

State of Nevada  
Department of Conservation & Natural Resources  
Division of State Parks

# DAYTON STATE PARK

825 Highway 50 East  
Dayton, Nevada 89403

**Site Number: 9961**

**STATE OF NEVADA PUBLIC WORKS DIVISION  
FACILITY CONDITION ANALYSIS**



Report distributed in January 2022

State of Nevada  
Department of Conservation & Natural Resources  
Division of State Parks

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

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

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

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

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

**Class Definitions**

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

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

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

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

**PRIORITY CLASS 3 - (Four to Ten Years)**

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

Site number: 9961

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1062	DAYTON STATE PARK OFFICE 825 Hwy. 50 East Dayton	200	1979	6/11/2020	\$12,500	\$2,500	\$3,000	\$18,000	\$30,000	60%
1227	COMFORT STATION 825 Hwy. 50 East Dayton	360	1979	6/11/2020	\$15,000	\$23,200	\$0	\$38,200	\$90,000	42%
1030	DAYTON STATE PARK SHOP 825 Hwy. 50 East Dayton	480	1999	6/11/2020	\$5,000	\$18,600	\$2,500	\$26,100	\$96,000	27%
1228	DAY USE AREA RAMADA 825 Hwy. 50 East Dayton	2508	1979	6/11/2020	\$12,000	\$16,500	\$0	\$28,500	\$188,100	15%
9961	DAYTON STATE PARK SITE 825 Hwy. 50 East Dayton		0	6/11/2020	\$48,500	\$115,300	\$165,000	\$328,800		0%
1226	STEEL SHED 1 825 Hwy. 50 East Dayton	200	1996	6/11/2020	\$0	\$0	\$0		\$2,000	
1031	STEEL SHED 2 825 Hwy. 50 East Dayton	200	1996	6/11/2020	\$0	\$0	\$0		\$2,000	
Report Totals.....:		3,948			\$93,000	\$176,100	\$170,500	\$439,600	\$408,100	108%

### Acronyms List

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

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

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Building Name	Index #	
DAYTON STATE PARK SITE	9961	
DAY USE AREA RAMADA	1228	
COMFORT STATION	1227	
STEEL SHED 1	1226	No Current Projects
DAYTON STATE PARK OFFICE	1062	
STEEL SHED 2	1031	No Current Projects
DAYTON STATE PARK SHOP	1030	

**DAYTON STATE PARK SITE**

SPWD Facility Condition Analysis - 9961

Survey Date: 6/11/2020

**DAYTON STATE PARK SITE  
BUILDING REPORT**

Dayton State Park is located in the town of Dayton, one of Nevada's first permanent settlements. The Carson River flows through the park and offers fishing, bird watching, picnicking, ten camping spaces, and group use facilities.

The Rock Point Mill, built in 1861, was once used to process rich silver ore from nearby Virginia City. Remnants of the mill are still visible within the park, just west of U.S. 50. A tunnel connects these two sections of the park. There are two paved ADA designated spaces in the day use area with a route of travel to the restrooms and shaded picnic area as well as parking for numerous cars. The ADA accessible elements are not 100% compliant and will be addressed in the report.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$48,500****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 9961ADA8****Construction Cost \$23,500**

The ADA provides for accessibility to sites and services for people with physical limitations. The two ADA parking and path of travel areas for the Comfort Station and Ramada are failing and do not meet current requirements. Replacing the existing designated areas with one new compliant parking area and path of travel will meet the requirements of both locations. A concrete parking area, passenger loading area and path of travel to the sidewalk connecting both buildings are necessary to comply with ADA accessibility requirements. This project would provide for two concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of concrete, signage, striping and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project. 750 square feet of concrete was used for this estimate.

It is recommended that this project coincide with the PATCHING, CRACK FILL & SEAL ASPHALT PAVING and ADA SIDEWALK REPLACEMENT projects.

**CAMPGROUND ADA UPGRADES****Project Index #: 9961ADA4****Construction Cost \$20,000**

According to proposed US Access Board regulations, a campground with 1-25 camping spaces should have at least 1 accessible space. The campground currently does not have an accessible space out of 10 spaces. Other regulations include a 20'-0" wide drive aisle for RV/ tent trailer sites and accessible amenities on an accessible route including the grill, picnic table, fire ring, and water and electric utilities. This project provides for upgrading one existing campsite to be accessible. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/06/2012 has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2020.

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION****Project Index #: 9961ADA6****Construction Cost \$5,000**

This park has an outdoor water fountain near the Ramada parking area that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/06/2012 has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2020.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$115,300****Necessary - Not Yet Critical****Two to Four Years****ADA SIDEWALK REPLACEMENT****Project Index #: 9961ADA9****Construction Cost \$4,300**

The accessible concrete sidewalks between the Comfort Station and Ramada are in need of replacement. They have cracks and are spalling. This project would provide for the removal and replacement of the concrete sidewalks. 920 SF of 4" thick concrete was used for this estimate. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

It is recommended that this project coincide with the ADA ACCESSIBLE PATH OF TRAVEL project.

**EXTERIOR SOLAR SITE LIGHTING INSTALLATION****Project Index #: 9961SEC1****Construction Cost \$39,000**

There is no site lighting in the park which is a security and safety concern. This project would provide for the installation of 5 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections.

This project or a portion thereof was previously recommended in the FCA report dated 06/06/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2020.

**PATCHING, CRACK FILL & SEAL ASPHALT PAVING****Project Index #: 9961SIT4****Construction Cost \$22,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for patching, minor crack filling and sealing of the Comfort Station and Ramada parking area. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 11,000 square feet of asphalt area was used to generate this estimate.

It is recommended that this project coincide with the ADA ACCESSIBLE PATH OF TRAVEL project.

**SITE DRAINAGE UPGRADES****Project Index #: 9961SIT5****Construction Cost \$50,000**

Flooding of the Carson River in the past has exposed drainage problems at the site. A culvert on the camping area loop is plugged, and brush and debris have filled the overflow canal. This project would fund the replacement of the culvert with a properly sized culvert and clean the overflow canal of debris.

This project should be done prior to the ASPHALT PAVING INSTALLATION project.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$165,000****Long-Term Needs****Four to Ten Years****ASPHALT PAVING INSTALLATION****Project Index #: 9961SIT3****Construction Cost \$165,000**

The yard around the Shop and Office, the campground loop road, and the individual campsite parking areas are not currently paved. This project would provide asphalt concrete paving for the yard, a 10' wide access road around the campground loop, and 10' wide parking spaces at each campsite. The estimate includes grading, compaction and installation of 4" thick asphalt cement.

This project or a portion thereof was previously recommended in the FCA report dated 06/06/2012 has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2020.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$48,500
Priority Class 2:	\$115,300
Priority Class 3:	\$165,000
Grand Total:	\$328,800

**DAY USE AREA RAMADA**

SPWD Facility Condition Analysis - 1228

Survey Date: 6/11/2020

## DAY USE AREA RAMADA BUILDING REPORT

The Ramada is a wood post and beam structure with a metal roofing system on a concrete foundation. It has picnic tables, a barbeque area, sink with water, concrete serving areas, and electrical service. The facility is not fully ADA compliant.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$12,000****Currently Critical****Immediate to Two Years****ADA UPGRADES****Project Index #: 1228ADA1****Construction Cost \$12,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The Ramada requires several upgrades to comply with ADA requirements. There are elevation changes in the concrete flooring that exceed accessible limits, the grill and sink are not accessible and there are no accessible picnic tables. This project would provide for grinding the concrete, replacing the grill and sink, providing at least two accessible picnic tables and any other necessary upgrades to comply with ADA regulations. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/06/2012 has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2020.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$16,500****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1228EXT1****Construction Cost \$12,500**

The exterior finishes are in poor condition. It is important to maintain the finish, weather resistance, and appearance of the structure. This project would provide for staining or painting of the structure and it is recommended that this project be scheduled in the next 2 - 3 years and on a cyclical basis to maintain the integrity of the structure.

**EXTERIOR LIGHTING REPLACEMENT****Project Index #: 1228ELE1****Construction Cost \$4,000**

The Ramada has high bay halogen lighting on the interior of the building, but the light fixtures are old and not energy efficient. This project would provide for the replacement of the exterior rated lighting fixtures with new LED light fixtures, using existing wiring.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 2,508	<b>IBC Occupancy Type 1:</b> 100 % U
<b>Year Constructed:</b> 1979	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Open / Wood Post	<b>Construction Type:</b> Wood Post & Beam
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Suppressed:</b> 0 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$12,000	<b>Project Construction Cost per Square Foot:</b> \$11.36
<b>Priority Class 2:</b> \$16,500	<b>Total Facility Replacement Construction Cost:</b> \$188,000
<b>Priority Class 3:</b> \$0	<b>Facility Replacement Cost per Square Foot:</b> \$75
<b>Grand Total:</b> \$28,500	<b>FCNI:</b> 15%

**COMFORT STATION**

SPWD Facility Condition Analysis - 1227

Survey Date: 6/11/2020

**COMFORT STATION  
BUILDING REPORT**

The Comfort Station is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It has Men's and Women's restrooms which are not fully ADA compliant. There is a small electric water heater in the janitor's closet area. The access to the facility is also not ADA compliant.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$15,000****Currently Critical****Immediate to Two Years****ADA IMPROVEMENTS****Project Index #: 1227ADA1****Construction Cost \$15,000**

The existing ADA designated restroom is not 100 % ADA compliant. This project would provide for the required modifications to the restrooms including restroom fixture relocation to provide for clearances and mounting heights of fixtures and equipment and signage. The exterior concrete landing at the door appears to exceed a 2% slope. This project also includes the removal and replacement of the exterior concrete to provide for a code compliant landing. This proposal is for the one designated ADA restroom. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/06/2012 has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2020.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$23,200****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR & INTERIOR FINISHES****Project Index #: 1227EXT1****Construction Cost \$7,200**

The interior and exterior finishes are in poor condition from water scale, plumbing leaks, and weathered wood finishes. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding for the painting the wood portions of the building and repairing any cracks and sealing the stone masonry as well as caulking the window frames, doors and other penetrations excluding the roof. This project includes the exterior and interior finishes. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project should be implemented concurrently with the PLUMBING REPLACEMENT project.

**PLUMBING REPLACEMENT****Project Index #: 1227PLM1****Construction Cost \$15,000**

The plumbing system is older and in poor condition with multiple leaks as well as evidence of past leaks. The system appears to be original to the building and should be scheduled for replacement. The sewer lines should also be inspected for deterioration. This project would provide for replacement all of the water lines including fixture valves in the building. This estimate includes removal and disposal of the existing system as required.

**TRIM TREES ADJOINING BUILDING****Project Index #: 1227EXT2****Construction Cost \$1,000**

The Comfort Station has trees which are growing up against the structure and are in need of trimming. The trees are touching the walls and roof structure and are a maintenance and safety issue. This project recommends that they be trimmed back providing clearance to the structure.

**BUILDING INFORMATION:**

Gross Area (square feet): 360	IBC Occupancy Type 1: 100 % B
Year Constructed: 1979	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Masonry & Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$15,000	Project Construction Cost per Square Foot:	\$106.11
Priority Class 2:	\$23,200	Total Facility Replacement Construction Cost:	\$90,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$38,200	FCNI:	42%

**DAYTON STATE PARK OFFICE**

SPWD Facility Condition Analysis - 1062

Survey Date: 6/11/2020

## **DAYTON STATE PARK OFFICE BUILDING REPORT**

The Park Office is a small wood framed structure with corrugated metal siding and roof on a concrete slab. It is a storage building which has been remodeled into a small office space. It has painted plywood walls and ceiling, lighting and electrical service and two small wall mounted AC units. The facility does not have a restroom, fire alarm system, smoke detectors, nor is it ADA accessible.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$12,500****Currently Critical****Immediate to Two Years****ADA IMPROVEMENTS****Project Index #: 1062ADA1****Construction Cost \$12,500**

The Park Office is not ADA accessible. This project would provide for ADA accessibility upgrades including but not limited to a concrete parking and loading space, route of travel to the office, a new concrete walkway / landing at the front entrance and a new threshold for the existing door. Signage is also included in this estimate. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. 500 square feet of new PC concrete was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/062012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2020.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$2,500****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 1062EXT2****Construction Cost \$2,500**

The existing exterior wood door and frame appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 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.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$3,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1062EXT1****Construction Cost \$1,000**

The exterior finishes are galvanized corrugated metal requiring low maintenance; however, there are portions of T1-11 siding and trim which are in fair condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures and other penetrations to maintain the building in good, weather tight condition. It is recommended that the building be painted, caulked and sealed in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 1062INT1****Construction Cost \$2,000**

The interior finishes are in fair condition. The interior of the shop is painted plywood on the roof and ceiling. This project would provide for the cyclical painting of the interior plywood walls and ceiling starting in 4 - 5 years.

**BUILDING INFORMATION:**

Gross Area (square feet):	200	IBC Occupancy Type 1:	100 % B
Year Constructed:	1979	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Metal Siding	Construction Type:	Wood Framed
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$12,500	Project Construction Cost per Square Foot:	\$90.00
Priority Class 2:	\$2,500	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$3,000	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$18,000	FCNI:	60%

**DAYTON STATE PARK SHOP**

SPWD Facility Condition Analysis - 1030

Survey Date: 6/11/2020

## **DAYTON STATE PARK SHOP BUILDING REPORT**

The Park Shop is a wood framed structure with a metal roofing system on a concrete slab-on-grade foundation. It has a garage, storage area, and a non-ADA compliant restroom with a shower. There is a small electric heater in the unit and the facility does not have a fire alarm or sprinkler system.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$5,000**  
**Currently Critical** **Immediate to Two Years**

**EXIT SIGN & EGRESS LIGHTING**

**Project Index #: 1030SFT2**  
**Construction Cost \$2,500**

The Park Shop has no exit lighting and emergency egress lighting. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 06/06/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2020.

**LIGHTING UPGRADE**

**Project Index #: 1030ENR1**  
**Construction Cost \$2,500**

The existing building lighting fixtures, T-12's are older incandescent type and are not energy efficient. This project will upgrade lighting fixtures to T-5's, with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination.

This project or a portion thereof was previously recommended in the FCA report dated 06/06/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2020.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$18,600**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 1030EXT1**  
**Construction Cost \$4,800**

The exterior finishes are in poor condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 - 3 years and is recommended on a cyclical basis based on environmental conditions.

**INTERIOR FINISHES / FRP INSTALLATION**

**Project Index #: 1030INT1**  
**Construction Cost \$4,800**

The interior of the shop is stained plywood on the roof and ceiling. This project would provide for the cyclical staining or painting of the interior plywood walls and ceiling. This project also includes installing an FRP wall surround in the restroom.

This project or a portion thereof was previously recommended in the FCA report dated 06/06/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2020.

**ROOF REPLACEMENT**

**Project Index #: 1030EXT2**  
**Construction Cost \$9,000**

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 system.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$2,500****Long-Term Needs****Four to Ten Years****Project Index #: 1030EXT3****EXTERIOR DOOR REPLACEMENT****Construction Cost \$2,500**

The existing exterior metal door and frame appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 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.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 480	<b>IBC Occupancy Type 1:</b> 100 % S-2
<b>Year Constructed:</b> 1999	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Wood Siding	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1 Basement? No	<b>Percent Fire Suppressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$5,000	<b>Project Construction Cost per Square Foot:</b> \$54.38
<b>Priority Class 2:</b> \$18,600	<b>Total Facility Replacement Construction Cost:</b> \$96,000
<b>Priority Class 3:</b> \$2,500	<b>Facility Replacement Cost per Square Foot:</b> \$200
<b>Grand Total:</b> \$26,100	<b>FCNI:</b> 27%

**NOTES:**

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

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

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

**REPORT DEVELOPMENT:**

State Public Works Division	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Dayton State Park – FCA Site #9961  
Description: Parking Area for Comfort Station and Ramada.



Dayton State Park – FCA Site #9961  
Description: ADA Path of Travel Project.



Dayton State Park – FCA Site #9961  
Description: Asphalt Paving Installation Project.



Dayton State Park – FCA Site #9961  
Description: Site Drainage Upgrades Project.



Day Use Area Ramada – FCA Building #1228  
Description: View of the Structure.



Comfort Station – FCA Building #1227  
Description: Exterior of the Structure.



Comfort Station – FCA Building #1227  
Description: Interior of the Structure.



Steel Shed 1 & 2 – FCA Buildings #1226 & #1031  
Description: Interior of Sheds (typical).



Dayton State Park Office – FCA Building #1062  
Description: Exterior of the Building.



Dayton State Park Shop – FCA Building #1030  
Description: Exterior of the building.