facility Replacement Construction Cost: \$215,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$568
Grand Total: \$524,400	FCNI: 244%

COMFORT STATION #7

SPWD Facility Condition Analysis - 1382

Survey Date: 4/27/2021

COMFORT STATION #7**BUILDING REPORT**

Comfort Station #7 is a pre-manufactured building. One of many comfort stations for public use at Sand Harbor. Hardie Board and faux rock exterior over CMU. Building includes radiant floor heating for frost protection and contains 4 toilets. This replaces the old comfort station.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$8,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1382EXT2****Construction Cost \$4,000**

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**Project Index #: 1382INT3****Construction Cost \$4,000**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 499	IBC Occupancy Type 1: 100 % B
Year Constructed: 2016	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted CMU	Construction Type: CMU - 100%
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$16.03
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$284,000
Priority Class 3: \$8,000	Facility Replacement Cost per Square Foot: \$569
Grand Total: \$8,000	FCNI: 3%

COMFORT STATION #8

SPWD Facility Condition Analysis - 1381

Survey Date: 4/27/2021

COMFORT STATION #8**BUILDING REPORT**

Comfort Station #8 is a pre-manufactured building. One of many comfort stations for public use at Sand Harbor. Hardie Board and faux rock exterior over CMU. Building includes radiant floor heating for frost protection and contains 4 toilets. This replaces the old comfort station.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$8,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1381EXT3****Construction Cost \$4,000**

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**Project Index #: 1381INT3****Construction Cost \$4,000**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 499	IBC Occupancy Type 1: 100 % B
Year Constructed: 2015	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted CMU	Construction Type: CMU - 100%
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$16.03
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$284,000
Priority Class 3: \$8,000	Facility Replacement Cost per Square Foot: \$569
Grand Total: \$8,000	FCNI: 3%

RESIDENTIAL DUPLEX

SPWD Facility Condition Analysis - 1377

Survey Date: 4/27/2021

RESIDENTIAL DUPLEX BUILDING REPORT

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 boar ramp entrance to Sand Harbor.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$100,000****Currently Critical****Immediate to Two Years****EXTERIOR STAIR REPLACEMENT****Project Index #: 1377EXT6****Construction Cost \$10,000**

There is an exterior stairway on the south side of the north duplex which has structurally failed. This project will fund the installation of a new stairway and handrails. Removal of the existing stairway is included in this project.

INTERIOR STAIR HANDRAIL REPLACEMENT**Project Index #: 1377SFT2****Construction Cost \$90,000**

The stair handrails are older and do not meet code for safety or accessibility. The gripping surfaces are incorrect and they are not continuous from the top to bottom landings. This project recommends the installation of handrails with proper returns and supports per International Residential Code 2018 Section R311.

This project or a portion thereof was previously recommended in the FCA reports dated 06/20/2003, 05/29/2008 and 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$7,800****Necessary - Not Yet Critical****Two to Four Years****RAIN GUTTER INSTALLATION****Project Index #: 1377EXT4****Construction Cost \$7,800**

The existing gutter on the building and downspouts have numerous joints that leak and is in poor condition. Additionally, there are eave edges that do not have gutters installed. The leaking gutters and unprotected drip edges will cause premature deterioration to the building finishes and the site hardscape. This project would replace the existing segmented gutter with seamless gutter, downspouts and extensions to approximately 5'-0" away from the perimeter of the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$85,100****Long-Term Needs****Four to Ten Years****DECK REPLACEMENT****Project Index #: 1377EXT5****Construction Cost \$22,500**

The exterior stairs, decking material and handrails for the north duplex are weather damaged, deteriorated and have reached the end of their useful life. This project would provide for the removal and replacement of failed deck and stair structural members, and decking with new composite decking material. Removal and disposal of the existing decking is included in this estimate.

Project Index #: 1377EXT3
Construction Cost \$31,300

EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building, excluding the roof. Included in the cost is 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 #: 1377INT4
Construction Cost \$31,300

INTERIOR FINISHES

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$100,000	Project Construction Cost per Square Foot:	\$61.71
Priority Class 2:	\$7,800	Total Facility Replacement Construction Cost:	\$1,563,000
Priority Class 3:	\$85,100	Facility Replacement Cost per Square Foot:	\$500
Grand Total:	\$192,900	FCNI:	12%

MEMORIAL POINT COMFORT STATION

SPWD Facility Condition Analysis - 0651

Survey Date: 4/27/2021

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: \$78,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0651EXT3****EXTERIOR DOOR REPLACEMENT****Construction Cost \$10,400**

The existing exterior metal doors and frames appear to be original to the building and damaged from vandalism. This project would provide for the removal and replacement of 2 new metal door assemblies including frames, locks, hardware and painting. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

Project Index #: 0651EXT2**EXTERIOR/ INTERIOR FINISHES****Construction Cost \$48,000**

The interior finishes were in very poor condition and the tiling may need replacement. The exterior deck metal perimeter finish is also in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect / refurbish 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 and 10/28/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2021.

Project Index #: 0651PLM1**RESTROOM FIXTURE REPLACEMENT****Construction Cost \$20,000**

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.

BUILDING INFORMATION:

Gross Area (square feet): 1,200	IBC Occupancy Type 1: 100 % B
Year Constructed: 1998	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Concrete & Steel
Exterior Finish 2: 0 %	IBC Construction Type: III-N
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$65.33
Priority Class 2:	\$78,400	Total Facility Replacement Construction Cost:	\$1,620,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$1,350
Grand Total:	\$78,400	FCNI:	5%

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division
Facilities Condition Analysis

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

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



Sand Harbor State Park Site – FCA Site #9927
Description: View of Boat Ramp Area.



Sand Harbor State Park Site – FCA Site #9927
Description: View of the Beach Area.



Sand Harbor State Park Site – FCA Building #9927
Description: Sand Point Elevated Walkway in Need of Repairs.



Comfort Station – Van Sickle – FCA Building #3906
Description: Exterior of Building.



Sand Harbor Ticket Booth – FCA Building #3678
Description: Exterior of Building.



Hidden Beach CXT Restroom – FCA Building #2906
Description: Exterior of Building.



Water Tank – FCA Building #2905
Description: Exterior of Structure.



Fire Pump House – FCA Building #2904
Description: Exterior of Building.



Boat Ramp Kiosk – FCA Building #2903
Description: View of the Structure.



Shakespeare Sound Booth – FCA Building #2902
Description: Exterior of Building.



Shakespeare Stage – FCA Building #2901
Description: Exterior of Building.



Visitors Center/ Concession – FCA Building #2552
Description: Exterior of Building.



Group Use Ramada – FCA Building #2376
Description: View of Path of Travel and Accessible Parking to Structure.



Boat Ramp Fee Station – FCA Building #1603
Description: Exterior of Building.



Main Fee Station – FCA Building #1599
Description: Exterior of the Building.



Well House – FCA Building #1598
Description: Exterior of the Building & Domestic Well in Foreground.



Wood Shop – FCA Building #1593
Description: Exterior of the Building.



Storage / Maintenance Office – FCA Building #1575
Description: Exterior of the Building.



Shop – FCA Building #1567
Description: Exterior of the Building.



Main Office Complex – FCA Building #1566
Description: Exterior of Building.



Comfort Station #5 – FCA Building #1559
Description: Exterior of Building.



Comfort Station #1 – FCA Building #1549
Description: Exterior of Building.



Comfort Station #2 – FCA Building #1548
Description: Exterior of Building.



Comfort Station #3 – FCA Building #1538
Description: Exterior of Building.



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



Comfort Station #6 – FCA Building #1384
Description: Exterior of Building.



Comfort Station #7 – FCA Building #1382
Description: Exterior of Building.



Comfort Station #8 – FCA Building #1381
Description: Exterior of Building.



Residential Duplex – FCA Building #1377
Description: Exterior of Building.



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