

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

RYE PATCH STATE RECREATION AREA

2505 Rye Patch Reservoir Road
Lovelock, Nevada 89419

Site Number: 9883
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: 9883

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
1299	GROUP RAMADA	968	1976	6/4/2020	\$15,000	\$2,900	\$0	\$17,900	\$24,200	74%
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3117	COMFORT STATION - LOWER CAMPGROUND	204	2007	6/4/2020	\$15,000	\$0	\$4,080	\$19,080	\$51,000	37%
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
0479	COMFORT STATION #4	400	1976	6/4/2020	\$22,850	\$0	\$4,000	\$26,850	\$80,000	34%
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
1298	PARK OFFICE & GARAGE	1080	1978	6/4/2020	\$39,900	\$31,900	\$10,800	\$82,600	\$270,000	31%
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
1309	RESIDENCE #1	1440	1995	6/4/2020	\$600	\$14,400	\$42,800	\$57,800	\$216,000	27%
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
1297	ENTRANCE STATION	48	1976	6/4/2020	\$1,000	\$1,860	\$240	\$3,100	\$12,000	26%
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
0545	STORAGE BUILDING #2	200	1966	6/4/2020	\$0	\$2,500	\$0	\$2,500	\$10,000	25%
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
2532	RESIDENCE GARAGE	400	1995	6/4/2020	\$0	\$10,000	\$0	\$10,000	\$40,000	25%
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
2754	MAN CAMP TRAILER	399	2013	6/4/2020	\$9,500	\$0	\$5,600	\$15,100	\$79,800	19%
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
0477	WELL HOUSE	84	1980	6/4/2020	\$0	\$2,600	\$0	\$2,600	\$16,800	15%
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3114	CABIN #1	80	2012	6/4/2020	\$0	\$800	\$800	\$1,600	\$12,000	13%
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3115	CABIN #2	80	2012	6/4/2020	\$0	\$800	\$800	\$1,600	\$12,000	13%
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
0476	BOAT RAMP COMFORT STATION	462	2000	6/4/2020	\$3,000	\$0	\$9,200	\$12,200	\$92,400	13%
	2502 Rye Patch Reservoir Road									
	Rye Patch SRA									
3116	COMFORT STATION - DAY USE	120	2006	6/4/2020	\$0	\$0	\$2,400	\$2,400	\$30,000	8%
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3118	COMFORT STATION - GROUP USE	204	2006	6/4/2020	\$0	\$0	\$4,000	\$4,000	\$51,000	8%
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									

Site number: 9883

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
1307	FISH CLEANING STATION	60	1980	6/4/2020	\$0	\$0	\$300	\$300	\$15,000	2%
	2505 Rye Patch Reservoir Road									
9883	RYE PATCH SRA SITE		1971	6/4/2020	\$40,000	\$1,072,500	\$27,800	\$1,140,300		0%
	2505 Rye Patch Reservoir Road									
4045	RAMADA #29		0	6/4/2020	\$0	\$0	\$0			0%
	2505 Rye Patch Reservoir Road									
1306	RAMADA #07	144	1976	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
1305	RAMADA #06	144	1976	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
1304	RAMADA #05	144	1976	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
1303	RAMADA #04	144	1976	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
1302	RAMADA #03	144	1976	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
1301	RAMADA #02	144	1976	6/4/2020	\$0	\$0	\$0		\$4,000	
	2502 Rye Patch Reservoir Road									
3119	RAMADA #9	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
3136	RAMADA #26	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
3137	RAMADA #27	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
3138	RAMADA #28	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
1296	RAMADA #8	264	1976	6/4/2020	\$0	\$0	\$0		\$26,400	
	2502 Rye Patch Reservoir Road									
4046	VEHICLE SHADE STRUCTURE #1	432	2017	6/4/2020	\$0	\$0	\$0		\$10,800	
	2505 Rye Patch Reservoir Road									
4047	VEHICLE SHADE STRUCTURE #2	432	2017	6/4/2020	\$0	\$0	\$0		\$10,800	
	2505 Rye Patch Reservoir Road									

Site number: 9883

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
1300	RAMADA #01	144	1976	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3129	RAMADA #19	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3126	RAMADA #16	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3125	RAMADA #15	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3124	RAMADA #14	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3123	RAMADA #13	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3122	RAMADA #12	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3121	RAMADA #11	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
1308	STORAGE BLDG #1 - OFFICE/SHOP AREA	192	1980	6/4/2020	\$0	\$0	\$0		\$4,800	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3128	RAMADA #18	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3135	RAMADA #25	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3130	RAMADA #20	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3131	RAMADA #21	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3132	RAMADA #22	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3133	RAMADA #23	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3134	RAMADA #24	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									

Site number: 9883		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
3127	RAMADA #17	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
3120	RAMADA #10	400	0	6/4/2020	\$0	\$0	\$0		\$4,000	
	2505 Rye Patch Reservoir Road									
	Rye Patch SRA									
Report Totals.....:		16,557			\$146,850	\$1,140,260	\$112,820	\$1,399,930	\$1,173,000	119%

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.

Table of Contents

Building Name	Index #	
RYE PATCH SRA SITE	9883	
VEHICLE SHADE STRUCTURE #2	4047	No Current Projects
VEHICLE SHADE STRUCTURE #1	4046	No Current Projects
RAMADA #29	4045	No Current Projects
RAMADA #28	3138	No Current Projects
RAMADA #27	3137	No Current Projects
RAMADA #26	3136	No Current Projects
RAMADA #25	3135	No Current Projects
RAMADA #24	3134	No Current Projects
RAMADA #23	3133	No Current Projects
RAMADA #22	3132	No Current Projects
RAMADA #21	3131	No Current Projects
RAMADA #20	3130	No Current Projects
RAMADA #19	3129	No Current Projects
RAMADA #18	3128	No Current Projects
RAMADA #17	3127	No Current Projects
RAMADA #16	3126	No Current Projects
RAMADA #15	3125	No Current Projects
RAMADA #14	3124	No Current Projects
RAMADA #13	3123	No Current Projects
RAMADA #12	3122	No Current Projects
RAMADA #11	3121	No Current Projects
RAMADA #10	3120	No Current Projects
RAMADA #9	3119	No Current Projects
COMFORT STATION - GROUP USE	3118	
COMFORT STATION - LOWER CAMPGROUND	3117	
COMFORT STATION - DAY USE	3116	
CABIN #2	3115	
CABIN #1	3114	
MAN CAMP TRAILER	2754	
RESIDENCE GARAGE	2532	
RESIDENCE #1	1309	
STORAGE BLDG #1 - OFFICE/SHOP AREA	1308	No Current Projects

FISH CLEANING STATION	1307	
RAMADA #07	1306	No Current Projects
RAMADA #06	1305	No Current Projects
RAMADA #05	1304	No Current Projects
RAMADA #04	1303	No Current Projects
RAMADA #03	1302	No Current Projects
RAMADA #02	1301	No Current Projects
RAMADA #01	1300	No Current Projects
GROUP RAMADA	1299	
PARK OFFICE & GARAGE	1298	
ENTRANCE STATION	1297	
RAMADA #8	1296	
STORAGE BUILDING #2	0545	
COMFORT STATION #4	0479	
WELL HOUSE	0477	
BOAT RAMP COMFORT STATION	0476	

RYE PATCH SRA SITE

SPWD Facility Condition Analysis - 9883

Survey Date: 6/4/2020

**RYE PATCH SRA SITE
BUILDING REPORT**

Rye Patch Reservoir is located along the Humboldt River and covers 11,000 acres. Here, visitors enjoy fishing, boating, water skiing, camping, and picnicking. There are campgrounds, most with shade ramadas, a boat launch, and picnic areas throughout the site with most concentrated on the west end of the recreation area. There is a water well which serves the residences and office areas which does not have a water storage tank. The individual pressure tanks are undersized for their use. The site also has electrical service for power. The recreation site is well maintained.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$40,000****Currently Critical****Immediate to Two Years****LOWER CAMPGROUND ADA UPGRADES****Project Index #: 9883ADA2****Construction Cost \$40,000**

According to proposed US Access Board regulations, a campground with 51-100 camping spaces should have 4 accessible spaces spaced throughout the campground to provide as many accessible campsite options as possible. The Upper Campground currently has two accessible spaces and the Lower campground does not have any. Other regulations include 20'-0" wide drive aisles for RV/ tent trailer sites and accessible amenities on an accessible route including grills, picnic tables, fire rings, and water and electric utilities. This project provides for upgrading two existing campsites at the Lower Campground to accessible campsites.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,072,500****Necessary - Not Yet Critical****Two to Four Years****EROSION CONTROL****Project Index #: 9883SIT6****Construction Cost \$1,030,000**

Wave action has severely eroded the shoreline which jeopardizes state facilities. The erosion is encroaching on the park entrance kiosk, well house (Building #0477), multiple shore access stairways and utility power pole. If left unchecked, the campground will potentially lose water service along with other facilities as the shoreline erodes. The project will design and construct erosion control improvements to the shoreline at the Rye Patch State Recreation Area. The project scope includes relocation of an undercut utility pole, grading, and placement of riprap.

IRRIGATION UPGRADES**Project Index #: 9883SIT2****Construction Cost \$10,000**

The existing landscape irrigation lines for the Group Use area are reaching the end of their expected life and should be scheduled for replacement. This project would provide for the removal of the existing irrigation lines and the purchase and installation of new lines. 2,000 linear feet were used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

PICNIC TABLE REPLACEMENT**Project Index #: 9883SFT1****Construction Cost \$25,000**

The weather in the Rye Patch SRA is extreme, creating maintenance issues throughout the park. Extreme cold winters and hot summer months are causing premature wear and deterioration to the wood picnic tables. This project would provide for the replacement of the wood picnic tables with powder coated metal frame and resin composite tables.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

Project Index #: 9883SIT4
Construction Cost \$5,000

SITE HANDRAIL PAINTING

Existing painted finishes on the hand and safety railings in the park are showing signs of deterioration and are in need of repainting. This project recommends the preparation and repainting of all the hand and safety railings. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized for durability.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

Project Index #: 9883PLM1
Construction Cost \$2,500

WATER STORAGE TANK INSTALLATION

There is a 150 gallon water storage tank in the Park Office building. The existing capacity is not enough to support the demand in this area of the park. It is recommended to purchase and install a new larger tank to meet the demand. This project would provide for a new 500 gallon water storage tank to be installed near the Park Office including connections to existing utilities and the radio telemetry system.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$27,800

Long-Term Needs

Four to Ten Years

Project Index #: 9883EXT2
Construction Cost \$27,800

EXTERIOR FINISHES, SHADE RAMADAS

The exterior finishes of the shade ramadas are all in good condition. There are 29 steel shade ramadas in different locations throughout the site which are either 144 s.f., 264 s.f. or 400 s.f. for a total of 9,272 square feet. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for painting of the structures and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structures.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$40,000
Priority Class 2:	\$1,072,500
Priority Class 3:	\$27,800
Grand Total:	\$1,140,300

COMFORT STATION - GROUP USE

SPWD Facility Condition Analysis - 3118

Survey Date: 6/4/2020

COMFORT STATION - GROUP USE BUILDING REPORT

The Group Use Comfort Station is a precast concrete structure which has Men's and Women's ADA accessible restrooms. There is an ADA parking area and route of travel to the facility.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 3118EXT1****Construction Cost \$2,000**

The exterior finishes are in good condition. 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 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 3118INT1****Construction Cost \$2,000**

The interior finishes are in good condition; however, since this is a public restroom a shorter cycle between re-finishing is recommended. It is recommended to power wash the interior walls and ceilings, and replace the Fiberglass Reinforced Panels where necessary at least once in the next 4 - 5 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	IBC Occupancy Type 1: 100 % B
Year Constructed: 2006	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$19.61
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$51,000
Priority Class 3:	\$4,000	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$4,000	FCNI:	8%

COMFORT STATION - LOWER CAMPGROUND

SPWD Facility Condition Analysis - 3117

Survey Date: 6/4/2020

COMFORT STATION - LOWER CAMPGROUND BUILDING REPORT

The Lower Campground Comfort Station is a precast concrete structure which has Men's and Women's ADA accessible restrooms. It does not have an ADA parking area and route of travel to the facility

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$15,000****Currently Critical****Immediate to Two Years****Project Index #: 3117ADA1****ADA PARKING SPACE****Construction Cost \$15,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area for the Lower Campground Comfort Station are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space, and walkway to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage, and any other necessary upgrades. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,080****Long-Term Needs****Four to Ten Years****Project Index #: 3117EXT1****EXTERIOR FINISHES****Construction Cost \$2,040**

The exterior finishes are in good condition. 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 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3117INT1**INTERIOR FINISHES****Construction Cost \$2,040**

The interior finishes are in good condition; however, since this is a public restroom a shorter cycle between re-finishing is recommended. It is recommended to power wash the interior walls and ceilings, and replace the Fiberglass Reinforced Panels where necessary at least once in the next 4 - 5 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	IBC Occupancy Type 1: 100 % B
Year Constructed: 2007	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$15,000	Project Construction Cost per Square Foot: \$93.53
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$51,000
Priority Class 3: \$4,080	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$19,080	FCNI: 37%

COMFORT STATION - DAY USE

SPWD Facility Condition Analysis - 3116

Survey Date: 6/4/2020

COMFORT STATION - DAY USE BUILDING REPORT

The Day Use Comfort Station is a precast concrete structure which has a unisex ADA accessible restroom and an ADA parking space and route of travel to the facility.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,400****Long-Term Needs****Four to Ten Years****Project Index #: 3116EXT1****EXTERIOR FINISHES****Construction Cost \$1,200**

The exterior finishes are in good condition. 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 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3116INT1**INTERIOR FINISHES****Construction Cost \$1,200**

The interior finishes are in good condition; however, since this is a public restroom a shorter cycle between re-finishing is recommended. It is recommended to power wash the interior walls and ceilings, and replace the Fiberglass Reinforced Panels where necessary at least once in the next 4 - 5 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	IBC Occupancy Type 1: 100 % B
Year Constructed: 2006	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$2,400	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$2,400	FCNI:	8%

CABIN #2

SPWD Facility Condition Analysis - 3115

Survey Date: 6/4/2020

CABIN #2

BUILDING REPORT

The Cabin #2 is a prefabricated wood structure with a metal roofing system. It is a small facility used only for storage. It is located in the main yard northwest of Residence #1.

PRIORITY CLASS 2 PROJECTS	Total Construction Cost for Priority 2 Projects:	\$800
Necessary - Not Yet Critical	Two to Four Years	

EXTERIOR FINISHES

Project Index #: 3115EXT1
Construction Cost \$800

The exterior finishes are in poor condition. 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.

PRIORITY CLASS 3 PROJECTS	Total Construction Cost for Priority 3 Projects:	\$800
Long-Term Needs	Four to Ten Years	

INTERIOR FINISHES

Project Index #: 3115INT1
Construction Cost \$800

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 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.

BUILDING INFORMATION:

Gross Area (square feet): 80	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 2012	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Prefabricated Wood Building
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$800	Total Facility Replacement Construction Cost:	\$12,000
Priority Class 3:	\$800	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$1,600	FCNI:	13%

CABIN #1

SPWD Facility Condition Analysis - 3114

Survey Date: 6/4/2020

CABIN #1

BUILDING REPORT

The Cabin #1 is a prefabricated wood structure with a metal roofing system. It is a small facility used only for storage. It is located in the main yard northwest of Residence #1.

PRIORITY CLASS 2 PROJECTS	Total Construction Cost for Priority 2 Projects:	\$800
Necessary - Not Yet Critical	Two to Four Years	

EXTERIOR FINISHES

Project Index #: 3114EXT1
Construction Cost \$800

The exterior finishes are in poor condition. 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.

PRIORITY CLASS 3 PROJECTS	Total Construction Cost for Priority 3 Projects:	\$800
Long-Term Needs	Four to Ten Years	

INTERIOR FINISHES

Project Index #: 3114INT1
Construction Cost \$800

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 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.

BUILDING INFORMATION:

Gross Area (square feet): 80	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 2012	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Prefabricated Wood Building
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$800	Total Facility Replacement Construction Cost:	\$12,000
Priority Class 3:	\$800	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$1,600	FCNI:	13%

MAN CAMP TRAILER

SPWD Facility Condition Analysis - 2754

Survey Date: 6/4/2020

MAN CAMP TRAILER**BUILDING REPORT**

The Man Camp Trailer consists of three separate sleeping quarters each with separate bathrooms. It has painted wood siding with a prefinished metal roof. It is used as sleeping quarters for seasonal employees. This trailer was constructed per ANSI-A119.5, Standards for Recreational Park Trailers.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$9,500****Currently Critical****Immediate to Two Years****EGRESS DOOR LANDING ADJUSTMENT****Project Index #: 2754EXT3****Construction Cost \$2,000**

Exterior egress doors must have a landing at the elevation of the door. 2018 IRC Section R311.3 states "Landings or finished floors at the required egress door shall be not more than 1-1/2 inches (38 mm) lower than the top of the threshold." This project would provide funding to install landings at each entry door that are contiguous to the two pre-fabricated stair and handrail systems that meet the requirements of Section R311 Means of Egress.

GUARDRAIL INSTALLATION**Project Index #: 2754EXT2****Construction Cost \$7,500**

It appears that a guardrail is required to be installed around the exterior deck. The height at which a guardrail is required is 30" per IRC 2018 R312.1.1 Where Required: "Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below..." This project would provide for the purchase and installation of new guardrails.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$5,600****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2754EXT1****Construction Cost \$2,800**

The exterior finishes are in good condition. 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 flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 2754INT1****Construction Cost \$2,800**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 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): 399	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 2013	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$9,500	Project Construction Cost per Square Foot:	\$37.84
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$80,000
Priority Class 3:	\$5,600	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$15,100	FCNI:	19%

RESIDENCE GARAGE

SPWD Facility Condition Analysis - 2532

Survey Date: 6/4/2020

RESIDENCE GARAGE BUILDING REPORT

The Residence Garage is a wood framed structure with painted Masonite siding. The non-insulated structure has a concrete slab-on-grade foundation and an asphalt composition roofing system.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$10,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2532EXT2****Construction Cost \$2,800****EXTERIOR FINISHES**

The exterior finishes are in poor condition. 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 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 #: 2532EXT1**Construction Cost \$7,200****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 shingle roof and new underlayments. This estimate includes removal and disposal of the old roof.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

BUILDING INFORMATION:

Gross Area (square feet): 400	IBC Occupancy Type 1: 100 % U
Year Constructed: 1995	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Masonite Siding	Construction Type: Wood Framed
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$25.00
Priority Class 2:	\$10,000	Total Facility Replacement Construction Cost:	\$40,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$10,000	FCNI:	25%

RESIDENCE #1

SPWD Facility Condition Analysis - 1309

Survey Date: 6/4/2020

**RESIDENCE #1
BUILDING REPORT**

The Residence #1 is a 24'x60' modular home used for employee housing. The home is a pre-manufactured structure on a permanent concrete foundation. The interior consists of bedrooms, bathrooms, kitchen, living, and dining areas. The exterior is painted wood siding and the residence has prefinished metal panels on the roof. The home is in fair condition.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$600**
Currently Critical **Immediate to Two Years**

CARBON MONOXIDE DETECTOR INSTALLATION**Project Index #: 1309SFT1**
Construction Cost \$600

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$14,400**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES**Project Index #: 1309EXT1**
Construction Cost \$14,400

The exterior finishes are in poor condition, especially the finishes on the front and rear decks. 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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$42,800**
Long-Term Needs **Four to Ten Years**

FIRE SUPPRESSION SYSTEM INSTALLATION**Project Index #: 1309SFT2**
Construction Cost \$25,900

This building is an R occupancy. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an "R" 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.

INTERIOR FINISHES**Project Index #: 1309INT2**
Construction Cost \$14,400

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 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 #: 1309PLM1
Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is a 40 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 7-8 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.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

BUILDING INFORMATION:

Gross Area (square feet): 1,440	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1995	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed Modular Structure
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: \$600	Project Construction Cost per Square Foot: \$40.14
Priority Class 2: \$14,400	Total Facility Replacement Construction Cost: \$216,000
Priority Class 3: \$42,800	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$57,800	FCNI: 27%

FISH CLEANING STATION

SPWD Facility Condition Analysis - 1307

Survey Date: 6/4/2020

FISH CLEANING STATION BUILDING REPORT

The Fish Cleaning Station (formerly Ramada #08) is an open tube steel framed and concrete masonry unit shade structure with a standing seam metal roof located in the boat ramp area. The building covers the fish cleaning apparatus for the general public. The structure and fish cleaning apparatus are in good condition.

PRIORITY CLASS 3 PROJECTS	Total Construction Cost for Priority 3 Projects:	\$300
Long-Term Needs	Four to Ten Years	

EXTERIOR FINISHES	Project Index #: 1307EXT1
	Construction Cost \$300

The exterior finishes are in fair condition. It is important to maintain the finish, weather resistance, and appearance of the structure. 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 painting the steel framing. It is recommended that the building be sealed and painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 60	IBC Occupancy Type 1: 100 % U-1
Year Constructed: 1980	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % CMU/Open	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: %	IBC Construction Type: V-N
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 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:	\$15,000
Priority Class 3:	\$300	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$300	FCNI:	2%

GROUP RAMADA

SPWD Facility Condition Analysis - 1299

Survey Date: 6/4/2020

GROUP RAMADA BUILDING REPORT

The Group Ramada is an open tube steel framed shade structure with metal decking for the roof and is located in the day use area by the dam. It provides protection and shade for the picnic tables. This Ramada has a concrete slab and is not ADA accessible.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$15,000**
Currently Critical **Immediate to Two Years**

Project Index #: 1299ADA1
Construction Cost \$15,000

ADA ACCESSIBLE PATH OF TRAVEL

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area for the Group Ramada are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space, and walkway to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage, and any other necessary upgrades. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$2,900**
Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1299EXT1
Construction Cost \$2,900

EXTERIOR FINISHES

The exterior finishes are in poor condition. It is important to maintain the finish, weather resistance, and appearance of the structure. It is recommended that the structure 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): 968	IBC Occupancy Type 1: 100 % U
Year Constructed: 1976	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Open / Steel Posts	Construction Type: Steel Post & Beam
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$15,000	Project Construction Cost per Square Foot:	\$18.49
Priority Class 2:	\$2,900	Total Facility Replacement Construction Cost:	\$24,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$17,900	FCNI:	75%

PARK OFFICE & GARAGE

SPWD Facility Condition Analysis - 1298

Survey Date: 6/4/2020

PARK OFFICE & GARAGE BUILDING REPORT

The Park Office & Garage building is a wood framed structure which contains the support staff's offices and garage/repair shop for the State Recreation Area. There are a couple of offices and a small bathroom on one side and the garage/repair shop on the other. The building sits on a concrete slab-on-grade foundation and has a prefinished metal panel gable roof. The building is in fair condition and at the time of the survey, it was not ADA compliant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$39,900****Currently Critical****Immediate to Two Years****ADA PARKING SPACE****Project Index #: 1298ADA3****Construction Cost \$15,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area for the Park Office & Garage are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and walkway to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

ADA RESTROOM UPGRADE**Project Index #: 1298ADA1****Construction Cost \$18,000**

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 1298SFT1****Construction Cost \$1,500**

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 - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 1298SFT3****Construction Cost \$5,400**

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 Section 7 and the 2018 International Fire Code.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$31,900****Necessary - Not Yet Critical****Two to Four Years****CONCRETE APRON UPGRADE****Project Index #: 1298SIT1****Construction Cost \$5,000**

The exterior concrete apron in front of the overhead doors has extensive cracking, is too small, and is due for an upgrade. This project would provide for the installation of a new 4" thick concrete slab-on-grade apron at the vehicle garage doors. Removal and disposal of the existing concrete is included in this estimate. This project should be implemented concurrently with the ADA PARKING SPACE project.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

HEATER REPLACEMENT**Project Index #: 1298HVA2****Construction Cost \$2,500**

The building is heated by one wall mounted propane-fired heating unit. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement with a new propane-fired unit including connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

OVERHEAD DOOR REPLACEMENT**Project Index #: 1298EXT5****Construction Cost \$17,400**

There are two overhead rollup doors on the south side of the building which are damaged and do not function properly. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead doors and replacement with new manually operated overhead doors. Removal and disposal of the existing doors is included in this estimate.

WATER HEATER REPLACEMENT**Project Index #: 1298ENR2****Construction Cost \$2,500**

There is a 15 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 on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

WINDOW REPLACEMENT**Project Index #: 1298EXT2****Construction Cost \$4,500**

The 6 windows in the building are original uninsulated windows and are not energy efficient. This project would provide for the removal and replacement of the old windows with new dual pane insulated windows in vinyl frames.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$10,800****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1298EXT4****Construction Cost \$5,400**

The exterior finishes are in good condition. 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 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1298INT2

Construction Cost \$5,400

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 4 - 5 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): 1,080	IBC Occupancy Type 1: 40 % B
Year Constructed: 1978	IBC Occupancy Type 2: 60 % S-2
Exterior Finish 1: 100 % Metal Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$39,900	Project Construction Cost per Square Foot:	\$76.48
Priority Class 2:	\$31,900	Total Facility Replacement Construction Cost:	\$270,000
Priority Class 3:	\$10,800	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$82,600	FCNI:	31%

ENTRANCE STATION

SPWD Facility Condition Analysis - 1297

Survey Date: 6/4/2020

**ENTRANCE STATION
BUILDING REPORT**

The Entrance Station is a pre-engineered portable wood framed building that serves as the main entrance and fee collection station. The building is resting on the asphalt directly and does not have a permanent foundation but does have electrical and phone service provided by an adjacent power pole. The building is occupied seasonally.

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

ELECTRICAL UPGRADE

Project Index #: 1297ELE1
Construction Cost \$1,000

The building has a pvc feeder conduit mounted to the exterior of the building and is used to supply its electrical power. The conduit is damaged and pulling away from the wall. This project would replace the exterior feeder conduit. In addition, since this is a portable structure, it appears to require a flexible conduit connector between the ground and structure.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$1,860**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 1297EXT1
Construction Cost \$960

The exterior finishes are in poor condition. 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

Project Index #: 1297EXT2
Construction Cost \$900

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 shingle roof and new underlayments. This estimate includes removal and disposal of the old roof.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$240**
Long-Term Needs **Four to Ten Years**

INTERIOR FINISHES

Project Index #: 1297INT1
Construction Cost \$240

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 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.

BUILDING INFORMATION:

Gross Area (square feet):	48	IBC Occupancy Type 1:	100 % B
Year Constructed:	1976	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Wood Siding	Construction Type:	Wood Framing
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:	\$1,000	Project Construction Cost per Square Foot:	\$64.58
Priority Class 2:	\$1,860	Total Facility Replacement Construction Cost:	\$12,000
Priority Class 3:	\$240	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$3,100	FCNI:	26%

STORAGE BUILDING #2

SPWD Facility Condition Analysis - 0545

Survey Date: 6/4/2020

STORAGE BUILDING #2**BUILDING REPORT**

Storage Building #2 is an older structure that is used primarily, by the tenant of Residence #1, for storage. The wood framed structure has painted Masonite siding and a sloped corrugated metal roof. The building is in poor condition and is recommended to be demolished.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0545EXT2****Construction Cost \$2,500****DEMOLISH STRUCTURE**

The structure is dilapidated and deteriorating and has reached the end of its useful life. The structure is approaching 50 years of age, has had continuous roof leaks and the wood has rotted. This project would provide funding for the demolition and disposal of the building.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

BUILDING INFORMATION:

Gross Area (square feet): 200	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1966	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Masonite	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$12.50
Priority Class 2: \$2,500	Total Facility Replacement Construction Cost: \$10,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$50
Grand Total: \$2,500	FCNI: 25%

COMFORT STATION #4

SPWD Facility Condition Analysis - 0479

Survey Date: 6/4/2020

COMFORT STATION #4**BUILDING REPORT**

The Comfort Station #4 is a wood framed structure on a concrete slab-on-grade. There are ADA accessible restrooms and one ADA accessible shower. This building is located in the lower campground area below the dam.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$22,850****Currently Critical****Immediate to Two Years****ADA PARKING SPACE****Project Index #: 0479ADA5****Construction Cost \$15,100**

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space, and walkway to the existing sidewalk. This will require regrading, installing concrete, striping, signage, 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.

ADA RESTROOM UPGRADE**Project Index #: 0479ADA3****Construction Cost \$1,000**

The designated unisex ADA accessible restroom is not fully compliant. There is no pipe protection and it is missing a grab bar. A partial retrofit is necessary. This project would provide funding to bring the restroom into full ADA compliance. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

ADA SHOWER UPGRADE**Project Index #: 0479ADA4****Construction Cost \$1,000**

The designated ADA shower does not fully comply with the ADA accessible guidelines. This project would provide for a new ADA compliant shower seat and any other necessary upgrades to bring the restroom into compliance. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

ADA SIGNAGE**Project Index #: 0479ADA1****Construction Cost \$750**

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 - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0479ADA2****Construction Cost \$5,000**

There is a water fountain attached to the exterior of the building that is not ADA compliant. The 2012 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.

This project or a portion thereof was previously recommended in the FCA report dated 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0479EXT1****Construction Cost \$2,000**

The exterior finishes are in good condition. 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 flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 0479INT1****Construction Cost \$2,000**

The interior finishes are in good condition; however, since this is a public restroom a shorter cycle between re-finishing is recommended. It is recommend to power wash the interior walls and ceilings, and replace the Fiberglass Reinforced Panels where necessary at least once in the next 4 - 5 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	IBC Occupancy Type 1:	100 % B
Year Constructed:	1976	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Metal Siding	Construction Type:	Woof Framing
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:	\$22,850	Project Construction Cost per Square Foot:	\$67.13
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$80,000
Priority Class 3:	\$4,000	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$26,850	FCNI:	34%

WELL HOUSE

SPWD Facility Condition Analysis - 0477

Survey Date: 6/4/2020

WELL HOUSE BUILDING REPORT

The Well House is a concrete masonry unit structure with a flat roof. The roof is corrugated metal that is in fair condition. The well house supplies water to a portion of the Rye Patch State Recreation area.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,600****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0477EXT1****Construction Cost \$1,300**

The exterior finishes are in poor condition with special attention and prep needed at the roof fascia prior to recoating. 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 painting the concrete masonry unit walls and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPAIRS**Project Index #: 0477EXT3****Construction Cost \$1,300**

The roof sealant and fastener penetrations are due for repair. The sealants are dried out and cracking which will cause leaks in the future. This project would provide funds for reinforcing the seams and fastener penetrations and re-coating to create a durable roofing system. The estimate includes removing the existing sealants and applying new sealants.

BUILDING INFORMATION:

Gross Area (square feet): 84	IBC Occupancy Type 1: 100 % U
Year Constructed: 1980	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted CMU	Construction Type: Concrete Masonry Units
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$30.95
Priority Class 2: \$2,600	Total Facility Replacement Construction Cost: \$17,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$2,600	FCNI: 15%

BOAT RAMP COMFORT STATION

SPWD Facility Condition Analysis - 0476

Survey Date: 6/4/2020

BOAT RAMP COMFORT STATION BUILDING REPORT

The Boat Ramp Comfort Station is a concrete masonry structure with a standing seam metal gable roof. The building has restrooms and showers for public use. The facility is ADA accessible with an ADA parking area and route of travel to the structure.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$3,000**
Currently Critical **Immediate to Two Years**

ADA RESTROOM UPGRADE

Project Index #: 0476ADA2
Construction Cost \$3,000

The accessible restrooms and showers are not fully compliant. There are no shower seats, exterior door signage, and they are missing grab bars. A partial retrofit is necessary. This project would provide funding to bring the restroom into full ADA compliance. 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 05/31/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2020.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$9,200**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 0476EXT1
Construction Cost \$4,600

The exterior finishes are in good condition. 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 flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 0476INT1
Construction Cost \$4,600

The interior finishes are in good condition; however, since this is a public restroom a shorter cycle between re-finishing is recommended. 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): 462	IBC Occupancy Type 1: 100 % B
Year Constructed: 2000	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Natural CMU	Construction Type: Concrete Masonry Units
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$3,000	Project Construction Cost per Square Foot:	\$26.41
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$92,000
Priority Class 3:	\$9,200	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$12,200	FCNI:	13%

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
Facilities Condition Analysis

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Rye Patch SRA - FCA Site #9883
Description: View at Park Entry.



Rye Patch SRA - FCA Site #9883
Description: View of Boat Ramp Area.



Rye Patch SRA - FCA Site #9883
Description: View of Lower Campground.



Rye Patch SRA - FCA Buildings #4046 & #4047
Description: Vehicle Shade Structures #1 & #2.



Rye Patch SRA - FCA Buildings #3119 thru #3138
Description: Typical Boat Ramp Area Shade Ramadas.



Rye Patch SRA - FCA Buildings #3119 thru #3138
Description: Boat Ramp Area Two Accessible Shade Ramadas.



Rye Patch SRA - FCA Building #3118
Description: Group Use Comfort Station - Accessible.



Rye Patch SRA - FCA Building #3117
Description: Lower Campground Comfort Station.



Rye Patch SRA - FCA Building #3116
Description: Day Use Comfort Station - Accessible.



Rye Patch SRA - FCA Buildings #3114 & #3115
Description: Cabin #1 & Cabin #2.



Rye Patch SRA - FCA Building #2754
Description: Man Camp Trailer Door Landings and Guardrail Projects.



Rye Patch SRA - FCA Building #2532
Description: Residence #1 Garage.



Rye Patch SRA - FCA Building #1309
Description: Residence #1.



Rye Patch SRA - FCA Building #1308
Description: Storage Building #1.



Rye Patch SRA - FCA Building #1307
Description: Fish Cleaning Station.



Rye Patch SRA - FCA Buildings #1300 thru #1303
Description: Typical Lower Campground Shade Ramadas.



Rye Patch SRA - FCA Building #1299
Description: Group Use Ramada.



Rye Patch SRA - FCA Building #1298
Description: Park Office & Garage.



Rye Patch SRA - FCA Building #1297
Description: Entrance Station Electrical Upgrade Feeder Conduit Project.



Rye Patch SRA - FCA Building #1296
Description: Ramada #8.



Rye Patch SRA - FCA Building #0545
Description: Storage Building #2.



Rye Patch SRA - FCA Building #0479
Description: Comfort Station #4.



Rye Patch SRA - FCA Building #0477
Description: Well House.



Rye Patch SRA - FCA Building #0476
Description: Boat Ramp Comfort Station – Accessible.