

State of Nevada
Department of Conservation & Natural Resources
Division of State Parks
Lake Tahoe Nevada State Park – Cave Rock
Facility Condition Analysis

LAKE TAHOE NEVADA STATE PARK CAVE ROCK

Cave Rock
Douglas County, Nevada

Site Number: 9926
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in December 2012

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The Facility Condition Analysis Program was created under the authority found in NRS 341.201. 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: 9926

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
0597	CAVE ROCK COMFORT STATION Cave Rock Lake Tahoe/Cave Ro	448	1977	6/7/2012	\$22,500	\$0	\$4,480	\$26,980	\$67,200	40%
0588	CAVE ROCK FEE STATION Cave Rock Lake Tahoe/Cave Ro	102	1991	6/7/2012	\$0	\$0	\$1,020	\$1,020	\$20,400	5%
9926	LAKE TAHOE-NEVADA STATE PARK-CAVE ROCK Cave Rock Lake Tahoe/Cave Ro		1977	6/7/2012	\$40,750	\$2,500	\$0	\$43,250		0%
0586	CAVE ROCK STORAGE SHED Cave Rock Lake Tahoe/Cave Ro	50	1977	6/7/2012	\$0	\$0	\$0		\$1,000	
0583	CAVE ROCK SEWER PUMP STATION Cave Rock Lake Tahoe/Cave Ro	80	1977	6/7/2012	\$0	\$0	\$0		\$4,000	
Report Totals.....:		680			\$63,250	\$2,500	\$5,500	\$71,250	\$92,600	77%

SPWD Facility Condition Analysis

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Building Name	Index #	
LAKE TAHOE-NEVADA STATE PARK-CAVE ROC	9926	
CAVE ROCK COMFORT STATION	0597	
CAVE ROCK FEE STATION	0588	
CAVE ROCK STORAGE SHED	0586	No Current Projects
CAVE ROCK SEWER PUMP STATION	0583	No Current Projects

**LAKE TAHOE-NEVADA STATE PARK-CAVE ROCK
BUILDING REPORT**

Lake Tahoe-Nevada State Park - Cave Rock offers a number of different areas for visitors to enjoy. Cave Rock is a small day-use area tucked beneath the rugged volcanic face of Cave Rock. Facilities include a boat launch ramp and dock, comfort station, a storage shed, fee station, picnic sites, and a small sandy beach. There is a large paved area for parking vehicles and boat trailers which includes some designated ADA parking spaces which are not fully compliant. There are some areas that are eroded and will be addressed in the report.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$40,750**
Currently Critical **Immediate to Two Years**

ADA PARKING / ROUTE OF TRAVEL **Project Index #: 9926ADA1**
Construction Cost \$4,000

The existing ADA parking spaces are not fully compliant and a route of travel to the restroom does not exist. This project would provide for installing new ADA compliant parking including one van accessible parking and loading space and a striped route of travel to the restroom. Signage is included in this estimate. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 07/01/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2012.

RESEAL ASPHALT PARKING AND ROAD **Project Index #: 9926SIT5**
Construction Cost \$22,750

The existing AC paving is in fair condition. This project would provide for a slurry seal and striping of the paved areas at Cave Rock including the entrance road. This project should be scheduled on a cyclical basis based on environmental conditions and should be implemented in the next two years. This project or a portion thereof was previously recommended in the FCA report dated 07/01/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2012.

SIDEWALK / WALKWAY REPAIR **Project Index #: 9926SIT3**
Construction Cost \$14,000

The existing AC and PC concrete pathways are failing, some due to exposure to the extreme weather and also erosion from the lake wave action and is a safety concern for the public. This project would provide for the removal repair or replacement as needed of the damaged portions of the walkway. Funds are also included to mitigate future erosion. 2000 square feet of area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/01/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/07/2012.

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

EROSION / SLOPE MITIGATION **Project Index #: 9926SIT1**
Construction Cost \$2,500

The site has some areas with steep slopes that have stacked rail road ties for slope stabilization which are damaged and some are failing. This project would provide for new slope stabilization and mitigation in the areas that are damaged.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$40,750
Priority Class 2:	\$2,500
Priority Class 3:	\$0
Grand Total:	\$43,250

CAVE ROCK COMFORT STATION

SPWD Facility Condition Analysis - 0597

Survey Date: 6/7/2012

CAVE ROCK COMFORT STATION

BUILDING REPORT

The comfort station is a wood framed structure with a composition roofing system on a concrete foundation. It has Men's and Women's restrooms which are somewhat ADA complaint. ADA access into the restrooms from the designated ADA parking space and route of travel is not compliant. During the survey of 2012, there were water stains on the ceiling from roof leaks. There is also a platform with a weather station and two skylights which should be removed during the recommended re-roofing project.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$22,500

Currently Critical

Immediate to Two Years

Project Index #: 0597ADA1

Construction Cost \$15,000

ADA MODIFICATIONS

The existing Men's and Women's restrooms are not fully ADA complaint. This project would provide for modifications to the entrance into the restrooms including reworking the concrete ramp and privacy walls, installing the wall mounted dispensers at the proper location and other improvements as required. ADA signage is also included in this estimate. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

Project Index #: 0597EXT1

Construction Cost \$7,500

REROOF BUILDING

The existing composition roofing system is showing signs of leaking. There is also a roof mounted platform which has a weather station on it and two skylights on the building. This project would provide for the removal of all of the roof mounted equipment and the two skylights, existing composition shingles and underlayment and installation of a new 50 year asphalt composition roofing system including underlayments. This project may require the approval of the Tahoe Regional Planning Agency due to the structure's location along the waterfront scenic corridor.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$4,480

Long-Term Needs

Four to Ten Years

Project Index #: 0597EXT2

Construction Cost \$2,240

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the doors, wood siding and trim and caulking of the door frames, wood siding and trim as needed, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0597INT1

Construction Cost \$2,240

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): 448
Year Constructed: 1977
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$22,500	Project Construction Cost per Square Foot:	\$60.22
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$67,000
Priority Class 3:	\$4,480	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$26,980	FCNI:	40%

CAVE ROCK FEE STATION

SPWD Facility Condition Analysis - 0588

Survey Date: 6/7/2012

**CAVE ROCK FEE STATION
BUILDING REPORT**

The Fee Station is a wood framed structure with a composition roofing system on a concrete foundation. The small facility is staffed during peak seasons for the collection of fees.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$1,020**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES **Project Index #: 0588EXT1**
Construction Cost \$510

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 doors, wood siding and trim and caulking of the door frames, wood siding and trim as needed, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES **Project Index #: 0588INT1**
Construction Cost \$510

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): 102
Year Constructed: 1991
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$20,000
Priority Class 3:	\$1,020	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$1,020	FCNI:	5%

NOTES:

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

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

This report was created under the authority found in NRS 341.201 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division
Facilities Condition Analysis

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Lake Tahoe Nevada State Park – Cave Rock Site – FCA Site #9926
Description: Undermining of walkway due to erosion from wave action.



Lake Tahoe Nevada State Park – Cave Rock Site – FCA Site #9926
Description: Damaged walkway along parking area.



Cave Rock Comfort Station – FCA Building #0597
Description: Exterior of the building.



Cave Rock Comfort Station – FCA Building #0597
Description: Non-ADA compliant entrance.



Cave Rock Fee Station – FCA Building #0588
Description: Exterior of the building.



Cave Rock Storage Shed – FCA Building #0586
Description: Exterior of the building.



Cave Rock Sewer Pump Station – FCA Building #0583
Description: View of the pumps & equipment.