

State of Nevada  
Department of Conservation and Natural Resources  
Division of State Parks  
Wild Horse State Recreation Area  
Facility Condition Analysis

# WILD HORSE STATE RECREATION AREA

HC 31 Box 265  
Elko, Nevada 89801

**Site Number: 9935**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report Printed in June 2015

State of Nevada  
Department of Conservation and Natural Resources  
Division of State Parks  
Wild Horse State Recreation Area  
Facility Condition Analysis

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: 9935

## Facility Condition Needs Index Report

| Index # | Building Name                         | Sq. Feet | Yr. Buil | Survey Date | Cost to Repair: P1 | Cost to Repair: P2 | Cost to Repair: P3 | Total Cost to Repair | Cost to Replace | FCNI |
|---------|---------------------------------------|----------|----------|-------------|--------------------|--------------------|--------------------|----------------------|-----------------|------|
| 1315    | PARK OFFICE / SHOP                    | 3400     | 1982     | 7/23/2014   | \$25,500           | \$120,600          | \$0                | \$146,100            | \$765,000       | 19%  |
|         | HC 31, Box 26                         |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA                        |          |          |             |                    |                    |                    |                      |                 |      |
| 1316    | RESTROOM #3                           | 400      | 1982     | 7/23/2014   | \$5,000            | \$8,640            | \$0                | \$13,640             | \$80,000        | 17%  |
|         | HC 31, Box 26                         |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA                        |          |          |             |                    |                    |                    |                      |                 |      |
| 2316    | RESIDENCE GARAGE #1                   | 672      | 1990     | 7/23/2014   | \$0                | \$6,720            | \$0                | \$6,720              | \$50,400        | 13%  |
|         | HC 31, Box 26                         |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA                        |          |          |             |                    |                    |                    |                      |                 |      |
| 1313    | RESIDENCE #2                          | 2304     | 1982     | 7/23/2014   | \$4,000            | \$46,440           | \$0                | \$50,440             | \$403,200       | 13%  |
|         | HC 31, Box 26                         |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA                        |          |          |             |                    |                    |                    |                      |                 |      |
| 1312    | RESIDENCE #1                          | 2304     | 1982     | 7/23/2014   | \$0                | \$44,040           | \$0                | \$44,040             | \$403,200       | 11%  |
|         | HC 31, Box 26                         |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA                        |          |          |             |                    |                    |                    |                      |                 |      |
| 1314    | RESTROOM #2                           | 507      | 1982     | 7/23/2014   | \$0                | \$5,070            | \$0                | \$5,070              | \$50,700        | 10%  |
|         | HC 31, Box 26                         |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA                        |          |          |             |                    |                    |                    |                      |                 |      |
| 1602    | RESTROOM #1                           | 200      | 1980     | 7/23/2014   | \$0                | \$1,000            | \$1,000            | \$2,000              | \$20,000        | 10%  |
|         | HC 31, Box 26                         |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA                        |          |          |             |                    |                    |                    |                      |                 |      |
| 2317    | RESIDENCE GARAGE #2                   | 900      | 2002     | 7/23/2014   | \$0                | \$4,500            | \$0                | \$4,500              | \$67,500        | 7%   |
|         | HC 31, Box 26                         |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA                        |          |          |             |                    |                    |                    |                      |                 |      |
| 1311    | UTILITY SHED                          | 200      | 1982     | 7/23/2014   | \$0                | \$200              | \$0                | \$200                | \$4,000         | 5%   |
|         | HC 31, Box 26                         |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA                        |          |          |             |                    |                    |                    |                      |                 |      |
| 9935    | WILD HORSE STATE RECREATION AREA SITE |          |          | 7/23/2014   | \$47,500           | \$0                | \$169,150          | \$216,650            |                 | 0%   |
|         | HC 31, Box 265                        |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA                        |          |          |             |                    |                    |                    |                      |                 |      |
| 2733    | RAMADA #2                             | 144      | 2007     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26                         |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA                        |          |          |             |                    |                    |                    |                      |                 |      |
| 3276    | RAMADA #8                             | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26                         |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA                        |          |          |             |                    |                    |                    |                      |                 |      |
| 3280    | RAMADA #12                            | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26                         |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA                        |          |          |             |                    |                    |                    |                      |                 |      |
| 3279    | RAMADA #11                            | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26                         |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA                        |          |          |             |                    |                    |                    |                      |                 |      |
| 3278    | RAMADA #10                            | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26                         |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA                        |          |          |             |                    |                    |                    |                      |                 |      |
| 3277    | RAMADA #9                             | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26                         |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA                        |          |          |             |                    |                    |                    |                      |                 |      |

## Facility Condition Needs Index Report

| Index # | Building Name           | Sq. Feet | Yr. Buil | Survey Date | Cost to Repair: P1 | Cost to Repair: P2 | Cost to Repair: P3 | Total Cost to Repair | Cost to Replace | FCNI |
|---------|-------------------------|----------|----------|-------------|--------------------|--------------------|--------------------|----------------------|-----------------|------|
| 3275    | RAMADA #7               | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |
| 3274    | RAMADA #6               | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |
| 2736    | RAMADA #5               | 144      | 2007     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |
| 2734    | RAMADA #3               | 144      | 2007     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |
| 3283    | RAMADA #15              | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |
| 2732    | RAMADA #1               | 144      | 2007     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |
| 2735    | RAMADA #4               | 144      | 2007     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |
| 3293    | RAMADA #25              | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |
| 3303    | BOAT INSPECTION STATION | 100      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$4,000         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |
| 3302    | RAMADA #34              | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |
| 3301    | RAMADA #33              | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |
| 3300    | RAMADA #32              | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |
| 3299    | RAMADA #31              | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |
| 3298    | RAMADA #30              | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |
| 3297    | RAMADA #29              | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |
| 3296    | RAMADA #28              | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |
| 3281    | RAMADA #13              | 144      | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600         |      |
|         | HC 31, Box 26           |          |          |             |                    |                    |                    |                      |                 |      |
|         | Wild Horse SRA          |          |          |             |                    |                    |                    |                      |                 |      |

Site number: 9935

## Facility Condition Needs Index Report

| Index #                    | Building Name               | Sq. Feet      | Yr. Buil | Survey Date | Cost to Repair: P1 | Cost to Repair: P2 | Cost to Repair: P3 | Total Cost to Repair | Cost to Replace    | FCNI       |
|----------------------------|-----------------------------|---------------|----------|-------------|--------------------|--------------------|--------------------|----------------------|--------------------|------------|
| 3294                       | RAMADA #26<br>HC 31, Box 26 | 144           | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600            |            |
|                            | Wild Horse SRA              |               |          |             |                    |                    |                    |                      |                    |            |
| 3282                       | RAMADA #14<br>HC 31, Box 26 | 144           | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600            |            |
|                            | Wild Horse SRA              |               |          |             |                    |                    |                    |                      |                    |            |
| 3292                       | RAMADA #24<br>HC 31, Box 26 | 144           | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600            |            |
|                            | Wild Horse SRA              |               |          |             |                    |                    |                    |                      |                    |            |
| 3291                       | RAMADA #23<br>HC 31, Box 26 | 144           | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600            |            |
|                            | Wild Horse SRA              |               |          |             |                    |                    |                    |                      |                    |            |
| 3290                       | RAMADA #22<br>HC 31, Box 26 | 144           | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600            |            |
|                            | Wild Horse SRA              |               |          |             |                    |                    |                    |                      |                    |            |
| 3289                       | RAMADA #21<br>HC 31, Box 26 | 144           | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600            |            |
|                            | Wild Horse SRA              |               |          |             |                    |                    |                    |                      |                    |            |
| 3288                       | RAMADA #20<br>HC 31, Box 26 | 144           | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600            |            |
|                            | Wild Horse SRA              |               |          |             |                    |                    |                    |                      |                    |            |
| 3287                       | RAMADA #19<br>HC 31, Box 26 | 144           | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600            |            |
|                            | Wild Horse SRA              |               |          |             |                    |                    |                    |                      |                    |            |
| 3286                       | RAMADA #18<br>HC 31, Box 26 | 144           | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600            |            |
|                            | Wild Horse SRA              |               |          |             |                    |                    |                    |                      |                    |            |
| 3285                       | RAMADA #17<br>HC 31, Box 26 | 144           | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600            |            |
|                            | Wild Horse SRA              |               |          |             |                    |                    |                    |                      |                    |            |
| 3284                       | RAMADA #16<br>HC 31, Box 26 | 144           | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600            |            |
|                            | Wild Horse SRA              |               |          |             |                    |                    |                    |                      |                    |            |
| 3295                       | RAMADA #27<br>HC 31, Box 26 | 144           | 2013     | 7/23/2014   | \$0                | \$0                | \$0                |                      | \$3,600            |            |
|                            | Wild Horse SRA              |               |          |             |                    |                    |                    |                      |                    |            |
| <b>Report Totals.....:</b> |                             | <b>15,883</b> |          |             | <b>\$82,000</b>    | <b>\$237,210</b>   | <b>\$170,150</b>   | <b>\$489,360</b>     | <b>\$1,970,400</b> | <b>25%</b> |

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| <b>RAMADA #11</b>                            | <b>3279</b>    | No Current Projects |
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| <b>RAMADA #6</b>                             | <b>3274</b>    | No Current Projects |
| <b>RAMADA #5</b>                             | <b>2736</b>    | No Current Projects |
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|                            |             |                     |
|----------------------------|-------------|---------------------|
| <b>RAMADA #3</b>           | <b>2734</b> | No Current Projects |
| <b>RAMADA #2</b>           | <b>2733</b> | No Current Projects |
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| <b>RESIDENCE GARAGE #2</b> | <b>2317</b> |                     |
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**WILD HORSE STATE RECREATION AREA SITE**

SPWB Facility Condition Analysis - 9935

Survey Date: 7/23/2014

**WILD HORSE STATE RECREATION AREA SITE****BUILDING REPORT**

The Wild Horse State Recreation Area is located 67 miles north of Elko. The area occupies 120 acres of which 80 of the acres are managed and maintained. Park activities include camping, picnicking, swimming, fishing and boating, and are open year round. There is a 34 unit campground, day use area and a boat ramp along with a Visitor's Center and maintenance shop, garages and two staff residences. The site is served by 600 foot deep well which pumps water to three 10,000 gallon underground storage tanks. During the survey of 2014, staff indicated that one tank is off line and may need to be replaced due to damage. This system supplies water to the campground facilities, Visitor's Center and residences. Propane provides fuel for heating needs.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$47,500****Currently Critical****Immediate to Two Years****Project Index #: 9935ADA1****SITE ADA ISSUES****Construction Cost \$10,000**

The parking in the Day Use area and the route of travel from the parking space to the accessible picnic table are not fully ADA compliant. It is recommended that the parking area and route of travel be made accessible including updated signage. A concrete ADA parking space is included in this estimate.

The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2002 and 11/7/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 7/23/2014

**Project Index #: 9935SIT5****WATER STORAGE TANK REPLACEMENT****Construction Cost \$27,500**

There is a 10,000 gallon underground water storage tank that is leaking and no longer in use according to staff. This project would provide for the removal of the existing tank and installation of a new 10,000 gallon water storage tank including all required excavation and connections to existing water system.

**Project Index #: 9935SIT6****WELL SYSTEM TELEMETRY REPLACEMENT****Construction Cost \$10,000**

The existing well water telemetry system is no longer operational. Staff has to manually activate well pumps to fill tanks. This is not efficient. This project would provide for a new telemetry system including software to be installed.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$169,150****Long-Term Needs****Four to Ten Years****Project Index #: 9935SIT2****AC PAVING INSTALLATION****Construction Cost \$93,750**

The AC paving behind the visitors center has failed and is in need of replacement. This project would provide for the removal of the damaged paving and installation of new 3" thick AC paving over a compacted base. It may be possible to grind in place the damaged paving and use for base which could reduce project cost.

**Project Index #: 9935SIT3****CRACK FILL / SLURRY SEAL ASPHALT PAVING****Construction Cost \$72,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads and parking 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. 120,000 square feet of asphalt area was used to generate this estimate which includes the new paving in the campgrounds. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.



**Project Index #: 9935EXT1**

**Construction Cost \$3,400**

**EXTERIOR FINISHES, SHADE RAMADAS**

There are steel shade ramadas in different locations throughout the site which measure about 12'x12' each. 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. This project or a portion thereof was previously recommended in the FCA report dated 11/7/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 7/23/2014

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                          |                  |
|--------------------------|------------------|
| <b>Priority Class 1:</b> | <b>\$47,500</b>  |
| <b>Priority Class 2:</b> | <b>\$0</b>       |
| <b>Priority Class 3:</b> | <b>\$169,150</b> |
| <b>Grand Total:</b>      | <b>\$216,650</b> |

**RESIDENCE GARAGE #2**

SPWB Facility Condition Analysis - 2317

Survey Date: 7/23/2014

## RESIDENCE GARAGE #2

### BUILDING REPORT

The Residence Garage #2 is a wood framed structure with an asphalt composition roof on a concrete slab-on-grade foundation. It is located along the east side of the residence area and is in good shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$4,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2317EXT1****Construction Cost \$4,500****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 3 to 4 years and is recommended on a cyclical basis based on environmental conditions. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**BUILDING INFORMATION:****Gross Area (square feet): 900****Year Constructed: 2002****Exterior Finish 1: 100 % Stained 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:**

|                          |                |  |                 |
|--------------------------|----------------|--|-----------------|
| <b>Priority Class 1:</b> | <b>\$0</b>     | <b>Project Construction Cost per Square Foot:</b>    | <b>\$5.00</b>   |
| <b>Priority Class 2:</b> | <b>\$4,500</b> | <b>Total Facility Replacement Construction Cost:</b> | <b>\$68,000</b> |
| <b>Priority Class 3:</b> | <b>\$0</b>     | <b>Facility Replacement Cost per Square Foot:</b>    | <b>\$75</b>     |
| <b>Grand Total:</b>      | <b>\$4,500</b> | <b>FCNI:</b>   | <b>7%</b>       |

**RESIDENCE GARAGE #1**

SPWB Facility Condition Analysis - 2316

Survey Date: 7/23/2014

**RESIDENCE GARAGE #1****BUILDING REPORT**

The Residence Garage #1 is a wood framed structure with an asphalt composition roof on a concrete slab-on-grade foundation. It is located adjacent to Residence #1 and is in good shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$6,720****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2316EXT1****EXTERIOR FINISHES****Construction Cost \$3,360**

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 3 to 4 years and is recommended on a cyclical basis based on environmental conditions. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**Project Index #: 2316INT1****INTERIOR FINISHES****Construction Cost \$3,360**

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 3 to 4 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. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**BUILDING INFORMATION:****Gross Area (square feet): 672****Year Constructed: 1990****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:**

|                          |                |  |                 |
|--------------------------|----------------|--|-----------------|
| <b>Priority Class 1:</b> | <b>\$0</b>     | <b>Project Construction Cost per Square Foot:</b>    | <b>\$10.00</b>  |
| <b>Priority Class 2:</b> | <b>\$6,720</b> | <b>Total Facility Replacement Construction Cost:</b> | <b>\$50,000</b> |
| <b>Priority Class 3:</b> | <b>\$0</b>     | <b>Facility Replacement Cost per Square Foot:</b>    | <b>\$75</b>     |
| <b>Grand Total:</b>      | <b>\$6,720</b> | <b>FCNI:</b>   | <b>13%</b>      |

**RESTROOM #1**

SPWB Facility Condition Analysis - 1602

Survey Date: 7/23/2014

**RESTROOM #1****BUILDING REPORT**

Restroom #1 is a concrete masonry unit structure with a standing seam metal roof on a concrete foundation. It is located in the north campground loop and is a composting style restroom. The restroom is not ADA accessible.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$1,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1602INT1****INTERIOR FINISHES****Construction Cost \$1,000**

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. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$1,000****Long-Term Needs****Four to Ten Years****Project Index #: 1602EXT1****EXTERIOR FINISHES****Construction Cost \$1,000**

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, block sealing, 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. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**BUILDING INFORMATION:****Gross Area (square feet): 200****Year Constructed: 1980****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 Units****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                          |                |  |                 |
|--------------------------|----------------|--|-----------------|
| <b>Priority Class 1:</b> | <b>\$0</b>     | <b>Project Construction Cost per Square Foot:</b>    | <b>\$10.00</b>  |
| <b>Priority Class 2:</b> | <b>\$1,000</b> | <b>Total Facility Replacement Construction Cost:</b> | <b>\$20,000</b> |
| <b>Priority Class 3:</b> | <b>\$1,000</b> | <b>Facility Replacement Cost per Square Foot:</b>    | <b>\$100</b>    |
| <b>Grand Total:</b>      | <b>\$2,000</b> | <b>FCNI:</b>   | <b>10%</b>      |

**RESTROOM #3**

SPWB Facility Condition Analysis - 1316

Survey Date: 7/23/2014

**RESTROOM #3  
BUILDING REPORT**

Restroom #3 is a concrete masonry unit structure with a standing seam metal roof on a concrete foundation. This restroom contains showers as well as toilet rooms for men and women. It is located in the south campground loop. The restroom is somewhat ADA compliant but is in need of some modifications. A fish cleaning station is also part of this facility.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$5,000****Currently Critical****Immediate to Two Years****ADA IMPROVEMENTS****Project Index #: 1316ADA2****Construction Cost \$5,000**

The existing restrooms and parking area are in need of some minor ADA accessibility upgrades. This project would provide for a no parking sign to be installed at the access isle, restroom signage, plumbing jackets on the sinks, and the installation of grab bars in the restroom containing the ADA accessible shower. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$8,640****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1316EXT1****Construction Cost \$4,320**

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, block sealing, 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 2 to 3 years and is recommended on a cyclical basis based on environmental conditions. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**INTERIOR FINISHES****Project Index #: 1316INT1****Construction Cost \$4,320**

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 2 to 3 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. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**BUILDING INFORMATION:**

**Gross Area (square feet): 400**  
**Year Constructed: 1982**  
**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 Units**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                          |                 |  |                 |
|--------------------------|-----------------|--|-----------------|
| <b>Priority Class 1:</b> | <b>\$5,000</b>  | <b>Project Construction Cost per Square Foot:</b>    | <b>\$34.10</b>  |
| <b>Priority Class 2:</b> | <b>\$8,640</b>  | <b>Total Facility Replacement Construction Cost:</b> | <b>\$80,000</b> |
| <b>Priority Class 3:</b> | <b>\$0</b>      | <b>Facility Replacement Cost per Square Foot:</b>    | <b>\$200</b>    |
| <b>Grand Total:</b>      | <b>\$13,640</b> | <b>FCNI:</b>   | <b>17%</b>      |

**PARK OFFICE / SHOP**

SPWB Facility Condition Analysis - 1315

Survey Date: 7/23/2014

**PARK OFFICE / SHOP****BUILDING REPORT**

The Park Office / Shop is a wood framed, concrete foundation, and standing seam metal roof structure which contains offices, a restroom, visitor center and shop areas for park personnel. The restroom is somewhat ADA compliant and there is a designated ADA accessible entrance into the building. Heating is provided by an old propane fired forced air unit and the shop has old radiant heaters and a wood burning device. The pressure tank and water treatment system is located in this structure.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$25,500****Currently Critical****Immediate to Two Years****ADA PARKING UPGRADE****Project Index #: 1315ADA1****Construction Cost \$5,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The main entrance to the building has an ADA parking stall which does not entirely meet the requirements of the code. This project provides funding to bring the existing ADA parking area up to code including a compliant path of travel from the parking space to the building entrance, updated signage and any other necessary upgrades.

The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**FIRE ALARM SYSTEM INSTALLATION****Project Index #: 1315SFT2****Construction Cost \$17,000**

This building is lacking a fire alarm and detection system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**INSTALL EXIT SIGNS AND EGRESS LIGHTING****Project Index #: 1315SFT3****Construction Cost \$3,500**

The building does not have any exit signs or emergency lighting. 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 - 20012 Chapter 10 was referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$120,600****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1315EXT1****Construction Cost \$17,000**

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 2 to 3 years and is recommended on a cyclical basis based on environmental conditions. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**HVAC UPGRADE****Project Index #: 1315HVA1****Construction Cost \$6,000**

The building is heated by a propane fired forced air unit installed in 1982. It is original to the building and has reached the end of its expected life. This project would provide for replacement of the heater and includes removal and disposal of the existing unit and all required connections to utilities. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**INSTALL FIRE SUPPRESSION SYSTEM****Project Index #: 1315SFT1****Construction Cost \$47,600**

This building does not have an automatic fire suppression system. Nevada State Fire Marshal NAC 477.915 (c) requires buildings having a floor area exceeding 12,000 s.f. on any floor or 24,000 s.f. on all floors, or which contain a B or R-1 occupancy, be scheduled for installation of an automatic fire suppression system during the next remodeling of, or addition to the building. Backflow prevention is included in this estimate. This building is partially classified as a B occupancy. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**INTERIOR FINISHES****Project Index #: 1315INT1****Construction Cost \$17,000**

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. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**REPLACE OVERHEAD COILING DOORS****Project Index #: 1315EXT3****Construction Cost \$24,000**

There are four 12'x10' overhead coiling doors which are damaged and do not function properly. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with two motorized doors. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**WINDOW REPLACEMENT****Project Index #: 1315EXT2****Construction Cost \$9,000**

There are six windows in the building approximately 3'x7' with an exposed bottom edge less than 18" above the floor. IBC 2012 - Section 2406 requires these windows to have safety glass labeled due to their hazardous location. This project recommends replacing the windows with safety glazed windows. This estimate is for the replacement of 6 units. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.



**BUILDING INFORMATION:**

**Gross Area (square feet): 3,400**  
**Year Constructed: 1982**  
**Exterior Finish 1: 100 % Painted Wood Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 40 % B**  
**IBC Occupancy Type 2: 60 % S-2**  
**Construction Type: Wood Framing**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                          |                  |  |                  |
|--------------------------|------------------|--|------------------|
| <b>Priority Class 1:</b> | <b>\$25,500</b>  | <b>Project Construction Cost per Square Foot:</b>    | <b>\$42.97</b>   |
| <b>Priority Class 2:</b> | <b>\$120,600</b> | <b>Total Facility Replacement Construction Cost:</b> | <b>\$765,000</b> |
| <b>Priority Class 3:</b> | <b>\$0</b>       | <b>Facility Replacement Cost per Square Foot:</b>    | <b>\$225</b>     |
| <b>Grand Total:</b>      | <b>\$146,100</b> | <b>FCNI:</b>   | <b>19%</b>       |

**RESTROOM #2**

SPWB Facility Condition Analysis - 1314

Survey Date: 7/23/2014

**RESTROOM #2****BUILDING REPORT**

Restroom #2 is a concrete masonry unit and wood framed structure with a standing seam metal roof. This restroom is located in the day use picnic area. It is a Clivus composting toilet in good condition. The restroom is not ADA compliant.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$5,070****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1314EXT1****EXTERIOR FINISHES****Construction Cost \$2,535**

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, block sealing, 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 2 to 3 years and is recommended on a cyclical basis based on environmental conditions. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**Project Index #: 1314INT1****INTERIOR FINISHES****Construction Cost \$2,535**

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. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**BUILDING INFORMATION:****Gross Area (square feet): 507****Year Constructed: 1982****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 Unit Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                          |                |  |                 |
|--------------------------|----------------|--|-----------------|
| <b>Priority Class 1:</b> | <b>\$0</b>     | <b>Project Construction Cost per Square Foot:</b>    | <b>\$10.00</b>  |
| <b>Priority Class 2:</b> | <b>\$5,070</b> | <b>Total Facility Replacement Construction Cost:</b> | <b>\$51,000</b> |
| <b>Priority Class 3:</b> | <b>\$0</b>     | <b>Facility Replacement Cost per Square Foot:</b>    | <b>\$100</b>    |
| <b>Grand Total:</b>      | <b>\$5,070</b> | <b>FCNI:</b>   | <b>10%</b>      |

**RESIDENCE #2**

SPWB Facility Condition Analysis - 1313

Survey Date: 7/23/2014

**RESIDENCE #2****BUILDING REPORT**

Residence #2 is a wood framed structure on a concrete foundation. It has a standing seam metal roof and a full basement. It contains living quarters for park personnel which includes a kitchen and dining area, bedrooms, restrooms and a partially finished basement

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$4,000****Currently Critical****Immediate to Two Years****REMODEL FRONT ENTRY / STAIRWAY****Project Index #: 1313SFT2****Construction Cost \$4,000**

The existing front entry to the residence has a non conforming stairway and landing. The entry floor is cantilevered above grade and is supported by two posts sitting on an exposed concrete pier. This project would provide for a new concrete pier / foundation support for the floor and new landing and stairs, wood framed stairs with handrails and a concrete slab-on-grade landing at the bottom. The other entry is similar and is also recommended to be replaced. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$46,440****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1313EXT1****Construction Cost \$11,520**

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 3 to 4 years and is recommended on a cyclical basis based on environmental conditions. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**HVAC REPLACEMENT****Project Index #: 1313HVA1****Construction Cost \$4,800**

There is an existing propane fired furnace that is approaching 20 years old and is in need of replacement. This project would provide for the removal and disposal of the old unit and installation of a new propane gas fired furnace including all required connections to existing utilities. Cleaning of the existing ductwork is also included in this estimate.

**INTERIOR FINISHES****Project Index #: 1313INT1****Construction Cost \$11,520**

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 3 to 4 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. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**Project Index #: 1313EXT2**  
**Construction Cost \$2,400**

#### **REPAIR VINYL SIDING**

The north side of the building had an attached carport that has since been removed. The vinyl siding was installed before the carport was removed and the siding does not extend up the entire wall. This project recommends removing the old wood siding at the gable end and installing vinyl siding to match the rest of the building. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**Project Index #: 1313INT3**  
**Construction Cost \$7,200**

#### **REPLACE FLOORING**

The existing carpet and vinyl flooring has reached the end of it's useful life. This project would provide for the removal and disposal of the existing flooring and installation of new vinyl and carpet flooring throughout the residence.

**Project Index #: 1313ENR1**  
**Construction Cost \$9,000**

#### **WINDOW REPLACEMENT**

The existing windows are old aluminum dual pane type and are in need of replacement. This project would provide for the removal and disposal of the existing windows and installation of new vinyl dual pane window units. A total of 9 window units was used for this estimate.

#### **BUILDING INFORMATION:**

**Gross Area (square feet): 2,304**  
**Year Constructed: 1982**  
**Exterior Finish 1: 100 % Vinyl 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 Framing**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

#### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                          |                 |  |                  |
|--------------------------|-----------------|--|------------------|
| <b>Priority Class 1:</b> | <b>\$4,000</b>  | <b>Project Construction Cost per Square Foot:</b>    | <b>\$21.89</b>   |
| <b>Priority Class 2:</b> | <b>\$46,440</b> | <b>Total Facility Replacement Construction Cost:</b> | <b>\$403,000</b> |
| <b>Priority Class 3:</b> | <b>\$0</b>      | <b>Facility Replacement Cost per Square Foot:</b>    | <b>\$175</b>     |
| <b>Grand Total:</b>      | <b>\$50,440</b> | <b>FCNI:</b>   | <b>13%</b>       |

**RESIDENCE #1**

SPWB Facility Condition Analysis - 1312

Survey Date: 7/23/2014

**RESIDENCE #1****BUILDING REPORT**

Residence #1 is a wood framed structure on a concrete foundation. It has a standing seam metal roof and a full basement. It contains living quarters for park personnel which includes a kitchen and dining area, bedrooms and restrooms.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$44,040****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1312EXT1****Construction Cost \$11,520**

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 2 to 3 years and is recommended on a cyclical basis based on environmental conditions. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**HVAC REPLACEMENT****Project Index #: 1312HVA1****Construction Cost \$4,800**

There is an existing propane fired furnace that is approaching 20 years old and is in need of replacement. This project would provide for the removal and disposal of the old unit and installation of a new propane gas fired furnace including all required connections to existing utilities. Cleaning of the existing ductwork is also included in this estimate.

**INTERIOR FINISHES****Project Index #: 1312INT1****Construction Cost \$11,520**

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. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2014.

**REPLACE FLOORING****Project Index #: 1312INT2****Construction Cost \$7,200**

The existing carpet and vinyl flooring has reached the end of it's useful life. This project would provide for the removal and disposal of the existing flooring and installation of new vinyl and carpet flooring throughout the residence.

**WINDOW REPLACEMENT****Project Index #: 1312ENR1****Construction Cost \$9,000**

The existing windows are old aluminum dual pane type and are in need of replacement. This project would provide for the removal and disposal of the existing windows and installation of new vinyl dual pane window units. A total of 9 window units was used for this estimate.

**BUILDING INFORMATION:**

**Gross Area (square feet): 2,304**  
**Year Constructed: 1982**  
**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 and Concrete Framing**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                          |                 |  |                  |
|--------------------------|-----------------|--|------------------|
| <b>Priority Class 1:</b> | <b>\$0</b>      | <b>Project Construction Cost per Square Foot:</b>    | <b>\$19.11</b>   |
| <b>Priority Class 2:</b> | <b>\$44,040</b> | <b>Total Facility Replacement Construction Cost:</b> | <b>\$403,000</b> |
| <b>Priority Class 3:</b> | <b>\$0</b>      | <b>Facility Replacement Cost per Square Foot:</b>    | <b>\$175</b>     |
| <b>Grand Total:</b>      | <b>\$44,040</b> | <b>FCNI:</b>   | <b>11 %</b>      |

**Survey Date:** 7/23/2014

**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

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 |





Wild Horse State Recreation Area Site – FCA Site #9935  
Description: AC paving in need of removal and replacement.



Boat Inspection Station – FCA Building #3303  
Description: Exterior of the structure.





Typical Ramada – FCA Building - Multiple Numbers  
Description: Exterior of the shade structure.



Residence Garage #2 – FCA Building #2317  
Description: Exterior of the structure.





Residence Garage #1 – FCA Building #2316  
Description: Exterior of the garage.



Restroom #1 – FCA Building #1602  
Description: Exterior of the restroom.





Restroom #3 – FCA Building #1316  
Description: Exterior of the restroom.



Park Office / Shop – FCA Building #1315  
Description: Exterior of the office and public entrance.



Park Office / Shop – FCA Building #1315  
Description: View of the restroom.



Restroom #2 – FCA Building #1314  
Description: Exterior of the restroom.





Residence #2 – FCA Building #1313  
Description: Exterior of the building.



Residence #1 – FCA Building #1312  
Description: Exterior of the building.



Utility Shed – FCA Building #1311  
Description: Exterior of the building.