WASHOE LAKE STATE PARK
4855 East Lake Blvd.
Carson City, Nevada 89704

Site Number: 9929
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS

Report Printed in August 2008
The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board develops this report using cost estimates based on contractor pricing 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 SPWB 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 Board 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 .60 or 60% 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.
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<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
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Site number: 9929
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Thursday, February 18, 2010

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STORAGE SHED - WETLANDS 2800
COMFORT STATION - WETLANDS 2799
COMFORT STATION #2 - LITTLE WASHOE 2798
COMFORT STATION #1 - LITTLE WASHOE 2797
FEE BOOTH - LITTLE WASHOE 2796
HEADQUARTERS SHED 2795
SOUTH BEACH SANI-HUT STRUCTURE 2794
KIOSK - EQUESTRIAN 2793
KIOSK - CAMPGROUND LOOP B 2792
WATER TANK 2791
NORTH RAMP GARAGE 2375
HEADQUARTERS MAINTENANCE OFFICE 1029
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CAMPGROUND A RAMADA #2 0878 No Current Projects
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SOUTH BEACH PUMP HOUSE 0869
HEADQUARTERS FEE STATION 0868
EQUESTRIAN AREA RAMADA 0867
COMFORT STATION - EQUESTRIAN 0866
NORTH RAMP RAMADA 0598
COMFORT STATION - GROUP USE 0595
COMFORT STATION - DAY USE #2 0594
COMFORT STATION - DAY USE #1 0593
NORTH RAMP FEE STATION 0591
NORTH RAMP PUMP HOUSE 0590
COMFORT STATION - NORTH RAMP 0587
NORTH RAMP RANGER RESIDENCE 0585
NORTH RAMP RESIDENCE STORAGE SHED 0584
COMFORT STATION - LOOP A 0485
HEADQUARTERS RANGER RESIDENCE 0484
HEADQUARTERS OFFICE / SHOP / STORAGE 0483
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The Washoe Lake State Park is located on the eastern shore of Washoe Lake. The park was established in 1977 to preserve a portion of scenic Washoe Valley for future generations to enjoy, with land and water-based recreation. Popular activities in the park include nature study, bird watching, hiking, horseback riding, picnicking, windsurfing, water skiing, catamaran sailing, jet skiing and fishing. Campgrounds, boat launches, group use area, day-use picnic sites and an equestrian trailhead are available. A wetlands area with a viewing tower and interpretive displays is a new addition to the park. The Park headquarters complex is located across the street from the main entrance into the park.

**Priority Class 1 Projects**

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<tr>
<th>Project Description</th>
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**Total Construction Cost for Priority 1 Projects:** $222,200
LITTLE WASHOE LAKE ADA IMPROVEMENTS
The designated ADA accessible parking area appears to exceed the maximum 2% slope and is missing directional signage to the ADA comfort station. This project would provide for the removal of the A. C. paving at the parking areas and installation of new P. C. parking areas including signage and route of travel to the comfort station.
The IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

REPLACE FREEZE PROOF FIRE HYDRANT
There is a freeze proof fire hydrant in Campground A between site's 3 and 4 that is damaged. This project would provide for the replacement of the broken hydrant with a new freeze proof fire hydrant.

WETLANDS ADA IMPROVEMENTS
The Wetlands area has a comfort station and viewing platform which are lacking ADA accessible routes from the parking area. This project would provide for an accessible concrete walkway from the parking area to the comfort station and viewing platform. Signage and ADA parking space striping is included in this estimate.
The IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

PRIORITY CLASS 2 PROJECTS

ROOF REPLACEMENT
Of the 43 steel shade ramadas, 10 of them were installed in 1980 with asphalt composition shingle roofs. The roofs on these structures were in poor condition at the time of the survey. The extreme temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that these structures be re-roofed in the next two to three years with a new metal roof and underlayments to match the newer Ramadas.

EXTERIOR FINISHES, SHADE RAMADAS
There are 43 steel shade ramadas in different locations throughout the site which measure 11’x11’ each for a total of 5,203 square feet. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for painting of the structures.
This project should be done on a cyclical basis based on environmental conditions.

SLURRY SEAL ASPHALT PAVING
It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including campground roads, access roads, parking areas and the Headquarters storage yard and parking - access area. 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. 300,000 square feet of asphalt area was used to generate this estimate.
PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $222,200
Priority Class 2: $18,150
Priority Class 3: $190,406
Grand Total: $430,756
The Storage Shed is a wood framed structure with a composition shingle roof. It is located in the Wetlands portion of the park. The building is in good shape.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 64
- **Year Constructed:** 0
- **Exterior Finish 1:** 100% Painted Wood Siding
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement:** No
- **IBC Occupancy Type 1:** 100% S-2
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%  

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

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<td>Priority Class 3:</td>
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**PRIORITY CLASS 3 PROJECTS**

| Total Construction Cost for Priority 3 Projects: | $320 |

**Long-Term Needs**

Four to Ten Years

**Site number:** 9929

**Survey Date:** 5/1/2008

**Project Index #:** 2800EXT1

**Construction Cost:** $320
COMFORT STATION - WETLANDS
BUILDING REPORT

The Wetlands area Comfort Station is an SST waterless pre-engineered structure with a composition shingle roof on a concrete slab-on-grade. It provides restroom facilities for both men and women. The facility does not fully comply with ADAAG guidelines. It is lacking an accessible walkway from the parking area to the restroom.

PRIORITy CLASS 2 PROJECTS

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<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $1,260</th>
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<td>Construction Cost $1,260</td>
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INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

PRIORITy CLASS 3 PROJECTS

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<th>Long-Term Needs</th>
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<td>Construction Cost $1,260</td>
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EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

- Gross Area (square feet): 252
- Year Constructed: 0
- Exterior Finish 1: 100 % Pre-engineered Maso
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100 % B
- IBC Occupancy Type 2: 0 %
- Construction Type: Pre-engineered Structure
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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<th>Project Construction Cost per Square Foot: $10.00</th>
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<td>Grand Total: $2,520</td>
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The Comfort Station is a CXT toilet which is a proprietary precast concrete unisex / ADA compliant restroom. The building is located in the Little Washoe Lake day use area. This unit is ADA compliant but is lacking an accessible parking area and route of travel to the restroom.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $560

Necessary - Not Yet Critical
Two to Four Years

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: $560

Long-Term Needs
Four to Ten Years

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

- Gross Area (square feet): 112
- Year Constructed: 0
- Exterior Finish 1: 100 % Precast Concrete
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100 % B
- IBC Occupancy Type 2: 0 %
- Construction Type: Precast Concrete
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$0</td>
<td>$10.00</td>
<td>$20,000</td>
<td>$179</td>
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<tr>
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<td>$560</td>
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</tr>
<tr>
<td>Priority Class 3</td>
<td>$560</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$1,120</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
COMFORT STATION #1 - LITTLE WASHOE
BUILDING REPORT

This CXT restroom is a precast double unit which is located in the day use area along the east shore of Little Washoe Lake. This unit is ADA compliant but is lacking an ADA compliant parking area and route of travel to the restroom. It is in good condition.

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2797INT1
Construction Cost: $1,120

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

PRIORITY CLASS 3 PROJECTS

Long-Term Needs

Four to Ten Years

Project Index #: 2797EXT1
Construction Cost: $1,120

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 224
Year Constructed: 0
Exterior Finish 1: 100% Precast Concrete
Exterior Finish 2: 0%
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100% B
IBC Occupancy Type 2: 0%
Construction Type: Precast Concrete
IBC Construction Type: V-B
Percent Fire Supressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $10.00
Priority Class 2: $1,120 Total Facility Replacement Construction Cost: $30,000
Priority Class 3: $1,120 Facility Replacement Cost per Square Foot: $134
Grand Total: $2,240 FCNI: 7%
The Fee Booth is a CXT precast concrete structure on a concrete foundation. It is located on the entrance road to the Little Washoe Lake day use area and is a self pay fee station. The building is in fair shape.

**PRIORITIZED PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2796INT1</td>
<td>$825</td>
<td>$825</td>
</tr>
</tbody>
</table>

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITIZED PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2796EXT1</td>
<td>$825</td>
<td>$825</td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 165
- **Year Constructed:** 0
- **Exterior Finish 1:** 100 % Precast Concrete
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Basement:** No
- **IBC Occupancy Type 1:** 100 % B
- **IBC Occupancy Type 2:** 0 %
- **Construction Type:** Precast Concrete
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $825
- **Priority Class 3:** $825
- **Grand Total:** $1,650

- **Project Construction Cost per Square Foot:** $10.00
- **Total Facility Replacement Construction Cost:** $22,000
- **Facility Replacement Cost per Square Foot:** $133
- **FCNI:** 8%
The Headquarters Shed is a small wood framed storage building. It is located in the Headquarters Maintenance yard. The building is in fair shape.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 64
- **Year Constructed:** 0
- **Exterior Finish 1:** 100 % Painted Wood Siding
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
  - **Basement?** No
- **IBC Occupancy Type 1:** 100 % S-2
- **IBC Occupancy Type 2:** 0 %
- **Construction Type:** Wood Framing
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost per Square Foot</th>
<th>Total Facility Replacement Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$0</td>
<td>$5,00</td>
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<tr>
<td>Priority Class 2</td>
<td>$0</td>
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<td>Priority Class 3</td>
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<td>$30</td>
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<tr>
<td>Grand Total</td>
<td>$320</td>
<td></td>
</tr>
</tbody>
</table>

**Project Index #:** 2795EXT1
**Construction Cost:** $320

**FCNI:** 16%
The Sani-Hut is a wood framed structure which encloses the portable sani-hut toilet. It is in fair shape.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

- Gross Area (square feet): 36
- Year Constructed: 0
- Exterior Finish 1: 100% Painted Wood Siding
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2: 0%
- Construction Type: Wood Framing
- IBC Construction Type: V-B
- Percent Fire Supressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $180
- Grand Total: $180

- Project Construction Cost per Square Foot: $5.00
- Total Facility Replacement Construction Cost: $14
- Facility Replacement Cost per Square Foot: FCNI: 0%
The Kiosk is a wood framed structure which displays equestrian trails and other activities. It is in fair shape.

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: $315

**Long-Term Needs**

Four to Ten Years

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 63
- **Year Constructed:** 0
- **Exterior Finish 1:** 100% Painted Wood Siding
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement:** No
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$5.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$1,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$315</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$10</td>
</tr>
</tbody>
</table>

Grand Total: $315

FCNI: 32%
The Kiosk is a wood framed display structure which provides trail maps, brochures and other items of interest for visitors. It is in fair shape.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $225

**Long-Term Needs**

Four to Ten Years

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>45</th>
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</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>0</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Painted Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0  %</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1  Basement? No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
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<tr>
<td>IBC Occupancy Type 2:</td>
<td>0  %</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Wood Framing</td>
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<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>0  %</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
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<tr>
<td>Priority Class 3:</td>
<td>$225</td>
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<tr>
<td>Grand Total:</td>
<td>$225</td>
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</table>

<table>
<thead>
<tr>
<th>Project Construction Cost per Square Foot:</th>
<th>$5.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Facility Replacement Construction Cost:</td>
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<td>Facility Replacement Cost per Square Foot:</td>
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</tr>
<tr>
<td>FCNI:</td>
<td>0%</td>
</tr>
</tbody>
</table>
WATER TANK

BUILDING REPORT

The Water Tank is an above ground steel water tank which provides storage for the potable water system of Washoe Lake State Park. It is 16'-1" in height, has a diameter of 29'-9" and a capacity of 84,000 gallons.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
<th>$11,312</th>
</tr>
</thead>
<tbody>
<tr>
<td>Long-Term Needs</td>
<td>Four to Ten Years</td>
<td></td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the water tank. This project would provide for the painting of the water tank to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 707
- **Year Constructed:** 1978
- **Exterior Finish 1:** 100% Painted Steel
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement?**: No
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Steel Water Tank
- **IBC Construction Type:** I-A
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Total Construction Cost per Square Foot</th>
<th>$16.00</th>
</tr>
</thead>
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<td>$0</td>
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<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$11,312</td>
<td></td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$11,312</td>
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<tr>
<td>Project Construction Cost per Square Foot:</td>
<td>$11,312</td>
<td></td>
</tr>
<tr>
<td>Total Facility Replacement Construction Cost:</td>
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<tr>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$255</td>
<td></td>
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<tr>
<td>FCNI:</td>
<td>6%</td>
<td></td>
</tr>
</tbody>
</table>
The North Ramp Garage is a wood framed detached garage with a composition shingle roof on a concrete foundation. It is located next to the park ranger residence at the entrance to the North Ramp Day Use Area. The building is in good shape.

**Priorities Class 3 Projects**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
<th>$4,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Four to Ten Years</td>
<td>Project Index #: 2375EXT1</td>
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</tr>
<tr>
<td>Project Index #: 2375EXT1</td>
<td>Construction Cost</td>
<td>$4,000</td>
</tr>
</tbody>
</table>

**Exterior Finishes**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulk around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**Building Information:**

- **Gross Area (square feet):** 400
- **Year Constructed:** 1996
- **Exterior Finish 1:** 100% Painted Wood Siding
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%

**Project Construction Cost Totals Summary:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $10.00
- **Priority Class 2:** $0
- **Total Facility Replacement Construction Cost:** $40,000
- **Priority Class 3:** $4,000
- **Facility Replacement Cost per Square Foot:** $100
- **Grand Total:** $4,000
- **FCNI:** 10%
The Headquarters Maintenance Office is a wood framed structure with a composition roof on a concrete foundation. It contains a small office and storage space for maintenance personnel. There is a wall mounted evaporative cooler and no heat. The building is located in the fenced maintenance yard and is in fair shape.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>EVAPORATIVE COOLER REPLACEMENT</td>
<td>Project Index #: 1029HVA2</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$1,500</td>
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<tr>
<td>EXTERIOR DOOR REPLACEMENT</td>
<td>Project Index #: 1029EXT3</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$1,000</td>
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<tr>
<td>FURNACE INSTALLATION</td>
<td>Project Index #: 1029HVA1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$2,500</td>
</tr>
<tr>
<td>INTERIOR FINISHES</td>
<td>Project Index #: 1029INT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$1,250</td>
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<tr>
<td>WINDOW REPLACEMENT</td>
<td>Project Index #: 1029EXT2</td>
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<td>Construction Cost</td>
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**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td>Project Index #: 1029EXT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.
BUILDING INFORMATION:

Gross Area (square feet): 250
Year Constructed: 1978
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
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<tr>
<td>Priority Class 2:</td>
<td>$9,250</td>
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<tr>
<td>Priority Class 3:</td>
<td>$2,500</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$100</td>
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<tr>
<td>Grand Total:</td>
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<td>FCNI:</td>
<td>47%</td>
</tr>
</tbody>
</table>
The South Beach Pump house is a wood framed structure with a composition shingle roof. There is a solar powered pump inside which appears to provide water for irrigation purposes in the south beach day use area. It is in fair shape.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $160

**Long-Term Needs**

**Four to Ten Years**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 16
- **Year Constructed:** 1978
- **Exterior Finish 1:** 100 % Painted Wood Siding
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100 % U
- **IBC Occupancy Type 2:** %
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $0
- **Priority Class 3:** $160
- **Grand Total:** $160

**Project Construction Cost per Square Foot:** $10.00

**Total Facility Replacement Construction Cost:** $1,000

**Facility Replacement Cost per Square Foot:** $50

**FCNI:** 16%
HEADQUARTERS FEE STATION
BUILDING REPORT

The Headquarters Fee Station is a brick masonry structure with a composition shingle roof on a concrete foundation. The facility is mainly a self pay station but is staffed occasionally during peak season. There are 3 coiling countertop doors, a small restroom inside and office space for park staff. The building is in good shape.

PRIORITy CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $1,670

Necessary - Not Yet Critical

Two to Four Years

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0868INT1
Construction Cost $1,170

LIGHTING TIME SWITCH REPLACEMENT

There is a Tork Time Switch installed in the building which controls the exterior lighting including the sign lighting. It was installed in 1982 and is no longer operating. This project would provide for replacement of the time switch and all required connections to utilities.

Project Index #: 0868SEC1
Construction Cost $500

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $2,340

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 0868EXT1
Construction Cost $2,340
BUILDING INFORMATION:

Gross Area (square feet): 234
Year Constructed: 1978
Exterior Finish 1: 100 % Brick Masonry
Exterior Finish 2:
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2:
Construction Type: Brick Masonry & Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Priority Class 2:</th>
<th>Priority Class 3:</th>
<th>Grand Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$1,670</td>
<td>$2,340</td>
<td>$4,010</td>
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<tr>
<td>Project Construction Cost per Square Foot: $17.14</td>
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<td>Total Facility Replacement Construction Cost: $58,000</td>
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<tr>
<td>Facility Replacement Cost per Square Foot: $250</td>
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<td></td>
</tr>
<tr>
<td>FCNI: 7%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Ramada is an open steel post and beam shade structure with a composition shingle hip roof. It has a concrete slab-on-grade, fire pit and a concrete sink. This structure is located in the equestrian area and in fair shape.

**PRIORITIZED CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $9,375

**Roof Replacement**

The roof on this structure was in poor condition at the time of the survey. The extreme temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this structure be re-roofed in the next two to three years with a 40 year asphalt composition roofing shingle and new underlayments.

**PRIORITIZED CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: $1,250

**Exterior Finishes**

This large steel shade ramada in the Equestrian Area covers picnic tables and a built-in barbecue. It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure. This project should be done on a cyclical basis based on environmental conditions.

**Building Information:**

- Gross Area (square feet): 625
- Year Constructed: 1980
- Exterior Finish 1: 100% Open/Steel Post
- Exterior Finish 2: %
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2: %
- Construction Type: Steel & Wood Framing
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0%

**Project Construction Cost Totals Summary:**

- Priority Class 1: $0 Project Construction Cost per Square Foot: $17.00
- Priority Class 2: $9,375 Total Facility Replacement Construction Cost: $19,000
- Priority Class 3: $1,250 Facility Replacement Cost per Square Foot: $30
- Grand Total: $10,625 FCNI: 56%
The Comfort Station is a brick masonry structure with a composition shingle roof. This is a Clivus composting toilet which has two restrooms and a small janitor's closet between the two stalls. There is water to the building for the sinks, but was not working properly during the survey of 2008. The drinking fountain mounted on the exterior was also not operating. This comfort station is not ADA compliant.

**PRIORITY CLASS 1 PROJECTS**

**PLUMBING UPGRADE**

The Comfort Station plumbing and fixtures were not operating properly at the time of the survey. This project would provide funds for the repair of the plumbing and fixtures. This will provide for a fully operational comfort station.

**Total Construction Cost for Priority 1 Projects: $2,500**

**Project Index #: 0866PLM1**

**Construction Cost $2,500**

**PRIORITY CLASS 2 PROJECTS**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Total Construction Cost for Priority 2 Projects: $6,700**

**Project Index #: 0866INT1**

**Construction Cost $675**

**REPLACE VAULT DOORS**

The access to the vault below the building has four steel doors with wooden frames. They are showing signs of wear and deterioration and have reached the end of their expected life. Due to the condition of the doors and frames, this project recommends the installation of new metal doors, metal frames and hardware and includes the disposal of the existing door assemblies.

**Total Construction Cost: $4,000**

**Project Index #: 0866EXT4**

**Construction Cost $4,000**

**ROOF REPLACEMENT**

The roof on this building was in poor condition at the time of the survey. The extreme temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next two to three years with a 40 year asphalt composition roofing shingle and new underlayments.

**Total Construction Cost: $2,025**

**Project Index #: 0866EXT2**

**Construction Cost $2,025**
EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

- Gross Area (square feet): 135
- Year Constructed: 1980
- Exterior Finish 1: 100% Brick Masonry
- Exterior Finish 2: 
- Number of Levels (Floors): 1 basement? No
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: 
- Construction Type: Brick Masonry & Wood Framing
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $2,500 Project Construction Cost per Square Foot: $78.15
- Priority Class 2: $6,700 Total Facility Replacement Construction Cost: $27,000
- Priority Class 3: $1,350 Facility Replacement Cost per Square Foot: $200
- Grand Total: $10,550 FCNI: 39%

Project Index #: 0866EXT1
Construction Cost $1,350
The Ramada is an open steel post and beam shade structure with a composition shingle roof on a concrete slab-on-grade. This building is located in the North Ramp day use area.

**EXTERIOR FINISHES**

This large steel shade ramada in the North Ramp Area covers a picnic area. It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure. This project should be done on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

| Gross Area (square feet): | 386 |
| Year Constructed: | 1988 |
| Exterior Finish 1: | 100% Open / Steel Post |
| Exterior Finish 2: | % |
| Number of Levels (Floors): | 1 Basement? | No |
| IBC Occupancy Type 1: | 100% U |
| IBC Occupancy Type 2: | % |
| Construction Type: | Steel & Wood Framing |
| IBC Construction Type: | V-B |
| Percent Fire Suppressed: | 0% |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $0
- **Priority Class 3:** $772
- **Grand Total:** $772

- **Project Construction Cost per Square Foot:** $2.00
- **Total Facility Replacement Construction Cost:** $12,000
- **Facility Replacement Cost per Square Foot:** $30
- **FCNI:** 6%
The Group Use area Comfort Station is a wood framed structure with a composition shingle roof on a concrete slab-on-grade. It provides restroom facilities for both men and women. The facility has ADA accessible signage but does not fully comply with ADAAG guidelines.

At the time of the survey, staff mentioned that there were problems with the plumbing system.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Construction Cost for Priority 1 Projects: $12,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA RESTROOM UPGRADE</td>
<td></td>
</tr>
<tr>
<td>The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with 2006 IBC Chapter 11, ICC/ANSI A117.1-1998 Sections 603 - 604 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restrooms, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers and hardware. Some minor design work will be required and may impact the final cost estimate. This estimate is for one ADA Unisex restroom facility, the other restroom will be assigned as Unisex as well. The removal and disposal of the old restroom fixtures is included in this estimate.</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 0595ADA1</td>
<td>Construction Cost $10,000</td>
</tr>
<tr>
<td>PLUMBING UPGRADE</td>
<td></td>
</tr>
<tr>
<td>The Comfort Station plumbing and fixtures (sink) were not operating properly at the time of the survey. This project would provide funds for the repair of the plumbing and fixtures. This will provide for a fully operational comfort station.</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 0595PLM1</td>
<td>Construction Cost $2,500</td>
</tr>
</tbody>
</table>

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Construction Cost for Priority 2 Projects: $4,230</th>
</tr>
</thead>
<tbody>
<tr>
<td>HEATER REPLACEMENT</td>
<td></td>
</tr>
<tr>
<td>The building is heated by one wall mounted electric heating unit. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement of the unit including connections to utilities.</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 0595HVA1</td>
<td>Construction Cost $2,500</td>
</tr>
<tr>
<td>INTERIOR FINISHES</td>
<td></td>
</tr>
<tr>
<td>The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 0595INT1</td>
<td>Construction Cost $1,730</td>
</tr>
</tbody>
</table>
PRIORITY CLASS 3 PROJECTS

Long-Term Needs

Four to Ten Years

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

Project Index #: 0595EXT1

Construction Cost $3,460

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 346
Year Constructed: 1978
Exterior Finish 1: 100% Painted Wood Siding
Exterior Finish 2:
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100% B
IBC Occupancy Type 2:
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1: $12,500</th>
<th>Priority Class 2: $4,230</th>
<th>Priority Class 3: $3,460</th>
<th>Grand Total: $20,190</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Construction Cost per Square Foot: $58.35</td>
<td>Total Facility Replacement Construction Cost: $69,000</td>
<td>Facility Replacement Cost per Square Foot: $200</td>
<td>FCNI: 29%</td>
</tr>
</tbody>
</table>
The Day Use area Comfort Station is a brick masonry structure with a composition shingle roof on a concrete slab-on-grade. It provides restroom facilities for both men and women. The facility does not fully comply with ADAAG guidelines.

At the time of the survey, staff mentioned that there were problems with the plumbing system.

### PRIORITY CLASS 1 PROJECTS

**Total Construction Cost for Priority 1 Projects:** $12,500

#### ADA RESTROOM UPGRADE

Project Index #: 0594ADA1

Construction Cost: $10,000

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with 2006 IBC Chapter 11, ICC/ANSI A117.1-1998 Sections 603 - 604 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restrooms, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers and hardware. Some minor design work will be required and may impact the final cost estimate. This estimate is for one ADA Unisex restroom facility, the other restroom will be assigned as Unisex as well. The removal and disposal of the old restroom fixtures is included in this estimate.

#### PLUMBING UPGRADE

Project Index #: 0594PLM1

Construction Cost: $2,500

The Comfort Station plumbing and fixtures (sink) were not operating properly at the time of the survey. This project would provide funds for the repair of the plumbing and fixtures. This will provide for a fully operational comfort station.

### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $675

#### INTERIOR FINISHES

Project Index #: 0594INT1

Construction Cost: $675

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

### PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects:** $1,350

#### EXTERIOR FINISHES

Project Index #: 0594EXT1

Construction Cost: $1,350

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.
BUILDING INFORMATION:

Gross Area (square feet): 135
Year Constructed: 1978
Exterior Finish 1: 100 % Brick Masonry
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Brick Masonry
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $12,500 Project Construction Cost per Square Foot: $107.59
Priority Class 2: $675 Total Facility Replacement Construction Cost: $27,000
Priority Class 3: $1,350 Facility Replacement Cost per Square Foot: $200
Grand Total: $14,525 FCNI: 54%
COMFORT STATION - DAY USE #1
BUILDING REPORT

The Day Use area Comfort Station is a brick masonry structure with a composition shingle roof on a concrete slab-on-grade. It provides restroom facilities for both men and women. The facility does not fully comply with ADAAG guidelines. This facility has composting toilets. At the time of the survey, staff mentioned that there were problems with the plumbing system.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Total Construction Cost for Priority 1 Projects: $12,500</th>
</tr>
</thead>
</table>

**ADA RESTROOM UPGRADE**

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with 2006 IBC Chapter 11, ICC/ANSI A117.1-1998 Sections 603 - 604 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restrooms, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers and hardware. Some minor design work will be required and may impact the final cost estimate. This estimate is for one ADA Unisex restroom facility, the other restroom will be assigned as Unisex as well. The removal and disposal of the old restroom fixtures is included in this estimate.

**PLUMBING UPGRADE**

The Comfort Station plumbing and fixtures (sink) were not operating properly at the time of the survey. This project would provide funds for the repair of the plumbing and fixtures. This will provide for a fully operational comfort station.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $675</th>
</tr>
</thead>
</table>

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $1,350</th>
</tr>
</thead>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.
BUILDING INFORMATION:

Gross Area (square feet): 135
Year Constructed: 1978
Exterior Finish 1: 100 % Brick Masonry
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Brick Masonry
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $12,500 Project Construction Cost per Square Foot: $107.59
Priority Class 2: $675 Total Facility Replacement Construction Cost: $27,000
Priority Class 3: $1,350 Facility Replacement Cost per Square Foot: $200
Grand Total: $14,525 FCNI: 54%
The North Ramp Fee Station is a wood framed structure with a composition shingle roof on a concrete foundation. The facility is mainly a self pay station but is staffed occasionally during peak season.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $2,400

Long-Term Needs

Four to Ten Years

Project Index #: 0591EXT1
Construction Cost $2,400

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 240
Year Constructed: 1996
Exterior Finish 1: 100% Painted Wood Siding
Exterior Finish 2: 
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100% B
IBC Occupancy Type 2: 
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $10.00
Priority Class 2: $0 Total Facility Replacement Construction Cost: $48,000
Priority Class 3: $2,400 Facility Replacement Cost per Square Foot: $200
Grand Total: $2,400 FCNI: 5%
The North Ramp Pump House is a concrete masonry unit and wood frames structure with a composition shingle roof. It has pumping equipment for the adjacent well providing potable water to the North Ramp day use area.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 64
- **Year Constructed:** 1988
- **Exterior Finish 1:** 100% Painted CMU
- **Exterior Finish 2:**%
- **Number of Levels (Floors):** 1
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:**%
- **Construction Type:** Concrete Masonry Units & Wood
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $0
- **Priority Class 3:** $640
- **Grand Total:** $640

- **Project Construction Cost per Square Foot:** $10.00
- **Total Facility Replacement Construction Cost:** $6,000
- **Facility Replacement Cost per Square Foot:** $100
- **FCNI:** 11%
The North Ramp Comfort Station is a concrete masonry unit structure with a composition shingle roof on a concrete slab-on-grade. It provides restroom facilities for both men and women. The facility does not fully comply with ADAAG guidelines and the women's portion was locked.

At the time of the survey, staff mentioned that there were problems with the plumbing system.

**ADA RESTROOM UPGRADE**

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with 2006 IBC Chapter 11, ICC/ANSI A117.1-1998 Sections 603 - 604 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restrooms, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers and hardware. Some minor design work will be required and may impact the final cost estimate. This estimate is for one ADA Unisex restroom facility, the other restroom will be assigned as Unisex as well. The removal and disposal of the old restroom fixtures is included in this estimate.

**PLUMBING /RESTROOM REPAIR**

The Comfort Station plumbing and fixtures were not operating properly at the time of the survey. One of the restroom stalls was not in operation. This project would provide funds for the repair of the plumbing, fixtures and restroom stall. This will provide for a fully operational comfort station.

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**REROOF COMFORT STATION**

The comfort station roof appears to be original to the building. The extreme temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof, and constant exposure to the sun are contributing factors to wear and deterioration. This project would provide for a new 40 year asphalt composition shingle roof including underlayment to be installed. Removal and disposal of the existing roof and underlayment is included in this estimate.
PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $2,550

Long-Term Needs Four to Ten Years

Project Index #: 0587EXT1
Construction Cost $2,550

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 255
Year Constructed: 1988
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry & Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$12,500</td>
<td>$79.02</td>
<td>$51,000</td>
<td>$200</td>
<td>40%</td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$5,100</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$2,550</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$20,150</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The North Ramp Ranger Residence is a wood framed modular home with a composition shingle roof on a permanent concrete foundation. It contains bedrooms, kitchen, restrooms and a living area. The building is in good shape.

**PRIORIT Y CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $8,900

**Necessary - Not Yet Critical**

**Two to Four Years**

- **INSTALL WATER SOFTENER / FILTER**
  
  The water at the site is a well system, the water is full of minerals, and smells bad. This project recommends the installation of a water filtration system to improve water quality and extend the life of plumbing and appliances. This project or a portion thereof was previously recommended in the FCA report dated 06/10/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2008.

  **Project Index #:** 0585PLM1  
  **Construction Cost:** $2,500

- **INTERIOR FINISHES**
  
  The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

  **Project Index #:** 0585INT2  
  **Construction Cost:** $6,400

**PRIORIT Y CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $12,800

**Long-Term Needs**

**Four to Ten Years**

- **EXTERIOR FINISHES**
  
  It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

  **Project Index #:** 0585EXT2  
  **Construction Cost:** $12,800
BUILDING INFORMATION:

Gross Area (square feet): 1,280
Year Constructed: 1996
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: 
Number of Levels (Floors): 1 Basement? Yes
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: 
Construction Type: Wood Framed Modular Home
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: $16.95 |
| Priority Class 2: | $8,900 | Total Facility Replacement Construction Cost: $256,000 |
| Priority Class 3: | $12,800 | Facility Replacement Cost per Square Foot: $200 |
| Grand Total:      | $21,700 | FCNI: 8% |
The Storage Shed is a small wood framed structure located on the south side of the residence. It is used for storage and is in fair shape.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

- Gross Area (square feet): 96
- Year Constructed: 1995
- Exterior Finish 1: 100 % Painted Wood Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
  - Basement?: No
- IBC Occupancy Type 1: 100 % S-2
- IBC Occupancy Type 2: %
- Construction Type: Wood Framing
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $480
- Grand Total: $480

- Project Construction Cost per Square Foot: $5.00
- Total Facility Replacement Construction Cost: $1,000
- Facility Replacement Cost per Square Foot: $14
- FCNI: 48%
The Comfort Station is a brick masonry structure with a composition shingle roof. This building has two restrooms, showers, a propane forced air heating system and a small janitor's closet. The building has water service, but not all of the fixtures were working properly during the survey of 2008. This facility is not 100% ADA compliant.

**PRIORITY CLASS 1 PROJECTS**

**ACCESSIBLE WATER FOUNTAIN**
This building has a water fountain. IBC-2006 Section 1109.5 states that where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of an ADA compliant high/low water fountain. The installation of the water fountain must comply with ICC/ANSI A117.1-2003 and the most current edition of the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

**PLUMBING / RESTROOM REPAIR**
The Comfort Station plumbing and fixtures were not operating properly at the time of the survey. One of the restroom stalls was not in operation. This project would provide funds for the repair of the plumbing, fixtures and restroom stall. This will provide for a fully operational comfort station.

**PRIORITY CLASS 2 PROJECTS**

**INTERIOR FINISHES**
The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS**

**EXTERIOR FINISHES**
It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.
BUILDING INFORMATION:

Gross Area (square feet): 357
Year Constructed: 1985
Exterior Finish 1: 100 % Brick Masonry
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Brick Masonry & Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $6,500 Project Construction Cost per Square Foot: $33.21
Priority Class 2: $1,785 Total Facility Replacement Construction Cost: $71,000
Priority Class 3: $3,570 Facility Replacement Cost per Square Foot: $200
Grand Total: $11,855 FCNI: 17%
The Ranger Residence is a wood framed structure with a composition shingle roof on a concrete foundation located in the main headquarters area off East Lake Blvd. It contains bedrooms, restrooms, a kitchen and dining area, and living spaces on two levels. There is an attached carport and exterior wood decking. The residence is in fair shape.

**PRIORITIZED CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $9,100

Necessary - Not Yet Critical  
Two to Four Years

**Project Index #: 0484INT1**

**Construction Cost:** $9,100

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITIZED CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $18,200

Long-Term Needs  
Four to Ten Years

**Project Index #: 0484EXT2**

**Construction Cost:** $18,200

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 1,820
- **Year Constructed:** 1979
- **Exterior Finish 1:** 100% Painted Wood Siding
- **Exterior Finish 2:**%
- **Number of Levels (Floors):** 2  
  **Basement?** No
- **IBC Occupancy Type 1:** 100% R-3
- **IBC Occupancy Type 2:**%
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $15.00
- **Priority Class 2:** $9,100
- **Total Facility Replacement Construction Cost:** $364,000
- **Priority Class 3:** $18,200
- **Facility Replacement Cost per Square Foot:** $200
- **Grand Total:** $27,300
- **FCNI:** 8%

07-Aug-08
The Office / Shop / Storage is a wood framed structure with a composition shingle roof which contains a small visitor's area, information kiosks, men's and women's non-ADA compliant restrooms, office space and a shop / storage area for park staff to perform maintenance and repairs. The main entrance to the facility is not ADA compliant. This and other items will be addressed in the report.

Staff noted that the building is not open to the public all of the time, but is staffed as needed during peak times.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>$26,500</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADA RESTROOM UPGRADE</strong></td>
<td>Project Index #: 0483ADA2</td>
<td>Construction Cost $10,000</td>
</tr>
<tr>
<td>The Men's and Women's restrooms do not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with 2006 IBC Chapter 11, ICC/ANSI A117.1-1998 Sections 603 - 604 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restrooms, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers and door hardware. Some minor design work will be required and may impact the final cost estimate. This estimate is for one ADA Unisex restroom facility. The other restroom will be designated Unisex as well. The removal and disposal of the old restroom fixtures is included in this estimate.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| **INSTALL EXIT SIGNS AND EGRESS LIGHTING** | Project Index #: 0483SFT3 | Construction Cost $1,500 |
| 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 exit lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project. |

| **MISCELLANEOUS ADA UPGRADES** | Project Index #: 0483ADA1 | Construction Cost $15,000 |
| The door hardware, signage and information counter are not ADA compliant. Americans with Disabilities Act (ADA) regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms. Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. It is recommended that proper lever hardware be installed in this building to meet these requirements. |
| Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that the counter must have a portion which is at least 36" in length with a maximum height of 36" above the finish floor. IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project. |
PRIORITY CLASS 2 PROJECTS

Two to Four Years

Total Construction Cost for Priority 2 Projects: $69,240

EXTERIOR DOOR REPLACEMENT

The existing exterior wood doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of four new wood doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate. The main entrance door, threshold and hardware is not ADA compliant, this project would provide for ADA compliant door hardware and threshold.

Construction Cost $12,000

Project Index #: 0483EXT3

FIRE SUPPRESSION SYSTEM INSTALLATION

The building is partially a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

Construction Cost $26,880

Project Index #: 0483SFT1

HVAC UPGRADE

This building is cooled by a window mounted evaporative cooler and heated by a wall mounted gas furnace. This equipment has reached the end of its expected life and should be scheduled for replacement in the next 2 to 3 years. This project would provide for replacement of the evaporative cooler and gas fired furnace and includes removal and disposal of the existing units and all required connections to utilities.

Construction Cost $5,000

Project Index #: 0483HVA1

INTERIOR DOOR REPLACEMENT

The existing interior doors and frames are damaged from abuse and age. This project would provide for the removal of the existing hollow core doors and frames and the purchase and installation of four new solid core wood doors and frames. All hardware, painting and framing materials are included in this estimate.

Construction Cost $4,000

Project Index #: 0483INT2

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Construction Cost $9,600

Project Index #: 0483INT1

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures, ballasts and lighting to current standards, resulting in increased efficiency and reduced costs associated with illumination. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Construction Cost $5,760

Project Index #: 0483ENR1

WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 12 units.

Construction Cost $6,000

Project Index #: 0483EXT2
EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

HIGH-SPEED INTERNET INSTALLATION

This building is not equipped with a high-speed internet connection. The staff currently uses a dial-up connection to conduct daily business which is time consuming and leaves other responsibilities neglected. In order to provide State employees with responsive access to email and data, the site should be provided with a high-speed internet connection. High-speed internet access fees are not included in the estimated cost.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>1,920</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1979</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100%</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td></td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>60%</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>40%</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Wood Framing</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>0%</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$26,500</th>
<th>Project Construction Cost per Square Foot: $61.17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$69,240</td>
<td>Total Facility Replacement Construction Cost: $480,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$21,700</td>
<td>Facility Replacement Cost per Square Foot: $250</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$117,440</td>
<td>FCNI: 24%</td>
</tr>
</tbody>
</table>
The Comfort Station is a brick masonry structure with a composition shingle roof. This building has two restrooms, showers and a small janitor's closet.

There is water to the building, but not all of the fixtures were working properly during the survey of 2008. This facility is not 100% ADA compliant.

**PRIORITIY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority Projects</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door Signage</td>
<td>$3,700</td>
<td>$1,200</td>
</tr>
<tr>
<td>Plumbing / Restroom Repair</td>
<td>$2,500</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

**PRIORITIY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 2 Projects</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Finishes</td>
<td>$3,275</td>
<td>$1,275</td>
</tr>
</tbody>
</table>

**PRIORITIY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 3 Projects</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Finishes</td>
<td>$2,550</td>
<td>$2,550</td>
</tr>
</tbody>
</table>

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.
BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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<tbody>
<tr>
<td>Gross Area (square feet):</td>
<td>255</td>
</tr>
<tr>
<td>Year Constructed:</td>
<td>1979</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Brick Masonry</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td></td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1 No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % B</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td></td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Brick Masonry</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>0 %</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$3,700</td>
<td>$37.35</td>
</tr>
<tr>
<td>2</td>
<td>$3,275</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>$2,550</td>
<td>$200</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$9,525</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>FCNI: 19%</td>
</tr>
</tbody>
</table>
GROUP AREA RAMADA
BUILDING REPORT

The Ramada is an open steel post and beam shade structure with a composition shingle hip roof. It has a concrete slab-on-grade, concrete sink, power and lighting and picnic tables. This structure is located in the group day use area.

EXTERIOR FINISHES
This large steel shade ramada in the Group Area covers picnic tables and a built-in barbecue. It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure. This project should be done on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 5,480
Year Constructed: 1978
Exterior Finish 1: 100 % Open / Steel Post
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: %
Construction Type: Steel & Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $2.00
Priority Class 2: $0 Total Facility Replacement Construction Cost: $164,000
Priority Class 3: $10,960 Facility Replacement Cost per Square Foot: $30
Grand Total: $10,960

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

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

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:
State Public Works Board 515 E. Musser Street, Suite 102 (775) 684-4141 voice
Facilities Condition Analysis Carson City, Nevada 89701-4263 (775) 684-4142 facsimile
Washoe Lake State Park - Site #9929
Description: Typical ADA parking stall.

Washoe Lake State Park - Site #9929
Description: Park Office entrance road.
Washoe Lake State Park - Site #9929
Description: Damaged fence at Park Office yard.

Washoe Lake State Park - Site #9929
Description: Typical ADA campsite.
Washoe Lake State Park - Site #9929
Description: Main entrance road to park.

Group Area Ramada - Building #0481
Description: Exterior of the Ramada.
Comfort Station – Loop B - Building #0482
Description: Exterior of the building.

Headquarters Office / Shop / Storage - Building #0483
Description: Main entrance into the building.
Headquarters Office / Shop / Storage - Building #0483
Description: Exterior of the storage area.

Headquarters Office / Shop / Storage - Building #0483
Description: Exterior of the shop portion of the building.
Headquarters Office / Shop / Storage - Building #0483
Description: Non ADA compliant restroom in office.

Headquarters Ranger Residence - Building #0484
Description: Main entrance into the building.
Comfort Station – Loop Building #0485
Description: Exterior of the building.

Comfort Station – Loop A - Building #0485
Description: Toilet stall.
North Ramp Residence Ranger Residence - Building #0585
Description: Exterior of the building.

Comfort Station - North Ramp Residence - Building #0587
Description: Exterior of the building.
North Ramp Residence Pump House - Building #0590
Description: Exterior of the building.

North Ramp Fee Station - Building #0591
Description: Exterior of the building.
Comfort Station – Day Use #1 - Building #0593
Description: Exterior of the building.

Comfort Station – Day Use #2 - Building #0594
Description: Exterior of the building.
Comfort Station – Group Use - Building #0595
Description: Exterior of the building.

North Ramp Ramada - Building #0598
Description: Exterior of the building.
Comfort Station - Equestrian - Building #0866
Description: Exterior of the building.

Equestrian Area Ramada - Building #0867
Description: Exterior of the building.
Headquarters Fee Station - Building #0868
Description: Exterior of the building.

South Beach Pump House - Building #0869
Description: Exterior of the building.
Typical Old Campground Ramada - Building #0870
Description: Exterior of the building.

Typical New Campground Ramada - Building #2816
Description: Exterior of the building.
Headquarters Maintenance Office - Building #1029
Description: Exterior of the building.

North Ramp Garage - Building #2375
Description: Exterior of the garage on right.
Kiosk – Loop B - Building #2792
Description: Exterior of the kiosk.

Kiosk – Equestrian - Building #2793
Description: Exterior of the building.
South Beach San-Hut Structure - Building #2794
Description: Exterior of the building.

Headquarters Shed - Building #2795
Description: Exterior of the building.
Fee Booth – Little Washoe - Building #2796
Description: Exterior of the building.

Comfort Station #1 – Little Washoe - Building #2797
Description: Exterior of the building.
Comfort Station #2 – Little Washoe - Building #2798
Description: Exterior of the building.

Comfort Station – Wetlands - Building #2799
Description: Exterior of the building.
Storage Shed – Wetlands - Building #2800
Description: Exterior of the building.

Wetlands Viewing Platform - Site #9929
Description: View looking northwest.