CAVE LAKE STATE PARK
Post Office Box 151761
Ely, Nevada 89315

Site Number: 9946
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS

Report Printed in December 2009
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.
## Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAVE LAKE STATE PARK SITE</td>
<td>9946</td>
</tr>
<tr>
<td>ELK FLAT INFORMATION KIOSK</td>
<td>3022</td>
</tr>
<tr>
<td>CAVE LAKE INFORMATION BOOTH</td>
<td>3021</td>
</tr>
<tr>
<td>LAKEVIEW CAMPGROUND YURT</td>
<td>3020</td>
</tr>
<tr>
<td>FISH CLEANING STATION</td>
<td>3019</td>
</tr>
<tr>
<td>CXT RESTROOM #3 - OVERLOOK TRAILHEAD</td>
<td>2259</td>
</tr>
<tr>
<td>CXT RESTROOM #2 - GROUP USE AREA</td>
<td>2258</td>
</tr>
<tr>
<td>CXT RESTROOM #1 - BOAT RAMP</td>
<td>2257</td>
</tr>
<tr>
<td>RESIDENCE #2 - ELK FLAT</td>
<td>1295</td>
</tr>
<tr>
<td>RESIDENCE #1 - LAKEVIEW</td>
<td>1294</td>
</tr>
<tr>
<td>EQUIPMENT STORAGE BUILDING</td>
<td>1293</td>
</tr>
<tr>
<td>RESTROOM #3 - ELK FLAT</td>
<td>1289</td>
</tr>
<tr>
<td>RESTROOM #2 - DAY USE</td>
<td>1288</td>
</tr>
<tr>
<td>CAVE LAKE OFFICE / SHOP</td>
<td>1284</td>
</tr>
<tr>
<td>METAL STORAGE #1 - LAKEVIEW</td>
<td>1282</td>
</tr>
<tr>
<td>RESTROOM #1 - LAKEVIEW CAMPGROUND</td>
<td>1280</td>
</tr>
<tr>
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<td></td>
</tr>
<tr>
<td>Index #</td>
<td>Building Name</td>
</tr>
<tr>
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<td>--------------------------------</td>
</tr>
<tr>
<td>3021</td>
<td>CAVE LAKE INFORMATION BOOTH</td>
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<tr>
<td>1295</td>
<td>RESIDENCE #2 - ELK FLAT</td>
</tr>
<tr>
<td>1288</td>
<td>RESTROOM #2 - DAY USE</td>
</tr>
<tr>
<td>1280</td>
<td>RESTROOM #1 - LAKEVIEW CAMPGROUND</td>
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<td>CXT RESTROOM #3 - OVERLOOK TRAILHEAD</td>
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<tr>
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<tr>
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<tr>
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Report Totals: 5,649

Site number: 9946
Cave Lake State Park is located in the Schell Creek Mountain Range about 15 miles southeast of Ely. This well-maintained park encompasses 1240 acres. One of the major attractions is the 32 acre Cave Lake. The area provides boating, fishing, hiking, picnicking and camping opportunities year round. The facilities at the site are served by a spring fed water system that supplies water to two 5,000 gallon underground water storage tanks which provide a gravity fed water supply. The power is supplied by individual solar panels which have battery backup. This system is in need of upgrading and/or replacement with a reliable power source.

### PRIORITY CLASS 1 PROJECTS

#### ADA UPGRADES - BOAT DOCK

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The existing ADA parking space at the boat dock does not entirely meet the requirements of the code. The boat dock also has a picnic area that should be accessible. This project provides funding to bring the existing ADA parking space up to code including removal of the asphalt and replacement with P.C. concrete, updated signage, re-striping, re-grading and any other necessary upgrades. The picnic area should have an accessible path of travel from the parking space and an accessible picnic table. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project. This project should be implemented concurrently with the BOAT DOCK REPAIRS project.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/29/2009.

**Project Index #: 9946ADA1**  
**Construction Cost:** $12,500

#### ADA UPGRADES - DAY USE

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A compliant path of travel from the accessible parking space to the restroom and picnic area and an accessible picnic table are necessary to comply with ADA accessibility requirements. This project provides funding for a compliant path of travel and an accessible picnic table. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

**Project Index #: 9946ADA4**  
**Construction Cost:** $10,000

#### ADA UPGRADES - GROUP USE

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The Group Use area does not have an accessible path of travel to the restroom, picnic area or presentation area. This project provides funding to install a compliant path of travel from the accessible parking space to these three areas as well as upgrading the picnic table to an accessible table. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

**Project Index #: 9946ADA5**  
**Construction Cost:** $20,000

#### ADA UPGRADES - LAKEVIEW CAMPGROUND

The Lakeview Campground currently has one accessible space that is well graded, but is not in compliance with ADA regulations. Upgrades to the campground should include 20'-0" wide concrete drive aisles for RV/ tent trailer sites and accessible amenities on an accessible route including grills, picnic tables, fire rings and water & electric utilities. This project provides for upgrading the existing accessible campsite to a fully compliant accessible campsite. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

**Project Index #: 9946ADA3**  
**Construction Cost:** $8,750
PHOTOVOLTAIC EQUIPMENT REPLACEMENT
Project Index #: 9946ENR1
Construction Cost $260,000
The existing photovoltaic equipment sitewide is at least 18 years old. This original equipment has a design life of 7 years. The batteries no longer hold a full charge and replacement parts are no longer available. This project will replace the photovoltaic equipment sitewide including, but not limited to, the solar panels, tracking systems, control panels, inverters and batteries. Removal and disposal of the existing equipment is included in the estimate. This project provides new equipment for the Cave Lake Office/Shop, the two residences, three restrooms and the Fish Cleaning Station.

STAIR REPLACEMENT - GROUP USE
Project Index #: 9946SFT1
Construction Cost $15,000
There is a flight of stairs in the group use area that provides access to the shoreline. The stair is made of wood set in the dirt and does not have proper handrails. This project would provide for replacing the existing stairs with concrete steps and compliant handrails in accordance with IBC Section 1012.

PRIORITY CLASS 2 PROJECTS
Total Construction Cost for Priority 2 Projects: $43,750
Necessary - Not Yet Critical Two to Four Years

BOAT DOCK REPAIRS
Project Index #: 9946SIT3
Construction Cost $6,250
The boat dock has an area covered by concrete pavers which is settling and due for repairs. The settled area causes a tripping hazard and will continue to settle due to ponding water. This project would provide for removal of the existing pavers, adding fill, compacting and installing new pavers. This project should be implemented concurrently with the ADA PARKING - BOAT DOCK project.

SLURRY SEAL ASPHALT PAVING
Project Index #: 9946SIT2
Construction Cost $37,500
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 parking areas, the turnout at the information kiosk, the boat ramp access and the maintenance yard. All other paving is maintained by NDOT. 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. 50,000 square feet of asphalt area was used to generate this estimate.
The Elk Flat Information Kiosk is a wood framed signage structure located in the Elk Flat Campground adjacent to the restroom. The kiosk is in excellent shape.

**PRIORITY CLASS 2 PROJECTS**

Necessary - Not Yet Critical  Two to Four Years

Total Construction Cost for Priority 2 Projects: $175

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the kiosk and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 15
- **Year Constructed:** 2003
- **Exterior Finish 1:** 100% Wood Post & Beam
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Wood Framing
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $175
- **Priority Class 3:** $0

**Grand Total:** $175

- **Project Construction Cost per Square Foot:** $11.67
- **Total Facility Replacement Construction Cost:** $2,000
- **Facility Replacement Cost per Square Foot:** $100

**FCNI:** 9%
CAVE LAKE INFORMATION BOOTH
BUILDING REPORT

The Cave Lake Information Booth is a wood framed structure with a metal roofing system on a concrete foundation. The building is located at the entrance to Cave Lake Road. It provides informational material to the public which is posted inside. The building is in good shape.

PRIORITIZED PROJECTS

PRIORITY CLASS 1 PROJECTS

Currently Critical

ADA PARKING SPACE

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and walkway to the information booth. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

Project Index #: 3021ADA1
Construction Cost $2,500

Immediate to Two Years

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is sanding and sealing the wood and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3021EXT1
Construction Cost $480

Two to Four Years

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceiling be painted at least once in the next two to three years. Prior to painting, all surfaces should be repaired and prepped.

Project Index #: 3021INT1
Construction Cost $192
**BUILDING INFORMATION:**

- Gross Area (square feet): 96
- Year Constructed: 1991
- Exterior Finish 1: 100 % 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:**

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<thead>
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<tr>
<td>Priority Class 3:</td>
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<tr>
<td>Grand Total:</td>
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<td>FCNI:</td>
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</tr>
</tbody>
</table>

15-Dec-09 Page 5 of 23
LAKEVIEW CAMPGROUND YURT
BUILDING REPORT

The Lakeview Campground Yurt is a prefabricated canvas structure located in site No. 34 which provides a unique camping experience for the public. It is in good shape.

PRIORITIZATION:

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Index #:</td>
<td>3020SFT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

EXTERIOR GUARDRAIL / HANDRAIL INSTALLATION

The exterior stairs and deck have handrails and a guardrail that do not meet building code requirements for safety. The gripping surfaces are incorrect, they are not continuous from the top to bottom landings and the deck is lacking a guardrail. This project recommends the installation of guardrails and handrails in accordance with the 2006 IBC Section 1012 and 1013.

PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Index #:</td>
<td>3020EXT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$320</td>
</tr>
</tbody>
</table>

EXTERIOR/ INTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior and interior of the building. Included in the cost is sanding and sealing the wood framing. It is recommended that the wood framing be sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 160
Year Constructed: 2003
Exterior Finish 1: 100 % Canvas
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 and canvas construction
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1</th>
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<th>Project Construction Cost per Square Foot: $8.25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2</td>
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</tr>
<tr>
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</tr>
<tr>
<td>Grand Total:</td>
<td>$1,320</td>
<td>FCNI: 33%</td>
</tr>
</tbody>
</table>

15-Dec-09 Page 6 of 23
FISH CLEANING STATION
BUILDING REPORT

The Fish Cleaning Station is a steel post and beam shade structure which provides shelter for the solar powered fish cleaning apparatus. It is a biodegradable type system which uses wood shavings and natural decomposition systems which discharge into a leach field.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $200

Four to Ten Years

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 100
Year Constructed: 2003
Exterior Finish 1: 100 Steel Post & Beam
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 Post & Beam
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: $25,000
Priority Class 3: $200 Facility Replacement Cost per Square Foot: $250
Grand Total: $200

FCNI: 1%
CXT Restroom #3 - Overlook Trailhead

Building Report

The CXT Restroom is a unisex precast structure located in the Overlook Trailhead area of the park. It is ADA compliant but is lacking a parking/loading zone for access. It is in good shape.

Priorities Class 1 Projects

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 1 Projects: $2,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA Parking Space</td>
<td></td>
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</tbody>
</table>

Priorities Class 3 Projects

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 3 Projects: $560</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior/Interior Finishes</td>
<td></td>
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Building Information:

- Gross Area (square feet): 112
- Year Constructed: 2002
- Exterior Finish 1: 100% Precast Concrete
- Exterior Finish 2: %
- Number of Levels (Floors): 1, Basement?: No
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: %
- Construction Type: Precast Concrete
- IBC Construction Type: III-B
- Percent Fire Suppressed: 0%

Project Construction Cost Totals Summary:

- Priority Class 1: $2,500
- Priority Class 2: $0
- Priority Class 3: $560
- Grand Total: $3,060
- Project Construction Cost per Square Foot: $27.32
- Total Facility Replacement Construction Cost: $18,000
- Facility Replacement Cost per Square Foot: $161
- FCNI: 17%
The CXT Restroom is a uni-sex precast structure located in the group use / float tube launch area of the park. It is ADA compliant but is lacking a paved parking / loading zone for access. It is in good shape.

**ADA PARKING SPACE**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and walkway to the restroom. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

**EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 112
- Year Constructed: 2002
- Exterior Finish 1: 100 % Precast Concrete
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100 % B
- IBC Occupancy Type 2: %
- Construction Type: Precast Concrete
- IBC Construction Type: III-B
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $2,500
- Priority Class 2: $0
- Priority Class 3: $560
- Grand Total: $3,060
- Project Construction Cost per Square Foot: $27.32
- Total Facility Replacement Construction Cost: $18,000
- Facility Replacement Cost per Square Foot: $161
- FCNI: 17%
CXT RESETRROOM #1 - BOAT RAMP
BUILDING REPORT

The CXT Restroom is a uni-sex precast structure located in the boat ramp parking area of the park. It is ADA compliant but is lacking a designated parking / loading zone for access. It is in good shape.

PRIORITY CLASS 1 PROJECTS
Currently Critical Immediate to Two Years

ADA PARKING SPACE
The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and walkway to the restroom. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs Four to Ten Years

EXTERIOR/ INTERIOR FINISHES
It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 112
Year Constructed: 2002
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Precast Concrete
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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<thead>
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<th>Priority Class 1</th>
<th>Priority Class 2</th>
<th>Priority Class 3</th>
<th>Grand Total</th>
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<tr>
<td>$2,500</td>
<td>$0</td>
<td>$560</td>
<td>$3,060</td>
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Project Construction Cost per Square Foot: $27.32
Total Facility Replacement Construction Cost: $18,000
Facility Replacement Cost per Square Foot: $161
FCNI: 17%

Site number: 9946
15-Dec-09
RESIDENCE #2 - ELK FLAT
BUILDING REPORT

Residence #2 is a wood framed modular home with an asphalt composition roofing system on a concrete foundation. It has bedrooms, bathrooms, living, dining and kitchen areas all with new flooring. The home is heated by propane heat and a wood stove. Water is provided from the spring fed water system that serves the entire park. The parking area is gravel. The residence is in good shape.

Priorities:

**Priorities 1:**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
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<tbody>
<tr>
<td>Generator Replacement</td>
<td>$26,000</td>
<td>$25,000</td>
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<tr>
<td>Smoke Detector Upgrade</td>
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</table>

**Priorities 2:**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt Paving Installation</td>
<td>$35,200</td>
<td>$2,000</td>
</tr>
<tr>
<td>Exterior Finishes</td>
<td>$5,040</td>
<td>$5,040</td>
</tr>
<tr>
<td>Interior Finishes</td>
<td>$5,040</td>
<td>$5,040</td>
</tr>
<tr>
<td>Roof Replacement</td>
<td>$26,000</td>
<td>$15,120</td>
</tr>
</tbody>
</table>

---

**Generator Replacement**

There is a propane-fired generator on site that has reached the end of its expected life and is no longer operating. The generator provides backup power when the photovoltaic system cannot keep up with demand. It is recommended that a new 12 kW propane-fired generator be installed.

**Smoke Detector Upgrade**

The 2006 IBC and 2006 IFC, section 907.2.10.1.2 requires smoke detectors in dwelling units be installed in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the building wiring with a battery backup. This project would provide funding for the purchase and installation of smoke detectors.

---

**Asphalt Paving Installation**

The driveway in front of the residence is not paved. This project would provide asphalt cement paving for a 20' wide by 20' long driveway apron adjacent to the residence. The estimate includes grading, 6" base, compaction and installation of 4" thick asphalt cement paving.

**Exterior Finishes**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Interior Finishes**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next three to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Roof Replacement**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.
WINDOW REPLACEMENT

The windows are original, dual pane construction in a metal frame. These older windows have damaged seals, 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 8 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 1,008
Year Constructed: 1991
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
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:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>$60.71</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$26,000</td>
<td>Total Facility Replacement Construction Cost</td>
<td>$151,000</td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$35,200</td>
<td>Facility Replacement Cost per Square Foot</td>
<td>$150</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$0</td>
<td>FCNI: 41%</td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$61,200</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Residence #1 is a wood framed modular home with an asphalt composition roofing system on a concrete foundation. It has bedrooms, bathrooms, living, dining and kitchen areas all with new flooring. The home is heated by propane heat and a wood stove. Water is provided from the spring fed water system that serves the entire park. The residence is in good shape.

### PRIORITY CLASS 1 PROJECTS

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

**Currently Critical**

**SMOKE DETECTOR UPGRADE**

The 2006 IBC and 2006 IFC, section 907.2.10.1.2 requires smoke detectors in dwelling units be installed in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the building wiring with a battery backup. This project would provide funding for the purchase and installation of smoke detectors.

**Project Index #:** 1294SFT1

**Construction Cost:** $1,000

### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $6,000

**Necessary - Not Yet Critical**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next three to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #:** 1294INT1

**Construction Cost:** $6,000

### PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects:** $6,000

**Long-Term Needs**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #:** 1294EXT1

**Construction Cost:** $6,000
BUILDING INFORMATION:

Gross Area (square feet): 1,200
Year Constructed: 1981
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
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:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$1,000</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$10.83</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$6,000</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$180,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$6,000</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$150</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$13,000</td>
<td>FCNI:</td>
<td>7%</td>
</tr>
</tbody>
</table>
The Equipment Storage Building is a wood framed structure with a metal roofing system on a post and pier foundation. It is unheated and uninsulated and is used for equipment storage. It is in fair shape.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $1,020

Necessary - Not Yet Critical Two to Four Years

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 204
- Year Constructed: 1981
- 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</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$5.00</td>
<td>$10,000</td>
<td>$50</td>
</tr>
<tr>
<td>Class 2</td>
<td>$50</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Class 3</td>
<td>$1,020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$1,020</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

FCNI: 10%
RESTROOM #3 - ELK FLAT
BUILDING REPORT

The Elk Flat Restroom is a wood framed structure with a metal roofing system on a concrete foundation. There are a total of 4 unisex restrooms and 2 unisex showers which are mostly ADA compliant including a concrete ADA designated parking and loading zone next to the facility. Water is supplied by a gravity fed water and storage system, propane heat and solar panels for power with a battery backup. The building is in good shape.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
</table>

SHOWER REPAIRS

There are two shower rooms in the building that are showing signs of failure in the walls and should be scheduled for repairs. The walls are constructed of gypsum board covered by fiberglass reinforced panels (FRP). The gypsum board is failing in the wet environment and should be replaced with a cementitious backerboard. This project would provide for removing the gypsum board and replacing it with a more appropriate wall board, such as Hardiboard, covered with new FRP. Removal and disposal of the existing materials is included in the estimate.

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
</table>

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is replacing the wood trim around the building, sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the trim be replaced and the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next three to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
BUILDING INFORMATION:

Gross Area (square feet): 380
Year Constructed: 1991
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 Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $3,000 Project Construction Cost per Square Foot: $17.89
Priority Class 2: $3,800 Total Facility Replacement Construction Cost: $38,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $100
Grand Total: $6,800 FCNI: 18%
The Day Use Restroom is a wood framed structure with a metal roofing system on a concrete foundation. There are a total of 2 restrooms which are mostly ADA compliant including a concrete ADA compliant parking and loading zone in the parking area and a route of travel to the building. The sidewalk exceeds 2% cross slope in some areas and is in need of repair to comply with ADA requirements. Water is supplied by a gravity fed water and storage system, propane heat and solar panels for power with a battery backup. The building is in good shape.

PRIORITY CLASS 2 PROJECTS

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project should coincide with the siding replacement project.

PROJECT INDEX #: 1288EXT1
Construction Cost $1,650

EXTERIOR SIDING REPLACEMENT

The restroom has a painted T1-11 siding that is due for replacement. The existing siding is in poor condition. It is cracking and buckling from exposure and will no longer hold paint. This project recommends removing the T1-11 siding and replacing it with log pine veneer siding to match the Office/ Shop building.

PROJECT INDEX #: 1288EXT2
Construction Cost $6,600

HEATER REPLACEMENT

The building is heated by one wall mounted propane-fired 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 with a new energy efficient propane-fired unit including connections to utilities.

PROJECT INDEX #: 1288ENR1
Construction Cost $1,500

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

PROJECT INDEX #: 1288INT1
Construction Cost $1,650
BUILDING INFORMATION:

Gross Area (square feet): 330
Year Constructed: 1981
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: $34.55</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$11,400</td>
<td>Total Facility Replacement Construction Cost: $33,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot: $100</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$11,400</td>
<td>FCNI: 35%</td>
</tr>
</tbody>
</table>
CAVE LAKE OFFICE / SHOP

BUILDING REPORT

The Cave Lake Office / Shop is a wood framed structure with a metal roofing system on a concrete masonry unit foundation. There is a small office area, unisex restroom, storage, generator room and a maintenance shop located in the facility. The building has an ADA accessible parking area and ramp into the building but the restroom is not ADA compliant. Power is supplied by solar panels with 2 diesel powered generators for backup and emergencies. The shop area has 2 sectional overhead doors which provide space for maintenance or repair of park equipment. The shop is heated with a wood stove and a propane fired heater for the office area. There has been some water infiltration along the north side of the structure where the building is below grade. This will be addressed in the report.

PRIORITY CLASS 1 PROJECTS

Currently Critical   Immediate to Two Years

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Total Construction Cost for Priority 1 Projects: $50,710</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA RESTROOM UPGRADE</td>
<td>Project Index #: 1284ADA1, Construction Cost $15,000</td>
</tr>
<tr>
<td>EXIT SIGN AND EGRESS LIGHTING UPGRADE</td>
<td>Project Index #: 1284SFT1, Construction Cost $1,200</td>
</tr>
<tr>
<td>FIRE ALARM SYSTEM INSTALLATION</td>
<td>Project Index #: 1284SFT2, Construction Cost $4,760</td>
</tr>
<tr>
<td>INSTALL WATERPROOF MEMBRANE</td>
<td>Project Index #: 1284EXT2, Construction Cost $28,000</td>
</tr>
<tr>
<td>WATER HEATER REPLACEMENT</td>
<td>Project Index #: 1284PLM1, Construction Cost $1,750</td>
</tr>
</tbody>
</table>

ADA RESTROOM UPGRADE

The Office/ Shop does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

EXIT SIGN AND EGRESS LIGHTING UPGRADE

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.

FIRE ALARM SYSTEM INSTALLATION

This building is lacking a fire detection and alarm 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- 2006 Section 7, NAC 477.917 and the 2006 International Building and Fire Code.

INSTALL WATERPROOF MEMBRANE

The rear CMU wall is largely below grade and experiences water weeping through it during inclement weather. The water pools up in the rooms at the rear of the building and causes numerous problems. This project provides for waterproofing the exterior wall below grade. The work will include excavation to expose the entire wall, applying a 100% polymer waterproof membrane and insulation panels to the CMU wall and backfilling to return the building to its original state.

It is recommended that a french drain be installed as part of this project to prevent moisture from pooling up against the structure. Funds are included in this estimate for the french drain.

WATER HEATER REPLACEMENT

There is a 50 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit no longer operates and should be scheduled for replacement immediately. It is recommended that a new 50 gallon propane-fired water heater be installed.
PRIORITY CLASS 2 PROJECTS  

Total Construction Cost for Priority 2 Projects: $10,840  
Necessary - Not Yet Critical  
Two to Four Years  

CONCRETE APRON REPLACEMENT  
Project Index #: 1284SIT1  
Construction Cost $2,000  

The exterior concrete apron at the shop area has extensive cracking and spalling and is due for replacement. This project would provide for the installation of a new 200 square foot, 4" thick concrete slab-on-grade apron at the vehicle garage doors. Removal and disposal of the existing concrete is included in this estimate.

INTERIOR FINISHES  
Project Index #: 1284INT1  
Construction Cost $6,800  

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 four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

LIGHTING UPGRADE  
Project Index #: 1284ENR1  
Construction Cost $2,040  

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in the restroom and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

PRIORITY CLASS 3 PROJECTS  

Total Construction Cost for Priority 3 Projects: $13,600  
Long-Term Needs  
Four to Ten Years  

EXTERIOR FINISHES  
Project Index #: 1284EXT1  
Construction Cost $13,600  

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is sanding and sealing, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,360  
Year Constructed: 1981  
Exterior Finish 1: 70 % Peeled Log  
Exterior Finish 2: 30 % Concrete Masonry U  
Number of Levels (Floors): 1  
Basement? No  
IBC Occupancy Type 1: 60 % S-1  
IBC Occupancy Type 2: 40 % B  
Construction Type: Wood & Concrete Masonry  
IBC Construction Type: V-B  
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $50,710  
Priority Class 2: $10,840  
Priority Class 3: $13,600  
Grand Total: $75,150  

Project Construction Cost per Square Foot: $55.26  
Total Facility Replacement Construction Cost: $272,000  
Facility Replacement Cost per Square Foot: $200  
FCNI: 28%
The Lakeview Restroom is a wood framed structure with a metal roofing system on a concrete foundation. There are a total of 4 unisex restrooms and 2 unisex showers which are mostly ADA compliant including a concrete ADA designated parking and loading zone next to the facility. Water is supplied by a gravity fed water and storage system, propane heat and solar panels for power with a battery backup. The building is in good shape.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Total Construction Cost</th>
<th>Priority</th>
<th>Construction Cost</th>
<th>Project Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FIRE EXTINGUISHER INSTALLATION</strong></td>
<td>$1,900</td>
<td>Immediate to Two Years</td>
<td>$500</td>
<td>1280SFT1</td>
</tr>
<tr>
<td><strong>MOP SINK REPAIRS</strong></td>
<td>$1,400</td>
<td>Necessary - Not Yet Critical</td>
<td>$1,400</td>
<td>1280INT3</td>
</tr>
</tbody>
</table>

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Total Construction Cost</th>
<th>Priority</th>
<th>Construction Cost</th>
<th>Project Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td>$10,960</td>
<td>Necessary - Not Yet Critical</td>
<td>$4,560</td>
<td>1280EXT1</td>
</tr>
<tr>
<td><strong>HEATER REPLACEMENT</strong></td>
<td>$1,500</td>
<td>Two to Four Years</td>
<td>$1,500</td>
<td>1280HVA1</td>
</tr>
<tr>
<td><strong>INTERIOR FINISHES</strong></td>
<td>$1,900</td>
<td>Necessary - Not Yet Critical</td>
<td>$1,900</td>
<td>1280INT1</td>
</tr>
</tbody>
</table>

- **FIRE EXTINGUISHER INSTALLATION**
  - The building does not have a portable fire extinguisher available. International Fire Code Section 906 requires that portable fire extinguishers shall be installed in B occupancies. They shall be provided for employee use and selected and distributed based on the classes of anticipated workplace fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 1 fire extinguisher, cabinet, and the hardware necessary to install it.

- **MOP SINK REPAIRS**
  - The mop sink in the utility chase is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

- **EXTERIOR FINISHES**
  - It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is replacing the damaged wood trim around the building, sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the trim be replaced and the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

- **HEATER REPLACEMENT**
  - The building is heated by one wall mounted propane-fired 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 with a new propane-fired unit including connections to utilities.

- **INTERIOR FINISHES**
  - The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
SHOWER REPAIRS

There are two shower rooms in the building that are showing signs of failure in the walls and should be scheduled for repairs. The walls are constructed of gypsum board covered by fiberglass reinforced panels (FRP). The gypsum board is failing in the wet environment and should be replaced with a cementitious backerboard. This project would provide for removing the gypsum board and replacing it with a more appropriate wall board, such as Hardiboard, covered with new FRP. Removal and disposal of the existing materials is included in the estimate.

BUILDING INFORMATION:

Gross Area (square feet): 380
Year Constructed: 1981
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: $1,900 Project Construction Cost per Square Foot: $33.84
Priority Class 2: $10,960 Total Facility Replacement Construction Cost: $38,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $100
Grand Total: $12,860 FCNI: 34%

NOTES:

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

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

This report was created under the authority found in NRS 341.201 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
Cave Lake State Park Site - Site #9946
Description: Boat dock / fishing pier in need of repair.

Cave Lake State Park Site - Site #9946
Description: Stairs in day use area in need of handrails.
Cave Lake State Park Site - Site #9946
Description: ADA accessible campsite at Lakeview.

Elk Flat Information Kiosk - Building #3022
Description: View of the kiosk adjacent to ADA parking.
Cave Lake Information Booth - Building #3021
Description: Exterior of the structure.

Lakeview Campground Yurt - Building #3020
Description: Exterior of the structure.
Fish Cleaning Station - Building #3019
Description: Exterior of the structure.

CXT Restroom #3 – Overlook Trailhead - Building #2259
Description: Exterior of the structure.
CXT Restroom #2 – Group Use Area - Building #2258
Description: Exterior of the structure.

CXT Restroom #1 – Boat Ramp – Building #2257
Description: Exterior of the structure.
Residence #2 – Elk Flat - Building #1295
Description: Exterior of the structure.

Residence #2 – Elk Flat - Building #1295
Description: Propane generator in need of replacement.
Residence #1 – Lakeview - Building #1294
Description: Exterior of the structure.

Equipment Storage Building - Building #1293
Description: Exterior of the structure.
Restroom #3 – Elk Flat - Building #1289
Description: Exterior of the structure.

Restroom #3 – Elk Flat - Building #1289
Description: Interior of the janitor’s room.
Restroom #2 – Day Use - Building #1288
Description: Exterior of the structure.

Restroom #2 – Day Use - Building #1288
Description: Interior of the restroom.
Cave Lake Office / Shop - Building #1284
Description: Exterior of the structure.

Cave Lake Office / Shop - Building #1284
Description: North wall in need of waterproofing below grade.
Cave Lake Office / Shop - Building #1284
Description: Solar panel in need of upgrading.

Cave Lake Office / Shop - Building #1284
Description: Interior of the shop area.
Restroom #1 – Lakeview Campground - Building #1280
Description: Exterior of the structure.

Restroom #1 – Lakeview Campground - Building #1280
Description: Interior of shower pan in need of repair.