LAHONTAN STATE RECREATION AREA
16799 Lahontan Dam Road
Fallon, Nevada 89406

Site Number: 9959
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS
State of Nevada  
Department of Conservation & Natural Resources  
Division of State Parks  
Lahontan State Recreation Area  
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWB project managers.

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

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

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

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .60 or 60% are recommended to be considered for complete replacement.

Class Definitions

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

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

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

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

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.
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<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
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<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
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Report Totals: 33,680

Total Cost to Replace: $1,237,981
Total Cost to Repair: $450,268
Total Cost to Repair: $716,213
Total Cost to Repair: $71,500

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Lahontan State Recreation Area is located on the Carson River, 18 miles west of Fallon and 45 miles northeast of Nevada's Capital, Carson City, via U.S. Highway 50. You can access the park from two entrances: U.S. Highway 50 east of Silver Springs and U.S. Highway 95 south of Silver Springs. The reservoir is almost 17 miles long with 69 miles of shoreline. It has a storage capacity of 274,000 acre-feet of water when full. The recreation area has numerous campsites, day use areas, a district headquarters complex, and maintenance yard.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $325,000

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<td>There are approximately 10 state vehicles parked in the parking lot next to the Regional Headquarters building at any given time. The vehicles include boats and work trucks that deteriorate rapidly due to exposure to the elements. This project would provide materials and labor to construct a steel carport capable of protecting 10 vehicles to be built in the parking lot.</td>
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<td>The parking areas at the LD1 Comfort Station, North Boat Launch and SS Boat Launch have pole lights that are difficult to maintain and not energy efficient. This project would provide for the replacement of the existing lights with solar powered LED exterior light fixtures. The existing light heads can be replaced with the new LED lights, but additional lighting should be provided as well including 20 foot tall poles and 30” diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections. The estimate is based on replacement and / or installation of 20 light fixtures.</td>
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<td>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 at the LD1 Day Use Comfort Station, Overlook Comfort Station, Silver Springs Boat Launch and the Silver Springs Ranger Residence. 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. 200,000 square feet of asphalt area was used to generate this estimate. This project or a portion thereof was previously recommended in the FCA report dated 06/02/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/15/2010.</td>
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**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $300,000

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<td>The maintenance yard and parking lot next to the Regional Headquarters building is not paved. This project would provide 100,000 square feet of asphalt cement paving for this area. The estimate includes grading, 6” base, compaction and installation of 4” thick asphalt cement paving.</td>
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PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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<td>Grand Total:</td>
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WATER TANK #3

WATER TANK #3
BUILDING REPORT

Water Tank #3 is a steel water storage tank and is located north of U. S. Highway 50.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $7,500

Four to Ten Years

Project Index #: 3060EXT1
Construction Cost: $7,500

EXTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 1,256
Year Constructed: 1978
Exterior Finish 1: 100 % Painted Steel
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Steel Water Tank
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $5.97
Priority Class 2: $0 Total Facility Replacement Construction Cost: $220,000
Priority Class 3: $7,500 Facility Replacement Cost per Square Foot: $175
Grand Total: $7,500 FCNI: 3%

18-Jan-11
State of Nevada / Conservation & Natural Resources

WATER TANK #2
SPWB Facility Condition Analysis - 3059
Survey Date: 7/15/2010

WATER TANK #2
BUILDING REPORT

Water Tank #2 is a steel water storage tank and is located north of U. S. Highway 50.

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

Total Construction Cost for Priority 3 Projects: $7,500

Project Index #: 3059EXT1
Construction Cost: $7,500

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

BUILDING INFORMATION:

Gross Area (square feet): 1,256
Year Constructed: 1974
Exterior Finish 1: 100 % Painted Steel
Exterior Finish 2: 0 %
Number of Levels (Floors): 1  Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Steel Water Tank
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1 | $0 | Project Construction Cost per Square Foot: $5.97 |
| Priority Class 2 | $0 | Total Facility Replacement Construction Cost: $220,000 |
| Priority Class 3 | $7,500 | Facility Replacement Cost per Square Foot: $175 |
| Grand Total | $7,500 | FCNI: 3% |
Water Tank #1 is a bolted steel water storage tank and is located adjacent to the south Mechanical Building #3052.

**PRIORITy CLASS 2 PROJECTS**

- **Total Construction Cost for Priority 2 Projects:** $7,500
- **Necessary - Not Yet Critical**
- **Two to Four Years**

**EXTERIOR FINISHES**

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

**BUILDING INFORMATION:**

- Gross Area (square feet): 1,256
- Year Constructed: 1974
- Exterior Finish 1: 100 % Painted Steel
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- No Basement
- IBC Occupancy Type 1: 100 % U
- IBC Occupancy Type 2: 0 %
- Construction Type: Steel Water Tank
- IBC Construction Type: III-B
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Project Construction Cost per Square Foot: $5.97
- Priority Class 2: $7,500
- Total Facility Replacement Construction Cost: $220,000
- Priority Class 3: $0
- Facility Replacement Cost per Square Foot: $175
- Grand Total: $7,500
- FCNI: 3%

Site number: 9959
The LD Garage #5 is an old wood framed structure located in the Lahontan Dam residence area. It has an old corrugated metal roofing system. The building is used primarily for storage.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming 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.

**ROOF REPLACEMENT**

The corrugated metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing.

**BUILDING INFORMATION:**

- Gross Area (square feet): 400
- Year Constructed: 1923
- Exterior Finish 1: 100 % Painted Wood Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100 % U
- IBC Occupancy Type 2: 0 %
- Construction Type: Wood Framing
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $5,200
- Priority Class 3: $0
- Grand Total: $5,200

- Project Construction Cost per Square Foot: $13.00
- Total Facility Replacement Construction Cost: $8,000
- Facility Replacement Cost per Square Foot: $20

- FCNI: 65%

3057
Site number: 9959
Survey Date: 7/15/2010
The LD Garage #4 is an old wood framed structure located in the Lahontan Dam residence area. It has an old composition roofing system that is severely damaged and is currently used for storage.

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 2 Projects: $5,200</th>
</tr>
</thead>
<tbody>
<tr>
<td>3056EXT1</td>
<td>$1,200</td>
<td></td>
</tr>
</tbody>
</table>

#### EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming 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.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>3056EXT2</td>
<td>$4,000</td>
<td></td>
</tr>
</tbody>
</table>

#### 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 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

### BUILDING INFORMATION:

- Gross Area (square feet): 400
- Year Constructed: 1923
- Exterior Finish 1: 100% Painted Wood Siding
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2: 0%
- Construction Type: Wood Framing
- IBC Construction Type: V-B
- Percent Fire Supressed: 0%

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $0
- Priority Class 2: $5,200
- Priority Class 3: $0
- Grand Total: $5,200
METAL STORAGE BUILDING
BUILDING REPORT

The Storage Shed is an engineered steel building on a concrete foundation and is located in the Lahontan Dam maintenance yard.

PRIORITy CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Total Construction Cost for Priority 3 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$720</td>
</tr>
</tbody>
</table>

Long-Term Needs
Four to Ten Years

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed 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): 240
- Year Constructed: 2009
- Exterior Finish 1: 100 % Metal Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100 % S-2
- IBC Occupancy Type 2: 0 %
- Construction Type: Engineered Steel Building
- IBC Construction Type: III-B
- Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $0 Project Construction Cost per Square Foot: $3.00
- Priority Class 2: $0 Total Facility Replacement Construction Cost: $12,000
- Priority Class 3: $720 Facility Replacement Cost per Square Foot: $50
- Grand Total: $720 FCNI: 6%
The Water Treatment Plant is an engineered steel building on a concrete foundation. It is located in the Lahontan Dam area of the park and provides chemical treatment and pumping of the park's Lahontan Dam area improvements. The facility is in excellent shape.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $1,200

**Long-Term Needs**

**Four to Ten Years**

**Project Index #:** 3054EXT1  
**Construction Cost:** $1,200

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed 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):** 400
- **Year Constructed:** 2000
- **Exterior Finish 1:** 100% Metal Siding
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1  
  - **Basement:** No
- **IBC Occupancy Type 1:** 100% H-4
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Engineered Steel Building
- **IBC Construction Type:** III-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0  
  - **Project Construction Cost per Square Foot:** $3.00
- **Priority Class 2:** $0  
  - **Total Facility Replacement Construction Cost:** $90,000
- **Priority Class 3:** $1,200  
  - **Facility Replacement Cost per Square Foot:** $225
- **Grand Total:** $1,200  
  - **FCNI:** 1%
LD RESIDENCE #4
BUILDING REPORT

Residence #4 is a wood framed structure with a composition roofing system on a concrete foundation. It has bedrooms, bathrooms, kitchen, dining area, and living area. The building is located in the Lahontan Dam residence area and is in good shape.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: $5,500

Currently Critical

EXTERIOR STAIR / HANDRAIL REPLACEMENT

The exterior concrete stairs at the entry door are due for replacement. They are cracked and crumbling and have reached the end of their useful life. The new landing and stairs should comply with the current adopted building code. Section R311.4.3 of the 2006 IBC describes the requirements for landings at exterior doors. The landing shall not be more than 7 3/4 inches below the top of the threshold and shall have a minimum dimension of 36 inches measured in the direction of travel. This project would provide for removal of the existing stairs and installation of a compliant landing, handrails and stairs for the entrance.

Project Index #: 3053SFT2
Construction Cost $3,500

SMOKE DETECTOR INSTALLATION

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 for the purchase and installation of smoke detectors.

Project Index #: 3053SFT4
Construction Cost $1,000

STOVE OIL TANK RELOCATION

There is an above ground stove oil storage tank located on the side of the building. According to Table 3504.2.1 of the 2006 International Fire Code, flammable gases must be stored at least 5 feet away from a building of non-rated construction. This project would provide for relocating the stove oil storage tank to comply with the code.

Project Index #: 3053SFT3
Construction Cost $1,000

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $46,550

Necessary - Not Yet Critical

EVAPORATIVE COOLER REPLACEMENT

An evaporative cooler is installed on the side of this building and is severely scaled and has reached the end of it's useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

Project Index #: 3053ENR2
Construction Cost $3,000

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming 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.

Project Index #: 3053EXT1
Construction Cost $7,000

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FURNACE REPLACEMENT
The building is heated by an oil fired furnace. It is original to the building, not energy efficient 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 and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

KITCHEN FLOORING REPLACEMENT
The sheet vinyl flooring in the kitchen was installed poorly and should be scheduled for replacement. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 4” base. 150 square feet was used to generate this estimate.

PLUMBING / WASTE LINE REPLACEMENT
The plumbing and waste system is older and in poor condition. Most of the system appears to be original to the building and should be scheduled for replacement. This project recommends replacing all of the water and sewer lines in the building. This estimate includes removal and disposal of the existing system as required.

WINDOW REPLACEMENT
The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 6 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS
Total Construction Cost for Priority 3 Projects: $14,000

POOLED YEAR INCOME

ROOF REPLACEMENT
The asphalt composition shingle roof on this building was in fair to poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 4-5 years with a new 50 year asphalt composition roofing shingles and new underlayments. This estimate includes removal and disposal of the old roofing and underlayments.
BUILDING INFORMATION:

Gross Area (square feet): 1,400
Year Constructed: 1930
Exterior Finish 1: 100 % Painted Stucco
Exterior Finish 2: 0 %
Number of Levels (Floors): 1  Basement? No
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: 0 %
Construction Type: Wood Framed
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $5,500  Project Construction Cost per Square Foot: $47.18
Priority Class 2: $46,550  Total Facility Replacement Construction Cost: $175,000
Priority Class 3: $14,000  Facility Replacement Cost per Square Foot: $125
Grand Total: $66,050  FCNI: 38%
The Mechanical Building South is a brick masonry and wood framed structure with a composition roofing system on a concrete foundation. It contains a water storage / pressure tank and chlorine injection system for potable water supply to the Silver Springs area of the park. The building has a small electrical heating unit and is in good shape.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry and caulking of the flashing, fixtures and all other penetrations. 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): 480
- Year Constructed: 1978
- Exterior Finish 1: 100 % Brick Masonry
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100 % H-4
- IBC Occupancy Type 2: 0 %
- Construction Type: Brick Masonry & Wood
- IBC Construction Type: V-B
- Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0  Project Construction Cost per Square Foot: $5.00
- Priority Class 2: $0  Total Facility Replacement Construction Cost: $60,000
- Priority Class 3: $2,400  Facility Replacement Cost per Square Foot: $125
- Grand Total: $2,400  FCNI: 4%
The Kiosk is a wood post and beam structure with a metal roofing system on a concrete foundation. It provides shelter for informational signage and is in good shape.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for staining the wood on 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): 192
- Year Constructed: 1974
- Exterior Finish 1: 50% Wood Post & Beam
- Exterior Finish 2: 50% Stained Wood Siding
- Number of Levels (Floors): 0
- Basement? No
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2: 0%
- Construction Type: Wood 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: | $10.00 |
| Priority Class 2: | $1,920 | Total Facility Replacement Construction Cost: | $19,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: | $100 |
| Grand Total: | $1,920 | FCNI: | 10% |
The River Camp Ramada is a steel post and beam structure with a metal roofing system which is located in a remote camping area below Lahontan Dam. The structure is in excellent shape.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the Ramada 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):** 144
- **Year Constructed:** 2008
- **Exterior Finish 1:** 100% Steel Post & Beam
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Steel Post & Beam
- **Percent Fire Supressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $0
- **Priority Class 3:** $288

  - **Project Construction Cost per Square Foot:** $2.00
  - **Total Facility Replacement Construction Cost:** $4,000
  - **Facility Replacement Cost per Square Foot:** $25

  - **Grand Total:** $288

  - **FCNI:** 7%
The Equestrian Campground SST restroom is a CXT brand Precast unisex ADA toilet located in the Equestrian area of the park. There is a concrete ADA parking space adjacent to the building.

**Priority Class 3 Projects**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3049EXT1</td>
<td>$1,280</td>
</tr>
</tbody>
</table>

**Exterior/ Interior Finishes**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 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):** 128
- **Year Constructed:** 2010
- **Exterior Finish 1:** 100 % Precast Concrete
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **IBC Occupancy Type 1:** 100 % B
- **Construction Type:** Precast Concrete
- **Percent Fire Suppressed:** 0 %

**Project Construction Cost Totals Summary:**

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>Construction Cost per Square Foot</th>
<th>Priority Class 2</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Priority Class 3</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>Grand Total</th>
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<tr>
<td>$0</td>
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<td>$0</td>
<td>$25,000</td>
<td>$1,280</td>
<td>$195</td>
<td>$1,280</td>
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</table>
SS DAY USE COMFORT STATION SOUTH
BUILDING REPORT

The SS Day Use comfort station is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It is located in the Silver Springs day use area of the park and provides restroom facilities for Men and Women including ADA accessible restrooms which are mostly compliant. There is water and electricity in the building and it has its own septic system. The facility is in good shape.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $5,500

**Necessary - Not Yet Critical**

**Two to Four Years**

**INTERIOR FINISHES**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3048INT1</td>
<td>$4,500</td>
</tr>
</tbody>
</table>

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**WATER HEATER REPLACEMENT**

There is a 15 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 is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3048PLM1</td>
<td>$1,000</td>
</tr>
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</table>

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $4,500

**Long-Term Needs**

**Four to Ten Years**

**EXTERIOR FINISHES**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3048EXT1</td>
<td>$4,500</td>
</tr>
</tbody>
</table>

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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):** 900
- **Year Constructed:** 1974
- **Exterior Finish 1:** 100% Brick Masonry
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement:** No
- **IBC Occupancy Type 1:** 100% B
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Brick Masonry & Wood
- **IBC Construction Type:** III-B
- **Percent Fire Supressed:** 0%

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$0</td>
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<td>Priority Class 2:</td>
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<tr>
<td>Priority Class 3:</td>
<td>$4,500</td>
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<tr>
<td>Grand Total:</td>
<td>$10,000</td>
<td></td>
<td></td>
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</tbody>
</table>
The SS Day Use comfort station is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It is located in the Silver Springs day use area of the park and provides restroom facilities for Men and Women including ADA accessible restrooms which are mostly compliant. There is water and electricity in the building and it has its own septic system. The facility is in good shape.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $10,500

**Necessary - Not Yet Critical**

**Two to Four Years**

**INTERIOR FINISHES**

Project Index #: 3047INT1

Construction Cost $4,500

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**RESTROOM FIXTURE REPLACEMENT**

Project Index #: 3047INT2

Construction Cost $5,000

The fixtures in two of the restroom stalls have been pieced out for repairs to other restrooms. These two stalls are closed to the public and should be upgraded in order to bring them back into a functioning condition. This project would provide for the purchase and installation of the fixtures including the water closets, urinals, lavatories, faucets, and all dispensers.

**WATER HEATER REPLACEMENT**

Project Index #: 3047PLM1

Construction Cost $1,000

There is a 15 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 is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $4,500

**Long-Term Needs**

**Four to Ten Years**

**EXTERIOR FINISHES**

Project Index #: 3047EXT1

Construction Cost $4,500

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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): 900
Year Constructed: 1974
Exterior Finish 1: 100 % Brick Masonry
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Brick Masonry & Wood
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$16.67</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$10,500</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$90,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$4,500</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$100</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$15,000</td>
<td>FCNI:</td>
<td>17%</td>
</tr>
</tbody>
</table>
The SS Ranger Station is a concrete masonry unit and wood framed structure with a metal roofing system on a concrete foundation located in the Silver Springs main entrance area of the park. The building houses three offices, a public reception area, and restrooms which are mostly ADA compliant. There is a split HVAC system and fire sprinklers in the facility.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Construction Cost for Priority 1 Projects: $2,500</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADA RESTROOM UPGRADES</strong></td>
<td></td>
</tr>
<tr>
<td>The designated accessible restroom does not entirely meet the Americans with Disabilities Act (ADA) requirements. The flush handle is on the wrong side of the toilet and there is no vertical grab bar. There may be other minor variances from the code as well. When the upgrade is designed a full inspection should be made to identify all necessary upgrades. This project would provide funding for upgrades to bring the restroom into full compliance with the ADA. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 2578ADA1</td>
<td>Construction Cost $2,500</td>
</tr>
</tbody>
</table>

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Construction Cost for Priority 2 Projects: $7,500</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 2578INT1</td>
<td>Construction Cost $5,000</td>
</tr>
</tbody>
</table>

### PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Construction Cost for Priority 3 Projects: $5,000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. 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.</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 2578EXT1</td>
<td>Construction Cost $5,000</td>
</tr>
</tbody>
</table>
### BUILDING INFORMATION:

- **Gross Area (square feet):** 1,000
- **Year Constructed:** 2005
- **Exterior Finish 1:** 100% Concrete Masonry U
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement:** No
- **IBC Occupancy Type 1:** 100% B
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Concrete Masonry Units & Wood
- **IBC Construction Type:** V-A
- **Percent Fire Suppressed:** 100%

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Construction Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$2,500</td>
<td>$15.00</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$7,500</td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td><strong>Grand Total:</strong></td>
<td><strong>$15,000</strong></td>
<td></td>
</tr>
</tbody>
</table>

- **Total Facility Replacement Construction Cost:** $275,000
- **Facility Replacement Cost per Square Foot:** $275

**FCNI:** 5%
The SS11 SST restroom is a CXT brand precast concrete unisex ADA toilet located in the Silver Springs beach area of the park. There is a concrete ADA parking space adjacent to the building.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $1,000

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SOLAR PANEL REPLACEMENT</strong></td>
<td></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

The power to the building is provided by a photovoltaic system. The solar panels have been broken by vandals and should be scheduled for replacement. This project provides for the purchase and installation of two roof-mounted solar panels.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $1,280

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR/ INTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$1,280</td>
</tr>
</tbody>
</table>

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the 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):** 128
- **Year Constructed:** 1997
- **Exterior Finish 1:** 100% Precast Concrete
- **Exterior Finish 2:** 0% 
- **Number of Levels (Floors):** 1
- **Basement:** No
- **IBC Occupancy Type 1:** 100% B
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Precast Concrete
- **IBC Construction Type:** III-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Priority Class 2:</th>
<th>Priority Class 3:</th>
<th>Grand Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$1,000</td>
<td>$1,280</td>
<td>$2,280</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<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>$17.81</td>
<td>$25,000</td>
<td>$195</td>
</tr>
</tbody>
</table>

**FCNI:** 9%
The SS9 SST restroom is an SST brand concrete masonry dual unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

**PRIORITY CLASS 3 PROJECTS**

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $2,080

**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): 208
- Year Constructed: 1997
- Exterior Finish 1: 100% Concrete Masonry U
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: 0%
- Construction Type: Concrete Masonry Units
- IBC Construction Type: III-B
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

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

- Project Construction Cost per Square Foot: $10.00
- Total Facility Replacement Construction Cost: $35,000
- Facility Replacement Cost per Square Foot: $168
- FCNI: 6%
The SS7 Beach SST restroom is an SST brand concrete masonry dual unisex ADA toilet located in the Silver Springs beach area of the park. There is a concrete ADA parking space adjacent to the building.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $2,080

**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):** 208
- **Year Constructed:** 1997
- **Exterior Finish 1:** 100 % Concrete Masonry U
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1  Basement?: No
- **IBC Occupancy Type 1:** 100 % B
- **IBC Occupancy Type 2:** 0 %
- **Construction Type:** Concrete Masonry Units
- **IBC Construction Type:** III-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0  Project Construction Cost per Square Foot: $10.00
- **Priority Class 2:** $0  Total Facility Replacement Construction Cost: $35,000
- **Priority Class 3:** $2,080  Facility Replacement Cost per Square Foot: $168
- **Grand Total:** $2,080  FCNI: 6%
The SS7 beach comfort station is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It is located in the Silver Springs campground area of the park and provides restroom facilities for Men and Women including ADA accessible restrooms which are mostly compliant. There is water and electricity in the building and it has its own septic system. The facility 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**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $5,750

**Long-Term Needs**

**Four to Ten Years**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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.

**WATER HEATER REPLACEMENT**

There is a 20 gallon propane-fired water heater in the closet. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 5-6 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.
BUILDING INFORMATION:

Gross Area (square feet): 900
Year Constructed: 1974
Exterior Finish 1: 100 % Brick Masonry
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Brick Masonry & Wood
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$0</td>
<td>$11.39</td>
<td>$90,000</td>
<td>$100</td>
<td></td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$4,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$5,750</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$10,250</td>
<td></td>
<td></td>
<td></td>
<td>11%</td>
</tr>
</tbody>
</table>
The SS7 middle comfort station is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It is located in the Silver Springs campground area of the park and provides restroom facilities for Men and Women including ADA accessible restrooms which are mostly compliant. There is water and electricity in the building and it has its own septic system. The facility 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**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $5,750

**Long-Term Needs**

**Four to Ten Years**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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.

**WATER HEATER REPLACEMENT**

There is a 20 gallon propane-fired water heater in the closet. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 5-6 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.
BUILDING INFORMATION:

Gross Area (square feet): 900
Year Constructed: 1974
Exterior Finish 1: 100 % Brick Masonry
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement: No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Brick Masonry & Wood
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $11.39
Priority Class 2: $4,500 Total Facility Replacement Construction Cost: $90,000
Priority Class 3: $5,750 Facility Replacement Cost per Square Foot: $100
Grand Total: $10,250 FCNI: 11%
The SS7 south comfort station is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It is located in the Silver Springs campground area of the park and provides restroom facilities for Men and Women including ADA accessible restrooms which are mostly compliant. There is water and electricity in the building and it has it's own septic system. The facility is in good shape.

**PRIORITY CLASS 2 PROJECTS**

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

Total Construction Cost for Priority 2 Projects: $4,500

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 2368INT1

Construction Cost: $4,500

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
</table>

Total Construction Cost for Priority 3 Projects: $5,750

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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.

Project Index #: 2368EXT1

Construction Cost: $4,500

**WATER HEATER REPLACEMENT**

There is a 20 gallon propane-fired water heater in the closet. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 5-6 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 2368PLM1

Construction Cost: $1,250
BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>900</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1974</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Brick Masonry</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1 Basement? No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % B</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Brick Masonry &amp; Wood</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>III-B</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>0 %</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1:       | $0          |
| Priority Class 2:       | $4,500      |
| Priority Class 3:       | $5,750      |
| Grand Total:            | $10,250     |
| Project Construction Cost per Square Foot: | $11.39 |
| Total Facility Replacement Construction Cost: | $90,000 |
| Facility Replacement Cost per Square Foot: | $100 |
| FCNI:                   | 11%         |
SS5 SOUTH SST RESTROOM
BUILDING REPORT

The SS5 South SST restroom is a CXT brand Precast dual unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS

Long-Term Needs

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): 208
Year Constructed: 1998
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $10.00
Priority Class 2: $0 Total Facility Replacement Construction Cost: $35,000
Priority Class 3: $2,080 Facility Replacement Cost per Square Foot: $168
Grand Total: $2,080 FCNI: 6%
The SS5 North SST restroom is a CXT brand Precast unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

**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): 128
- Year Constructed: 2006
- Exterior Finish 1: 100% Precast Concrete
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: 0%
- Construction Type: Precast Concrete
- IBC Construction Type: III-B
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0  
  Project Construction Cost per Square Foot: $10.00
- Priority Class 2: $0  
  Total Facility Replacement Construction Cost: $25,000
- Priority Class 3: $1,280  
  Facility Replacement Cost per Square Foot: $195
- Grand Total: $1,280  
  FCNI: 5%
The SS3 comfort station is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It is located in the Silver Springs campground area of the park and provides restroom facilities for Men and Women including ADA accessible restrooms which are mostly compliant. There is water and electricity in the building and it has its own septic system. The facility 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**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #:** 2365INT1

**Construction Cost:** $4,500

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $5,750

**Long-Term Needs**

**Four to Ten Years**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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.

**Project Index #:** 2365EXT1

**Construction Cost:** $4,500

**WATER HEATER REPLACEMENT**

There is a 20 gallon propane-fired water heater in the closet. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 5-6 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**Project Index #:** 2365PLM1

**Construction Cost:** $1,250
BUILDING INFORMATION:

- Gross Area (square feet): 900
- Year Constructed: 1974
- Exterior Finish 1: 100 % Brick Masonry
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100 % B
- IBC Occupancy Type 2: 0 %
- Construction Type: Brick Masonry & Wood
- IBC Construction Type: III-B
- Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot: $11.39</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2</td>
<td>$4,500</td>
<td>Total Facility Replacement Construction Cost: $90,000</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$5,750</td>
<td>Facility Replacement Cost per Square Foot: $100</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$10,250</td>
<td>FCNI: 11%</td>
</tr>
</tbody>
</table>
SS3 SOUTH SST RESTROOM
BUILDING REPORT

The SS3 South SST restroom is an SST brand masonry dual unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

**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):** 208
- **Year Constructed:** 1987
- **Exterior Finish 1:** 100% Concrete Masonry Units
- **Exterior Finish 2:** 0%
- **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:** III-B
- **Percent Fire Supressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

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

- **Project Construction Cost per Square Foot:** $10.00
- **Total Facility Replacement Construction Cost:** $35,000
- **Facility Replacement Cost per Square Foot:** $168
- **FCNI:** 6%
The SS3 North SST restroom is an SST brand masonry dual unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

**PRIORITY CLASS 3 PROJECTS**

*Total Construction Cost for Priority 3 Projects: $2,080*

**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:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>208</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1987</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100% Concrete Masonry U</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0%</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1  Basement?</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100% B</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0%</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Concrete Masonry Units</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>III-B</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0%</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1:            | $0 | Project Construction Cost per Square Foot: | $10.00 |
| Priority Class 2:            | $0 | Total Facility Replacement Construction Cost: | $35,000 |
| Priority Class 3:            | $2,080 | Facility Replacement Cost per Square Foot: | $168 |
| Grand Total:                | $2,080 | FCNI:                | 6% |
The Catfish Cut SST restroom is a CXT brand precast unisex ADA toilet located in the Silver Springs area of the park known as Catfish Cut. There is a concrete ADA parking space adjacent to the building.

**Priorities**

**Priorities Class 3 Projects**

Total Construction Cost for Priority 3 Projects: $1,280

**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): 128
- Year Constructed: 2003
- Exterior Finish 1: 100% Precast Concrete
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1
- Basement: No
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: 0%
- Construction Type: Precast Concrete
- IBC Construction Type: III-B
- Percent Fire Suppressed: 0%

**Project Construction Cost Totals Summary**

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $1,280
- Grand Total: $1,280

Project Construction Cost per Square Foot: $10.00

Total Facility Replacement Construction Cost: $25,000

Facility Replacement Cost per Square Foot: $195

FCNI: 5%
The SS12 SST restroom is a CXT brand precast unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #: 2361EXT1</th>
<th>Construction Cost: $1,280</th>
</tr>
</thead>
</table>

**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): 128
- Year Constructed: 2007
- Exterior Finish 1: 100% Precast Concrete
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: 0%
- Construction Type: Precast Concrete
- IBC Construction Type: III-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: $10.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td>Total Facility Replacement Construction Cost: $25,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$1,280</td>
<td>Facility Replacement Cost per Square Foot: $195</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$1,280</td>
<td>FCNI: 5%</td>
</tr>
</tbody>
</table>

18-Jan-11
SS MAINTENANCE SHOP

BUILDING REPORT

The Maintenance Shop is an engineered steel structure on a concrete foundation and is located in the Silver Springs area. It is primarily used as storage and for repairs of shop equipment and it also has a small maintenance office and restroom. There is a small propane fired forced air unit and a roof mounted evaporative cooler for the building. The facility is in good shape.

PRIORITIZED PROJECTS

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

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

**Total Construction Cost:** $5,600

**Grand Total:** $120,000

**Project Construction Cost per Square Foot:** $4.67

**Facility Replacement Cost per Square Foot:** $100

**FCNI:** 5%

**Project Index #: 1351INT1**

**Construction Cost:** $2,000

**Project Index #: 1351EXT1**

**Construction Cost:** $3,600

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed 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):** 1,200
- **Year Constructed:** 1980
- **Exterior Finish 1:** 100% Metal Siding
- **Exterior Finish 2:**%
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 80% S-1
- **IBC Occupancy Type 2:** 20% B
- **Construction Type:** Engineered steel building
- **Percent Fire Suppressed:** 0%
The Ranger Residence is a wood framed modular structure with a composition roofing system on a concrete foundation and is located in the Silver Springs residence area. It contains bedrooms, restrooms, kitchen, living and dining spaces, and also has a propane fired heating unit and evaporative cooling. The home is in fair shape.

Priorities:

**Priority Class 1 Projects**

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

- **Exterior Landing / Handrail Installation**
  - **Project Index #:** 1350SFT2
  - **Construction Cost:** $1,200

  Section R311.4.3 of the 2006 IBC Residential Building Code describes the requirements for landings at exterior doors. The landing shall not be more than 7 3/4 inches below the top of the threshold and shall have a minimum dimension of 36 inches measured in the direction of travel. The front entry landing does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door. Also included are handrails to be installed at the steps as required by Chapter 10 of the 2006 IBC.

- **Smoke Detector Installation**
  - **Project Index #:** 1350SFT1
  - **Construction Cost:** $1,000

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.

This project or a portion thereof was previously recommended in the FCA report dated 06/02/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/15/2010.

**Priority Class 2 Projects**

**Total Construction Cost for Priority 2 Projects:** $38,300

- **Evaporative Cooler Replacement**
  - **Project Index #:** 1350ENR2
  - **Construction Cost:** $3,000

  An evaporative cooler is installed on the roof of this building and is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

  This project or a portion thereof was previously recommended in the FCA report dated 06/02/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/15/2010.

- **Exterior Door Replacement**
  - **Project Index #:** 1350EXT2
  - **Construction Cost:** $750

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

The sheet vinyl and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 4" base and heavy duty commercial grade carpet in the next 2-3 years.

This project or a portion thereof was previously recommended in the FCA report dated 06/02/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/15/2010.

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 06/02/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/15/2010.

KITCHEN REMODEL

The kitchen is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, counters, fixtures and equipment with mid range, high quality components.

This project or a portion thereof was previously recommended in the FCA report dated 06/02/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/15/2010.

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 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing and underlayments.

WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 9 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

- Gross Area (square feet): 900
- Year Constructed: 1981
- Exterior Finish 1: 100 % Vinyl Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100 % R-3
- IBC Occupancy Type 2: %
- Construction Type: Modular Home
- IBC Construction Type: V-B
- Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $2,200 Project Construction Cost per Square Foot: $45.00
- Priority Class 2: $38,300 Total Facility Replacement Construction Cost: $90,000
- Priority Class 3: $0 Facility Replacement Cost per Square Foot: $100
- Grand Total: $40,500 FCNI: 45%

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SS MECHANICAL BUILDING NORTH

BUILDING REPORT

The Mechanical Building North is a brick masonry and wood framed structure with a composition roofing system on a concrete foundation. It contains a water storage / pressure tank and chlorine injection system for potable water supply to the Silver Springs campground areas of the park. The building has a small electrical heating unit and is in good shape.

PRIORITIZED PROJECTS

Two to Four Years

- **Project Index #:** 1347INT1
- **Construction Cost:** $960
  - **FLOOR REPAIRS**
    - The painted concrete floor in the building is damaged and should be scheduled for repairs. This project would provide for stripping the concrete, filling the cracks and applying a new coat of paint in the next 2-3 years.

Four to Ten Years

- **Project Index #:** 1347EXT1
- **Construction Cost:** $2,400
  - **EXTERIOR FINISHES**
    - It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. 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):** 480
- **Year Constructed:** 1978
- **Exterior Finish 1:** 100% Brick Masonry
- **Exterior Finish 2:**%
- **Number of Levels (Floors):** 1
- **Basement?:** No
- **IBC Occupancy Type 1:** 100% H-4
- **IBC Occupancy Type 2:**%
- **Construction Type:** Brick Masonry & Wood
- **IBC Construction Type:** III-B
- **Percent Fire Suppressed:** 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- **Priority Class 1:**
  - **Project Construction Cost per Square Foot:** $7.00
- **Priority Class 2:**
  - **Project Construction Cost per Square Foot:** $0
  - **Total Facility Replacement Construction Cost:** $60,000
- **Priority Class 3:**
  - **Project Construction Cost per Square Foot:** $125
  - **Facility Replacement Cost per Square Foot:** $2,400
- **Grand Total:**
  - **Total Facility Replacement Construction Cost:** $3,360
- **FCNI:** 6%
The Garage is a wood framed structure with a composition roofing system on a concrete foundation. It is located in the Silver Springs residence area and is in fair shape.

**PRIORITy CLASS 2 PROJECTS**

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

**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 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing.

**PRIORITy CLASS 3 PROJECTS**

- **Total Construction Cost for Priority 3 Projects:** $1,000
- **Long-Term Needs**
- **Four to Ten Years**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming 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.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 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% U
- **IBC Occupancy Type 2:** %
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $15.00
- **Priority Class 2:** $2,000
- **Total Facility Replacement Construction Cost:** $20,000
- **Priority Class 3:** $1,000
- **Facility Replacement Cost per Square Foot:** $100
- **Grand Total:** $3,000
- **FCNI:** 15%

18-Jan-11
SS GARAGE #2
BUILDING REPORT

The Garage is a wood framed structure with a composition roofing system on a concrete foundation. It is located in the Silver Springs residence area and is in fair shape.

PRIORIT Y CLASS 2 PROJECTS

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

Necessary - Not Yet Critical Two to Four Years

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 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

PRIORIT Y CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $1,000

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming 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.

BUILDING INFORMATION:

Gross Area (square feet): 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 % U
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: $0 Project Construction Cost per Square Foot: $15.00
Priority Class 2: $2,000 Total Facility Replacement Construction Cost: $20,000
Priority Class 3: $1,000 Facility Replacement Cost per Square Foot: $100
Grand Total: $3,000 FCNI: 15%
The Garage is a wood framed structure with a composition roofing system on a concrete foundation. It is located in the Silver Springs residence area and is in fair shape.

**PRIORITy CLASS 2 PROJECTS**

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

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #:** 1344EXT2

**Construction Cost** $2,000

**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 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

**PRIORITy CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $1,000

**Long-Term Needs**

**Four to Ten Years**

**Project Index #:** 1344EXT1

**Construction Cost** $1,000

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming 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.

**BUILDING INFORMATION:**

- Gross Area (square feet): 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 % U
- 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: $0  Project Construction Cost per Square Foot: $15.00
- Priority Class 2: $2,000  Total Facility Replacement Construction Cost: $20,000
- Priority Class 3: $1,000  Facility Replacement Cost per Square Foot: $100
- Grand Total: $3,000  FCNI: 15%
The Lahontan Dam Entrance Station is an uninsulated brick masonry structure with a metal roofing system on a concrete foundation. The building has a wall mounted evaporative cooler and baseboard electrical heat and is used on a seasonal basis. The facility is in good shape.

PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $7,750

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #:** 1343ENR3

**Construction Cost** $1,500

**EVAPORATIVE COOLER REPLACEMENT**

An evaporative cooler is installed on the side of this building and is severely scaled and has reached the end of it's useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

**Project Index #:** 1343INT1

**Construction Cost** $1,500

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #:** 1343ENR2

**Construction Cost** $1,000

**LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 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.

**Project Index #:** 1343ENR1

**Construction Cost** $3,750

PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects:** $1,500

**Long-Term Needs**

**Four to Ten Years**

**Project Index #:** 1343EXT1

**Construction Cost** $1,500

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, sanding, priming and painting the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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): 300
Year Constructed: 1979
Exterior Finish 1: 100 % Brick Masonry
Exterior Finish 2: %
Number of Levels (Floors): Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Brick Masonry & Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$0</td>
<td>$30.83</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$7,750</td>
<td>$52,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$1,500</td>
<td>$175</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$9,250</td>
<td>FCNI: 18%</td>
</tr>
</tbody>
</table>
The SS10 SST restroom is a CXT brand precast dual unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $1,000

Necessary - Not Yet Critical Two to Four Years

**SOLAR PANEL REPLACEMENT**

The power to the building is provided by a photovoltaic system. The solar panels have been broken by vandals and should be scheduled for replacement. This project provides for the purchase and installation of two roof-mounted solar panels.

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: $2,040

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): 204

Year Constructed: 2003

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:**

<table>
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<tr>
<th>Priority Class 1:</th>
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<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$1,000</td>
<td>Total Facility Replacement Construction Cost: $35,000</td>
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<tr>
<td>Priority Class 3:</td>
<td>$2,040</td>
<td>Facility Replacement Cost per Square Foot: $172</td>
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<tr>
<td>Grand Total:</td>
<td>$3,040</td>
<td>FCNI: 9%</td>
</tr>
</tbody>
</table>

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SS8 SST RESTROOM
BUILDING REPORT

The SS8 SST restroom is a CXT brand precast unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $1,280</th>
</tr>
</thead>
</table>

**EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 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): 128
- Year Constructed: 2003
- 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:**

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $1,280
- Grand Total: $1,280

- Project Construction Cost per Square Foot: $10.00
- Total Facility Replacement Construction Cost: $25,000
- Facility Replacement Cost per Square Foot: $195
- FCNI: 5%
SS6 SST RESTROOM

BUILDING REPORT

The SS6 SST restroom is a CXT brand precast unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

**Priorities Class 3 Projects**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 3 Projects: $1,280</th>
</tr>
</thead>
<tbody>
<tr>
<td>1340EXT1</td>
<td>$1,280</td>
<td>$1,280</td>
</tr>
</tbody>
</table>

**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):** 128
- **Year Constructed:** 1998
- **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:** $0
- **Project Construction Cost per Square Foot:** $10.00
- **Priority Class 2:** $0
- **Total Facility Replacement Construction Cost:** $25,000
- **Priority Class 3:** $1,280
- **Facility Replacement Cost per Square Foot:** $195
- **Grand Total:** $1,280
- **FCNI:** 5%
SS4 SST RESTROOM
BUILDING REPORT

The SS4 SST restroom is a CXT brand precast dual unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITy CLASS 3 PROJECTs
Total Construction Cost for Priority 3 Projects: $1,020
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): 204
Year Constructed: 1998
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: $0
Priority Class 2: $0
Priority Class 3: $1,020
Grand Total: $1,020

Project Construction Cost per Square Foot: $5.00
Total Facility Replacement Construction Cost: $35,000
Facility Replacement Cost per Square Foot: $172
FCNI: 3%

State of Nevada / Conservation & Natural Resources
Site number: 9959
SS4 SST RESTROOM
SPWB Facility Condition Analysis - 1339
Survey Date: 6/30/2010

18-Jan-11
SS2 COMFORT STATION - BOAT LAUNCH

BUILDING REPORT

The Boat Launch Comfort Station is a brick masonry framed structure with a metal roofing system on a concrete foundation. It contains 4 unisex mostly ADA compliant restrooms and is in fair shape.

PRIORITY CLASS 2 PROJECTS

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

Necessary - Not Yet Critical Two to Four Years

Project Index #: 1338INT1
Construction Cost $2,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the Fiberglass Reinforced Panels are power washed and re-caulked and the ceramic tiles are repaired and sealed as needed. This project should be done at least once in the next 2-3 years and scheduled on a cyclical basis to maintain the integrity of the structure.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $2,000

Long-Term Needs Four to Ten Years

Project Index #: 1338EXT1
Construction Cost $2,000

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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): 400
Year Constructed: 1974
Exterior Finish 1: 100 % brick Masonry
Exterior Finish 2: 
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2:
Construction Type: Brick Masonry
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$10.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$2,000</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$60,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$2,000</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$150</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$4,000</td>
<td>FCNI:</td>
<td>7%</td>
</tr>
</tbody>
</table>

18-Jan-11
The Virginia Beach SST restroom is a CXT brand precast unisex ADA toilet located in the Virginia Beach area of the park. There is a concrete ADA parking space adjacent to the building.

**Priorities**

**Priority Class 1 Projects**

- **Total Construction Cost for Priority 1 Projects:** $1,000
- Project Index #: 1337ADA1
- **Construction Cost:** $1,000

**ADA Signage**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage for the parking space does not comply with this criteria. This project would provide funding for purchase and installation of an ADA parking sign which was missing from the ADA parking space at the time of the survey. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

**Priority Class 3 Projects**

- **Total Construction Cost for Priority 3 Projects:** $1,280
- Project Index #: 1337EXT1
- **Construction Cost:** $1,280

**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):** 128
- **Year Constructed:** 2000
- **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:** $1,000
- **Project Construction Cost per Square Foot:** $17.81
- **Priority Class 2:** $0
- **Total Facility Replacement Construction Cost:** $25,000
- **Priority Class 3:** $1,280
- **Facility Replacement Cost per Square Foot:** $195
- **Grand Total:** $2,280
- **FCNI:** 9%
The Seasonal Employees Base Camp is a wood framed structure with a composition roofing system on a concrete slab-on-grade foundation. This dormitory style residence has a kitchen and dining area, living space, sleeping quarters and individual restrooms and showers for seasonal employees. There are window mounted AC units for cooling and electric heaters for heat. The building is in fair shape.

**PRIORITIZED PROJECTS**

**Total Construction Cost for Prioritized Projects:** $55,408

**Necessary - Not Yet Critical**

**Two to Four Years**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Construction Cost:** $2,940

**Project Index #:** 1336INT1

**KITCHEN REMODEL**

The kitchen is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, counters, fixtures and equipment with mid range, high quality components.

**Construction Cost:** $15,000

**Project Index #:** 1336INT2

**LIGHTING UPGRADE**

The existing lighting fixtures are the older incandescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

**Construction Cost:** $588

**Project Index #:** 1336ENR2

**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 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing and underlayments.

**Construction Cost:** $5,880

**Project Index #:** 1336EXT2

**SHOWER AND RESTROOM REMODEL**

The restrooms and shower rooms are original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms and shower rooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.

**Construction Cost:** $25,000

**Project Index #:** 1336INT3

**WATER HEATER REPLACEMENT**

There is a 50 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**Construction Cost:** $1,500

**Project Index #:** 1336PLM1
WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. These older windows are drafty, not energy efficient and at least one is broken. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 6 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $2,940

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulk ing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7-8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 588
Year Constructed: 1976
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
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $99.23
Priority Class 2: $55,408 Total Facility Replacement Construction Cost: $103,000
Priority Class 3: $2,940 Facility Replacement Cost per Square Foot: $175
Grand Total: $58,348 FCNI: 57%

Project Index #: 1336ENR1
Construction Cost $4,500

Project Index #: 1336EXT1
Construction Cost $2,940
Residence #3 is a wood framed structure with a composition roofing system on a concrete foundation. It has bedrooms, bathrooms, kitchen, dining and living areas. The building is located in the Lahontan Dam residence area and is in good shape.

### PRIORITY CLASS 1 PROJECTS

**Total Construction Cost for Priority 1 Projects:** $4,000

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Project Name</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1331SFT2</td>
<td>EXTERIOR LANDING / HANDRAIL INSTALLATION</td>
<td>$2,500</td>
</tr>
<tr>
<td>1331EXT5</td>
<td>ROOF REPAIRS</td>
<td>$1,500</td>
</tr>
</tbody>
</table>

### EXTERIOR LANDING / HANDRAIL INSTALLATION

Section R311.4.3 of the 2006 IBC Residential Building Code describes the requirements for landings at exterior doors. The landing shall not be more than 7 3/4 inches below the top of the threshold and shall have a minimum dimension of 36 inches measured in the direction of travel. The exterior landing at the entry door does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door and installation of handrails as required by Chapter 10 of the 2006 IBC.

### ROOF REPAIRS

The roof design is inadequate and is contributing to the premature deterioration of the building. There are leaks on the west side of the roof between the two gable ends where the cricket is not sufficient. The cricket needs to be rebuilt to create a steeper slope. This will ensure that rain and snow does not accumulate on the roof and cause leaks.

### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $22,430

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Project Name</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1331ENR3</td>
<td>EVAPORATIVE COOLER REPLACEMENT</td>
<td>$2,500</td>
</tr>
<tr>
<td>1331EXT2</td>
<td>EXTERIOR DOOR REPLACEMENT</td>
<td>$750</td>
</tr>
<tr>
<td>1331INT2</td>
<td>FLOORING REPLACEMENT</td>
<td>$6,230</td>
</tr>
</tbody>
</table>

### EVAPORATIVE COOLER REPLACEMENT

An evaporative cooler is installed on the side of this building and is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

### EXTERIOR DOOR REPLACEMENT

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

### FLOORING REPLACEMENT

The sheet vinyl and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years. This project or a portion thereof was previously recommended in the FCA report dated 06/02/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/15/2010.
FURNACE REPLACEMENT
The building is heated by a propane-fired furnace. It is original to the building, not energy efficient 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 and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

WINDOW REPLACEMENT
The windows are older, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 8 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS
Total Construction Cost for Priority 3 Projects: $1,500

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 is showing signs of wear and should be scheduled for replacement in the next 6-7 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:
- Gross Area (square feet): 890
- Year Constructed: 1923
- Exterior Finish 1: 100% Painted Stucco
- 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
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
- Priority Class 1: $4,000
- Priority Class 2: $22,430
- Priority Class 3: $1,500
- Grand Total: $27,930
- Project Construction Cost per Square Foot: $31.38
- Total Facility Replacement Construction Cost: $111,000
- Facility Replacement Cost per Square Foot: $125
- FCNI: 25%
Residence #2 is a wood framed structure with a composition roofing system on a concrete foundation. It has an attached single car garage, bedrooms, bathrooms, kitchen, dining and living areas. The building is located in the Lahontan Dam residence area and is in fair shape.

**PRIORITY CLASS 1 PROJECTS**

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

<table>
<thead>
<tr>
<th>Project</th>
<th>Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR LANDING INSTALLATION</td>
<td>1330SFT2</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

Section R311.4.3 of the 2006 IBC Residential Building Code describes the requirements for landings at exterior doors. The landing shall not be more than 7 3/4 inches below the top of the threshold and shall have a minimum dimension of 36 inches measured in the direction of travel. The front entry door does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door.

**FLOORING REPLACEMENT**

The sheet vinyl and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years. This project or a portion thereof was previously recommended in the FCA report dated 06/02/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/15/2010.

**FURNACE REPLACEMENT**

The building is heated by a propane-fired furnace. It is original to the building, not energy efficient 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.

**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 is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**WINDOW REPLACEMENT**

The windows are original, dual pane construction in a metal frame. These older windows are drafty and not energy efficient. The windows leak and some were damaged during high winds in 2002. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 10 units. Removal and disposal of the existing windows is included in this estimate.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $17,100

<table>
<thead>
<tr>
<th>Project</th>
<th>Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>FLOORING REPLACEMENT</td>
<td>1330INT1</td>
<td>$5,600</td>
</tr>
<tr>
<td>FURNACE REPLACEMENT</td>
<td>1330ENR1</td>
<td>$2,500</td>
</tr>
<tr>
<td>WATER HEATER REPLACEMENT</td>
<td>1330PLM1</td>
<td>$1,500</td>
</tr>
<tr>
<td>WINDOW REPLACEMENT</td>
<td>1330ENR2</td>
<td>$7,500</td>
</tr>
</tbody>
</table>
PRIORITY CLASS 3 PROJECTS
Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $5,280

Project Index #: 1330EXT2
Construction Cost $5,280

EXTERIOR FINISHES
It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7-8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,056
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
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost per Square Foot</th>
<th>Project Construction Cost per Square Foot: $22.14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$1,000</td>
<td></td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$17,100</td>
<td>Total Facility Replacement Construction Cost: $132,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$5,280</td>
<td>Facility Replacement Cost per Square Foot: $125</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$23,380</td>
<td>FCNI: 18%</td>
</tr>
</tbody>
</table>
The Silver Springs Entrance Station is an uninsulated brick masonry structure with a metal roofing system on a concrete foundation. The facility is located on the west entrance road and serves as the main fee collection station for the Silver Springs area of Lahontan State Park. The interior has an office area as well as a small unisex restroom. It is heated and cooled by an exterior wall mounted combination HVAC unit. The facility is well maintained.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Total Construction Cost for Priority 2 Projects: $7,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Necessary - Not Yet Critical</td>
<td>Two to Four Years</td>
</tr>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.</td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>1328EXT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$1,500</td>
</tr>
<tr>
<td><strong>INTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>The interior finishes are in fair condition. It is recommended that the painted gypsum board interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.</td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>1328INT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$1,500</td>
</tr>
<tr>
<td><strong>LIGHTING UPGRADE</strong></td>
<td></td>
</tr>
<tr>
<td>The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.</td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>1328ENR2</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$750</td>
</tr>
<tr>
<td><strong>WINDOW REPLACEMENT</strong></td>
<td></td>
</tr>
<tr>
<td>The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 5 units. Removal and disposal of the existing windows is included in this estimate.</td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>1328ENR1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$3,750</td>
</tr>
</tbody>
</table>
BUILDING INFORMATION:

Gross Area (square feet): 300
Year Constructed: 1986
Exterior Finish 1: 100 % Brick Masonry
Exterior Finish 2: 
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 
Construction Type: Brick Masonry & Wood
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$25.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$7,500</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$60,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$200</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$7,500</td>
<td>FCNI:</td>
<td>13%</td>
</tr>
</tbody>
</table>
The garage is a wood framed structure with a corrugated metal roof on an old concrete and stone foundation. The old building is located in the Lahontan Dam residence area and is now used as storage. It is in fair shape considering how old it is.

**PRIORITIY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $2,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two to Four Years</td>
<td></td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning and sealing the wood 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.

**BUILDING INFORMATION:**

- Gross Area (square feet): 400
- Year Constructed: 1923
- Exterior Finish 1: 100% Wood Siding
- Exterior Finish 2: 
- Number of Levels (Floors): 1
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2: 
- Construction Type: Wood Framed
- IBC Construction Type: V-B
- Percent Fire Supressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Priority Class 2:</th>
<th>Priority Class 3:</th>
<th>Grand Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$2,000</td>
<td>$0</td>
<td>$2,000</td>
</tr>
<tr>
<td>Project Construction Cost per Square Foot: $5.00</td>
<td>Total Facility Replacement Construction Cost: $20,000</td>
<td>Facility Replacement Cost per Square Foot: $50</td>
<td>FCNI: 10%</td>
</tr>
</tbody>
</table>
LD STORAGE #2
BUILDING REPORT

The LD Storage #2 is an old wood framed structure with a corrugated metal roof on a stone and concrete foundation. It is located in the Lahontan Dam residence area and is in fair shape.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $600</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two to Four Years</td>
<td></td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning and sealing the wood 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.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 120
- **Year Constructed:** 1923
- **Exterior Finish 1:** 100 % Wood Siding
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100 % U
- **IBC Occupancy Type 2:** %
- **Construction Type:** Wood Framed
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$0</td>
<td>$9,000</td>
<td>$75</td>
<td>7%</td>
</tr>
<tr>
<td>Class 2</td>
<td>$600</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Class 3</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$600</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Drum Point SST restroom is a CXT brand precast unisex ADA toilet located in the Drum Point area of the park. There is a concrete ADA parking space and path of travel to the building.

**ADA PARKING SIGN**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage for the parking space does not comply with this criteria. This project would provide funding for purchase and installation of an ADA parking sign which was missing from the ADA parking space at the time of the survey. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference 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): 128
- Year Constructed: 2003
- 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: $1,000
- Priority Class 2: $0
- Priority Class 3: $1,280
- Grand Total: $2,280

- Project Construction Cost per Square Foot: $17.81
- Total Facility Replacement Construction Cost: $25,000
- Facility Replacement Cost per Square Foot: $195
- FCNI: 9%

18-Jan-11
The North Shore Marina Clivus Restroom is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It has Men's and Women's restroom stalls and is located at the Marina / Boat Ramp area. This restroom uses a proprietary biodegradable technology for waste control. The restroom is not fully ADA compliant and will be addressed in the report.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $2,000

**Currently Critical**

**Immediate to Two Years**

**ADA UPGRADES**

The existing Americans with Disabilities Act (ADA) designated route of travel to the restroom does not meet current accessibility requirements. Included in this project is installing edge protection on the ramp leading up to the restroom and adding ADA signage. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

**Project Index #:** 1322ADA1

**Construction Cost:** $2,000

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $2,800

**Necessary - Not Yet Critical**

**Two to Four Years**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #:** 1322INT1

**Construction Cost:** $2,300

**LIGHTING UPGRADE**

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

**Project Index #:** 1322ENR1

**Construction Cost:** $500

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $2,300

**Long-Term Needs**

**Four to Ten Years**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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): 460  
Year Constructed: 1984  
Exterior Finish 1: 100 % Brick Masonry  
Exterior Finish 2:  
Number of Levels (Floors): 1  
Basement? No  
IBC Occupancy Type 1: 100 % B  
IBC Occupancy Type 2:  
Construction Type: Brick Masonry  
IBC Construction Type: III-B  
Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$2,000</td>
<td>$15.43</td>
</tr>
<tr>
<td>Class 2</td>
<td>$2,800</td>
<td>Total Facility Replacement Construction Cost: $92,000</td>
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<tr>
<td>Class 3</td>
<td>$2,300</td>
<td>Facility Replacement Cost per Square Foot: $200</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$7,100</td>
<td>FCNI: 8%</td>
</tr>
</tbody>
</table>
The Blackbird Point SST restroom is a CXT brand precast unisex ADA toilet located in the Blackbird Point area of the park. There is a concrete ADA parking space adjacent to the building.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $2,280

**Necessary - Not Yet Critical**

Two to Four Years

**Project Index #: 1321EXT1**

**Construction Cost:** $1,280

**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 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 1321ELE1**

**Construction Cost:** $1,000

**SOLAR PANEL REPLACEMENT**

The power to the building is provided by a photovoltaic system. The solar panels have been broken by vandals and should be scheduled for replacement. This project provides for the purchase and installation of two roof-mounted solar panels.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 128
- **Year Constructed:** 2003
- **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: | $0 | Project Construction Cost per Square Foot: | $17.81 |
| Priority Class 2: | $2,280 | Total Facility Replacement Construction Cost: | $25,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: | $195 |
| Grand Total: | $2,280 | FCNI: | 9% |
The Overlook Comfort Station is a precast CXT style restroom with ADA compliant unisex stalls. This unit has flush toilets and a sink with its own septic system. The restroom is accessible from the parking area and is in good shape.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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.

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the Fiberglass Reinforced Panels are power washed and re-caulked and the ceramic tiles are repaired and sealed as needed. This project should be done at least once in the next 2-3 years and scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 204
- **Year Constructed:** 2006
- **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:** $0  
  - Project Construction Cost per Square Foot: $10.00
- **Priority Class 2:** $2,040  
  - Total Facility Replacement Construction Cost: $46,000
- **Priority Class 3:** $0  
  - Facility Replacement Cost per Square Foot: $225
- **Grand Total:** $2,040  
  - FCNI: 4%
The LD11 SST restroom is a CXT brand precast unisex ADA toilet located in the Lahontan Dam Beach 11 area of the park. There is a concrete ADA parking space adjacent to the building.

**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): 128
- Year Constructed: 2005
- 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: $0  
- Priority Class 2: $0  
- Priority Class 3: $1,280  
- Grand Total: $1,280

- Project Construction Cost per Square Foot: $10.00
- Total Facility Replacement Construction Cost: $25,000
- Facility Replacement Cost per Square Foot: $195
- FCNI: 5%
The LD10 Clivus Restroom is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It has Men's and Women's restroom stalls and is located at the Lahontan Dam beach 10 area. This restroom uses a proprietary biodegradable technology for waste control.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $5,700

**Necessary - Not Yet Critical**

**Two to Four Years**

**EXTERIOR DOOR REPLACEMENT**

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of three door assemblies with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

**Construction Cost** $4,500

**Project Index #:** 0592EXT2

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Construction Cost** $1,200

**Project Index #:** 0592INT1

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $1,200

**Long-Term Needs**

**Four to Ten Years**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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.

**Construction Cost** $1,200

**Project Index #:** 0592EXT1
**BUILDING INFORMATION:**

Gross Area (square feet): 240  
Year Constructed: 1984  
Exterior Finish 1: 100 % Brick Masonry  
Exterior Finish 2:  
Number of Levels (Floors): 1  
Basement? No  
IBC Occupancy Type 1: 100 % B  
IBC Occupancy Type 2:  
Construction Type: Brick Masonry  
IBC Construction Type: III-B  
Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: $28.75 |
| Priority Class 2: | $5,700 | Total Facility Replacement Construction Cost: $36,000 |
| Priority Class 3: | $1,200 | Facility Replacement Cost per Square Foot: $150 |
| Grand Total: | $6,900 | FCNI: 19% |
LD9 SST RESTROOM
BUILDING REPORT

The LD9 SST restroom is a CXT brand precast unisex ADA toilet located in the Lahontan Dam Beach 9 area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $1,280
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): 128
- Year Constructed: 1997
- 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: $0 Project Construction Cost per Square Foot: $10.00
- Priority Class 2: $0 Total Facility Replacement Construction Cost: $25,000
- Priority Class 3: $1,280 Facility Replacement Cost per Square Foot: $195
- Grand Total: $1,280

FCNI: 5%
The LD7 Clivus Restroom is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It has Men's and Women's restroom stalls and is located at the Lahontan Dam beach 7 area. This restroom uses a proprietary biodegradable technology for waste control.

**PRIORITY CLASS 2 PROJECTS**

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

**Necessary - Not Yet Critical**

**Two to Four Years**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $1,200

**Long-Term Needs**

**Four to Ten Years**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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):** 240
- **Year Constructed:** 1984
- **Exterior Finish 1:** 100 % Brick Masonry
- **Exterior Finish 2:**%
- **Number of Levels (Floors):** 1
- **IBC Occupancy Type 1:** 100 % B
- **Construction Type:** Brick Masonry & Wood
- **IBC Construction Type:** III-B
- **Basement? No**
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $10.00
- **Priority Class 2:** $1,200
- **Total Facility Replacement Construction Cost:** $36,000
- **Priority Class 3:** $1,200
- **Facility Replacement Cost per Square Foot:** $150
- **Grand Total:** $2,400
- **FCNI:** 7%
The LD6 SST restroom is a CXT brand precast unisex ADA toilet located in the Lahontan Dam Beach 6 area of the park. There is a concrete ADA parking space adjacent to the building.

**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):** 128
- **Year Constructed:** 1997
- **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:** $0
- **Priority Class 2:** $0
- **Priority Class 3:** $1,280
- **Grand Total:** $1,280

- **Project Construction Cost per Square Foot:** $10.00
- **Total Facility Replacement Construction Cost:** $25,000
- **Facility Replacement Cost per Square Foot:** $195
- **FCNI:** 5%
The LD5 SST restroom is a pre-engineered ADA toilet located in the Lahontan Dam Beach 5 area of the park. It has two unisex stalls and there is a concrete ADA parking space adjacent to the building.

**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): 204
- Year Constructed: 1997
- Exterior Finish 1: 100% Concrete Masonry
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Baseline? No
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: %
- Construction Type: Pre-engineered building
- IBC Construction Type: III-B
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $2,040
- Grand Total: $2,040

- Project Construction Cost per Square Foot: $10.00
- Total Facility Replacement Construction Cost: $35,000
- Facility Replacement Cost per Square Foot: $172
- FCNI: 6%
The LD3 SST restroom is a pre-engineered ADA toilet located in the Lahontan Dam Beach 3 area of the park. It has two unisex stalls and there is a concrete ADA parking space adjacent to the building.

**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):** 204
- **Year Constructed:** 1997
- **Exterior Finish 1:** 100% Concrete Masonry
- **Exterior Finish 2:**%
- **Number of Levels (Floors):** 1
- **IBC Occupancy Type 1:** 100% B
- **IBC Occupancy Type 2:**%
- **Construction Type:** Pre-engineered Building
- **IBC Construction Type:** III-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $0
- **Priority Class 3:** $2,040
- **Grand Total:** $2,040
- **Project Construction Cost per Square Foot:** $10.00
- **Total Facility Replacement Construction Cost:** $35,000
- **Facility Replacement Cost per Square Foot:** $172
- **FCNI:** 6%
Residence #1 is a wood framed structure with a composition roofing system on a concrete foundation. It has an attached single car garage, bedrooms, bathrooms, kitchen, and dining and living areas. The building is located in the Lahontan Dam residence area and is in good shape.

**PRIORITY CLASS 1 PROJECTS**

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

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR LANDING / HANDRAIL INSTALLATION</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

Project Index #: 0499SFT2

Section R311.4.3 of the 2006 IBC Residential building Code describes the requirements for landings at exterior doors. The landing shall not be more than 7 3/4 inches below the top of the threshold and shall have a minimum dimension of 36 inches measured in the direction of travel. The front entry landing does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door and handrails at the steps as required by Chapter 10 of the 2006 IBC.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $9,400

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>EVAPORATIVE COOLER REPLACEMENT</td>
<td>$3,500</td>
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<tr>
<td>FLOORING REPLACEMENT</td>
<td>$4,900</td>
</tr>
<tr>
<td>LIGHTING UPGRADE</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

An evaporative cooler is installed on the roof of this building and is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to the existing ductwork and utilities in the gable end of the residence. The estimate includes removal and disposal of the old roof mounted evaporative cooler and any required patching of the roof.

The sheet vinyl and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years. This project or a portion thereof was previously recommended in the FCA report dated 06/02/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/15/2010.

The existing lighting fixtures are the older incandescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming 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.

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

| Gross Area (square feet): | 1,056 |
| 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 |
| IBC Construction Type:    | V-B   |
| Percent Fire Suppressed:  | 0%    |

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $2,500 | Project Construction Cost per Square Foot: | $21.27 |
| Priority Class 2: | $9,400 | Total Facility Replacement Construction Cost: | $132,000 |
| Priority Class 3: | $10,560 | Facility Replacement Cost per Square Foot: | $125 |
| Grand Total:      | $22,460 | FCNI: | 17% |
The garage is a wood framed structure with a corrugated metal roof on an old concrete and stone foundation. The old building is located in the Lahontan Dam residence area and is now used as storage. It is in fair shape considering how old it is.

**PRIORITIZED PROJECTS**

<table>
<thead>
<tr>
<th>Necessary/Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $2,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two to Four Years</td>
<td></td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

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

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 400
- **Year Constructed:** 1923
- **Exterior Finish 1:** 100% Wood Siding
- **Exterior Finish 2:**%
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:**%
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

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

**Grand Total: $2,000**
The LD2 SST restroom is a CXT brand precast unisex ADA toilet located in the Lahontan Dam Beach 2 area of the park. There is a concrete ADA parking space adjacent to the building.

**PRIORITIZED PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $1,280

**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):** 128
- **Year Constructed:** 1997
- **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:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$10.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$25,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$1,280</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$195</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$1,280</td>
<td>FCNI:</td>
<td>5%</td>
</tr>
</tbody>
</table>

Site number: 9959
The day use comfort station is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It is located in the "Lahontan Dam" area of the park and provides restroom facilities for Men and Women including ADA accessible restrooms which are mostly compliant. There is water and electricity in the building and it has its own septic system. The facility is in good shape.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0496SFT1</td>
<td>$300</td>
</tr>
</tbody>
</table>

GFCI DUPLEX OUTLET REPLACEMENT

There are six outlets in the restrooms throughout the building which are not GFCI. These outlets should be changed to GFCI type outlets per the NEC. This project would provide for the purchase and installation of six GFCI duplex outlets.

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0496EXT1</td>
<td>$26,000</td>
</tr>
</tbody>
</table>

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. 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.

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

LIGHTING UPGRADE

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

RESTROOM REMODEL

The building has six separate restroom stalls, but no shower stalls. The maintenance staff indicated the need to remodel two of the stalls to provide showers. This project would provide for a complete remodel of two of the stalls to provide shower facilities, one of which shall comply with ADA accessible guidelines. The removal and disposal of the existing fixtures and finishes is included in this estimate.
**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: $1,000

Long-Term Needs Four to Ten Years

**WATER HEATER REPLACEMENT**

There is a 20 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 is showing signs of wear and should be scheduled for replacement in the next 5-6 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**BUILDING INFORMATION:**

- Gross Area (square feet): 900
- Year Constructed: 1974
- Exterior Finish 1: 100 % Brick Masonry
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100 % B
- IBC Occupancy Type 2: %
- Construction Type: Brick Masonry
- IBC Construction Type: V-B
- Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$300</td>
<td>$30.33</td>
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</tr>
<tr>
<td>Priority Class 2:</td>
<td>$26,000</td>
<td>$27,300</td>
<td>$100</td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$1,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$27,300</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Project Index #: 0496PLM1

Construction Cost $1,000
The Old District Headquarters is a wood framed structure with a composition roofing system on a concrete foundation. The building is located in the "Lahontan Dam" residence area of the park and although it is designed as a residence it is currently being used for storage. The structure is in fair shape.

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $12,900</th>
</tr>
</thead>
</table>

- **Project Index #:** 0495EXT1
- **Construction Cost:** $4,300

### EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulk 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.

- **Project Index #:** 0495EXT2
- **Construction Cost:** $8,600

### 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 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

### BUILDING INFORMATION:

- **Gross Area (square feet):** 860
- **Year Constructed:** 1930
- **Exterior Finish 1:** 100% Painted Wood Siding
- **Exterior Finish 2:**
- **Number of Levels (Floors):** 1
- **IBC Occupancy Type 1:** 100% S-2
- **IBC Occupancy Type 2:**
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-N
- **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: $15.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$12,900</td>
<td>Total Facility Replacement Construction Cost: $86,000</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>$12,900</td>
<td>FCNI: 15%</td>
</tr>
</tbody>
</table>

18-Jan-11
The Old Well House is a brick masonry framed structure with a wood shingle roof on a concrete foundation located in the dam area of the park. The building is vacant and not in use.

**EXTERIOR DOOR REPLACEMENT**

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

**EXTERIOR FINISHES**

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

**ROOF REPLACEMENT**

The wood shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

**BUILDING INFORMATION:**

Gross Area (square feet): 64
Year Constructed: 1960
Exterior Finish 1: 100 % Brick Masonry
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: %
Construction Type: Brick Masonry
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>Priority Class 1</td>
<td>$0</td>
<td>$15.63</td>
<td>$1,000</td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$1,000</td>
<td>Total</td>
<td>$10</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$0</td>
<td>FCNI: 100%</td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$1,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Site number: 9959
Survey Date: 7/15/2010
The Regional Headquarters / Maintenance Shop is an engineered metal building which contains office space for staff, restrooms, a conference room, and storage and shop areas. It has a mix of ceiling mounted heating units in the shop areas, an evaporative cooler on the roof for the office area on the west side and a split HVAC system for the east office space. The facility is lacking a fire alarm and sprinkler system which will be addressed in the building report. The west office does have an ADA accessible entrance into the building and a mostly ADA compliant unisex restroom. The facility is in good shape.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 1 Projects: $49,500</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Currently Critical</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Immediate to Two Years</strong></td>
<td></td>
</tr>
</tbody>
</table>

**ADA ACCESSIBLE COUNTER**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The front office has a service counter for the public to approach which does not meet current codes. Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that the counter must have a portion which is at least 36" in length with a maximum height of 36" above the finish floor. This project will provide an accessible counter space in accordance with this requirement. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

**Project Index #:** 0493ADA2

**Construction Cost** $1,500

**ADA SIGNAGE**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

**Project Index #:** 0493ADA3

**Construction Cost** $1,000

**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 self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.

**Project Index #:** 0493SFT3

**Construction Cost** $1,500

**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 and the 2006 International Fire Code.

**Project Index #:** 0493SFT2

**Construction Cost** $13,650
FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0493SFT1
Construction Cost $31,850

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

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $53,975

Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES

Project Index #: 0493EXT1
Construction Cost $13,650

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

HEATER INSTALLATION

Project Index #: 0493ENR3
Construction Cost $7,000

Two of the garage bays have broken or missing heating equipment and they are uncomfortably cold in the winter. It is recommended to install new heating equipment in these occupied areas to ensure a comfortable work environment. This project would provide for the purchase and installation of two propane fired heaters including all required connections to existing utilities.

INTERIOR FINISHES

Project Index #: 0493INT1
Construction Cost $22,750

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

LIGHTING UPGRADE

Project Index #: 0493ENR2
Construction Cost $6,825

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 restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

WINDOW REPLACEMENT

Project Index #: 0493ENR1
Construction Cost $3,750

The windows in the front office are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 5 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $7,000

Long-Term Needs Four to Ten Years

FLOORING REPLACEMENT

Project Index #: 0493INT2
Construction Cost $7,000

The carpet and sheet vinyl in the front office section of the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6” base and heavy duty commercial grade carpet in the next 4-5 years.
BUILDING INFORMATION:

Gross Area (square feet): 4,550
Year Constructed: 1980
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 40 % B
IBC Occupancy Type 2: 60 % S-1
Construction Type: Engineered Metal Building
IBC Construction Type: V-N
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$49,500</td>
<td>$24.28</td>
<td>$682,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$53,975</td>
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<td>$150</td>
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</tr>
<tr>
<td>Priority Class 3:</td>
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<td></td>
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<tr>
<td>Grand Total:</td>
<td>$110,475</td>
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<td></td>
<td></td>
<td>16%</td>
</tr>
</tbody>
</table>

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
Lahontan State Recreation Area - Site #9959
Description: Maintenance yard.

Regional Headquarters / Maintenance Shop - Building #0493
Description: ADA accessible entrance.
Regional Headquarters / Maintenance Shop - Building #0493
Description: Interior of the shop area.

Old Well House - Building #0494
Description: Exterior of the structure.
Old District Headquarters - Building #0495
Description: Exterior of the structure.

LD1 Day Use Comfort Station - Building #0496
Description: Exterior of the structure.
LD2 SST Restroom - Building #0497
Description: Exterior of the structure.

LD2 Garage #1 - Building #0498
Description: Exterior of the structure.
LD2 Residence #1 - Building #0499
Description: Exterior of the structure.

LD3 SST Restroom - Building #0540
Description: Exterior of the structure.
LD5 SST Restroom - Building #0542
Description: Exterior of the structure.

LD6 SST Restroom - Building #0543
Description: Exterior of the structure.
LD7 Clivus Restroom - Building #0544
Description: Exterior of the structure.

LD9 SST Restroom - Building #0589
Description: Exterior of the structure.
LD10 Clivus Restroom - Building #0592
Description: Exterior of the structure.

LD11 SST Restroom - Building #0599
Description: Exterior of the structure.
Overlook CXT Comfort Station - Building #1320
Description: Exterior of the structure.

Blackbird Point SST Restroom - Building #1321
Description: Exterior of the structure.
North Shore Marina Clivus Restroom - Building #1322
Description: Exterior of the structure.

Drum Point SST Restroom - Building #1324
Description: Exterior of the structure.
LD Storage #2 - Building #1326
Description: Exterior of the structure.

SS Entrance Station - Building #1328
Description: Exterior of the structure.
LD Residence #2 - Building #1330
Description: Exterior of the structure.

LD Residence #3 - Building #1331
Description: Exterior of the structure.
Seasonal Employees Base Camp - Building #1336
Description: Exterior of the structure.

Virginia Beach SST Restroom - Building #1337
Description: Exterior of the structure.
SS4 SST Restroom - Building #1339
Description: Exterior of the structure.

SS6 SST Restroom - Building #1340
Description: Exterior of the structure.
SS8 SST Restroom - Building #1341
Description: Exterior of the structure.

SS10 SST Restroom - Building #1342
Description: Exterior of the structure.
LD Entrance Station - Building #1343
Description: Exterior of the structure.

SS Garage #1 - Building #1344
Description: Exterior of the structure.
SS Garage #2 - Building #1345
Description: Exterior of the structure.

SS Garage #3 - Building #1346
Description: Exterior of the structure.
SS Mechanical Building North - Building #1347
Description: Exterior of the structure.

SS Ranger Residence - Building #1350
Description: Exterior of the structure.
SS Maintenance Shop - Building #1351  
Description: Exterior of the structure.

SS12 SST Restroom- Building #2361  
Description: Exterior of the structure.
Catfish Cut SST Restroom- Building #2362
Description: Exterior of the structure.

SS3 North SST Restroom- Building #2363
Description: Exterior of the structure.
SS3 South SST Restroom- Building #2364
Description: Exterior of the structure.

SS5 North SST Restroom- Building #2366
Description: Exterior of the structure.
SS5 South SST Restroom- Building #2367
Description: Exterior of the structure.

SS7 Center Comfort Station- Building #2369
Description: Exterior of the structure.
SS7 Beach Comfort Station- Building #2370
Description: Exterior of the structure.

SS7 Beach SST Restroom- Building #2371
Description: Exterior of the structure.
SS9 Restroom- Building #2372
Description: Exterior of the structure.

SS11 Restroom- Building #2373
Description: Exterior of the structure.
SS Ranger Station- Building #2578
Description: Exterior of the structure.

SS Day Use Beach Comfort Station North- Building #3047
Description: Exterior of the structure.
SS Day Use Comfort Station South - Building #3048
Description: Exterior of the structure.

Equestrian Campground SST Restroom- Building #3049
Description: Exterior of the structure.
River Camp Ramada- Building #3050
Description: Exterior of the structure.

North Shore Marina Kiosk- Building #3051
Description: Exterior of the structure.
SS Mechanical Building South- Building #3052
Description: Exterior of the structure.

LD Residence #4- Building #3053
Description: Exterior of the structure.
Water Treatment Plant- Building #3054
Description: Exterior of the structure.

Water Treatment Plant- Building #3054
Description: Interior of the treatment plant.
Metal Storage Building- Building #3055
Description: Exterior of the structure.

LD Garage #4- Building #3056
Description: Exterior of the structure (on right).
LD Garage #5- Building #3057
Description: Exterior of the structure (on left).

Water Tank #1- Building #3058
Description: Exterior of the structure.
Water Tank #2 & 3- Building #3059 & #3060
Description: Exterior of the structures.