

State of Nevada  
Department of Conservation and Natural Resources  
Division of State Parks  
Facility Condition Analysis

# LAKE TAHOE NEVADA STATE PARK SPOONER LAKE

State Highway 28  
Spooner Summit, Nevada

Site Number: 9928  
STATE OF NEVADA PUBLIC WORKS DIVISION  
FACILITY CONDITION ANALYSIS



Report Printed in October 2016

State of Nevada  
Department of Conservation and Natural Resources  
Division of State Parks  
Facility Condition Analysis

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 the 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: 9928		Facility Condition Needs Index Report								
Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2698	BARK BEETLE KIOSK	36	0	10/27/2015	\$0	\$612	\$500	\$1,112	\$5,000	22%
	Spooner									
	Lake Tahoe/Spooner									
2697	SPOONER SUMMIT TRT KIOSK	50	0	10/27/2015	\$0	\$0	\$1,350	\$1,350	\$7,500	18%
	Spooner									
	Lake Tahoe/Spooner									
1323	WELL HOUSE	1000	1977	10/27/2015	\$25,000	\$12,000	\$0	\$37,000	\$260,000	14%
	Spooner									
	Lake Tahoe/Spooner									
3672	HANNA'S HIDEAWAY	168	1929	10/27/2015	\$0	\$5,600	\$0	\$5,600	\$43,680	13%
	Spooner									
	Lake Tahoe/Spooner									
2696	BUNK HOUSE	338	1911	10/27/2015	\$0	\$0	\$9,126	\$9,126	\$87,880	10%
	Spooner Backcountry									
	Lake Tahoe/Spooner									
1372	RED HOUSE	947	1910	10/27/2015	\$0	\$0	\$25,569	\$25,569	\$246,220	10%
	Spooner									
	Lake Tahoe/Spooner									
1371	SPENCER'S CABIN	280	1920	10/27/2015	\$4,760	\$2,800	\$0	\$7,560	\$72,800	10%
	Spooner									
	Lake Tahoe/Spooner									
1325	PUMP HOUSE	24	1977	10/27/2015	\$528	\$0	\$0	\$528	\$6,240	8%
	Spooner									
	Lake Tahoe/Spooner									
1290	COMFORT STATION	448	1977	10/27/2015	\$5,376	\$8,960	\$0	\$14,336	\$179,200	8%
	Spooner									
	Lake Tahoe/Spooner									
3758	DEMONSTRATION CABIN	80	1998	10/27/2015	\$0	\$1,600	\$0	\$1,600	\$24,000	7%
	2005 State Route 28									
	Incline Village									
1291	FEE STATION	160	1991	10/27/2015	\$0	\$0	\$3,200	\$3,200	\$64,000	5%
	Spooner									
	Lake Tahoe/Spooner									
1292	PARK CONCESSION	1142	1977	10/27/2015	\$0	\$11,420	\$11,420	\$22,840	\$456,800	5%
	Spooner									
	Lake Tahoe/Spooner									
3757	WILDCAT CABIN	230	1998	10/27/2015	\$0	\$4,600	\$0	\$4,600	\$115,000	4%
	2005 State Route 28									
	Incline Village									
3756	SPOONER CABIN	340	1998	10/27/2015	\$0	\$6,800	\$0	\$6,800	\$170,000	4%
	2005 State Route 28									
	Incline Village									
1374	TRT CXT TOILET - MARLETTE CAMPGROUND	81	2006	10/27/2015	\$0	\$0	\$810	\$810	\$26,000	3%
	Spooner									
	Lake Tahoe/Spooner									
1376	NORTH CANYON CXT TOILET	81	2000	10/27/2015	\$0	\$0	\$810	\$810	\$26,000	3%
	Spooner									
	Lake Tahoe/Spooner									

Site number: 9928

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2699	HOBART CXT TOILET	81	2006	10/27/2015	\$0	\$810	\$0	\$810	\$26,000	3%
	Spooner									
	Lake Tahoe/Spooner									
1375	MARLETTE LAKE CXT TOILET	81	2000	10/27/2015	\$0	\$0	\$810	\$810	\$26,000	3%
	Spooner									
	Lake Tahoe/Spooner									
9928	SPOONER LAKE STATE PARK		0	10/27/2015	\$0	\$364,344	\$0	\$364,344		0%
	Spooner									
	Lake Tahoe/Spooner									
Report Totals.....:		5,567			\$35,664	\$419,546	\$53,595	\$508,805	\$1,842,320	28%

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<b>WILDCAT CABIN</b>	<b>3757</b>
<b>SPOONER CABIN</b>	<b>3756</b>
<b>HANNA'S HIDEAWAY</b>	<b>3672</b>
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<b>PARK CONCESSION</b>	<b>1292</b>
<b>FEE STATION</b>	<b>1291</b>
<b>COMFORT STATION</b>	<b>1290</b>

**SPOONER LAKE STATE PARK**

SPWD Facility Condition Analysis - 9928

Survey Date: 10/27/2015

**SPOONER LAKE STATE PARK****BUILDING REPORT**

Lake Tahoe-Nevada State Park offers a number of different areas for visitors to enjoy. The entire State Park encompasses about 14,000 acres and is home to the Marlette-Hobart Water System which is a National Civil Engineering Landmark.

Spooner Lake, at the intersection of State Route 28 and U.S. 50, is popular for picnicking, hiking, mountain biking, fishing and cross-country skiing. A group use area is available as well as rental cabins. Spooner Lake is also a trail head with access to the backcountry. The backcountry between Lake Tahoe and Carson City provides miles of hiking, equestrian and mountain biking trails plus three primitive campsites.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$364,344****Necessary - Not Yet Critical****Two to Four Years****ADA SIGNAGE****Project Index #: 9928ADA1****Construction Cost \$2,500**

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 or upgraded at each accessible parking area and accessible paths of travel throughout the park. 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.

**CRACK FILL & SEAL ASPHALT PAVING****Project Index #: 9928SIT2****Construction Cost \$349,844**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas, and park pathways. 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. 279,875 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/01/2003 and 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION****Project Index #: 9928ADA2****Construction Cost \$12,000**

This site contains water fountains that are 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 six drinking fountains to meet the ADA requirements.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>
<b>Priority Class 2:</b>	<b>\$364,344</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$364,344</b>

**DEMONSTRATION CABIN**

SPWD Facility Condition Analysis - 3758

Survey Date: 10/27/2015

## DEMONSTRATION CABIN

### BUILDING REPORT

The Demonstration Cabin is located in the main parking lot. It is a Scandinavian style hand-hewn log cabin and used as a model of the Spooner and Wildcat Cabins. It is also used as a small Visitor's Center on busy days or for special events. There are no utilities to this building.

**PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: **\$1,600**

Necessary - Not Yet Critical

Two to Four Years

**EXTERIOR FINISHES**Project Index #: **3758EXT1**Construction Cost **\$800**

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 power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained 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.

**INTERIOR FINISHES**Project Index #: **3758INT1**Construction Cost **\$800**

It is recommended to stain the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to staining, all surfaces should be repaired and adequately prepared to receive the coating.

**BUILDING INFORMATION:**Gross Area (square feet): **80**Year Constructed: **1998**Exterior Finish 1: **100 % Wood**Exterior Finish 2: **0 %**Number of Levels (Floors): **1** Basement? **No**IBC Occupancy Type 1: **100 % B**IBC Occupancy Type 2: **0 %**Construction Type: **Scandinavian style hand-hewn log cabin**IBC Construction Type: **V-B**Percent Fire Suppressed: **0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	<b>\$20.00</b>
Priority Class 2:	<b>\$1,600</b>	Total Facility Replacement Construction Cost:	<b>\$24,000</b>
Priority Class 3:	<b>\$0</b>	Facility Replacement Cost per Square Foot:	<b>\$300</b>
Grand Total:	<b>\$1,600</b>	FCNI:	<b>7%</b>



**WILDCAT CABIN**

SPWD Facility Condition Analysis - 3757

Survey Date: 10/27/2015

**WILDCAT CABIN****BUILDING REPORT**

The Wildcat Cabin is the smaller of the two rental cabins. It is a Scandinavian style hand-hewn log cabin and is served by a wood burning stove, a small propane tank for cooking and a small solar panel. There is no running water, but there is a composting toilet.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$4,600****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3757EXT1****EXTERIOR FINISHES****Construction Cost \$2,300**

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 power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained 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.

**Project Index #: 3757INT1****INTERIOR FINISHES****Construction Cost \$2,300**

It is recommended to stain the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to staining, all surfaces should be repaired and adequately prepared to receive the coating. An epoxy-based stain should be utilized in wet areas for durability.

**BUILDING INFORMATION:****Gross Area (square feet): 230****Year Constructed: 1998****Exterior Finish 1: 100 % Wood****Exterior Finish 2: 0 %****Number of Levels (Floors): 1      Basement? No****IBC Occupancy Type 1: 100 % R-1****IBC Occupancy Type 2: 0 %****Construction Type: Scandinavian style hand-hewn log cabin****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$20.00</b>
<b>Priority Class 2:</b>	<b>\$4,600</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$115,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$500</b>
<b>Grand Total:</b>	<b>\$4,600</b>	<b>FCNI:</b>	<b>4%</b>

**SPOONER CABIN**

SPWD Facility Condition Analysis - 3756

Survey Date: 10/27/2015

**SPOONER CABIN****BUILDING REPORT**

The Spooner Cabin is the larger of the two rental cabins. It is a Scandinavian style hand-hewn log cabin and is served by a wood burning stove, a small propane tank for cooking and a small solar panel. There is no running water, but there is a composting toilet.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$6,800****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3756EXT1****EXTERIOR FINISHES****Construction Cost \$3,400**

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 power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained 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.

**Project Index #: 3756INT1****INTERIOR FINISHES****Construction Cost \$3,400**

It is recommended to stain the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to staining, all surfaces should be repaired and adequately prepared to receive the coating. An epoxy-based stain should be utilized in wet areas for durability.

**BUILDING INFORMATION:****Gross Area (square feet): 340****Year Constructed: 1998****Exterior Finish 1: 100 % Wood****Exterior Finish 2: 0 %****Number of Levels (Floors): 1      Basement? No****IBC Occupancy Type 1: 100 % R-1****IBC Occupancy Type 2: 0 %****Construction Type: Scandinavian style hand-hewn log cabin****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$20.00</b>
<b>Priority Class 2:</b>	<b>\$6,800</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$170,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$500</b>
<b>Grand Total:</b>	<b>\$6,800</b>	<b>FCNI:</b>	<b>4%</b>

**HANNA'S HIDEAWAY**

SPWD Facility Condition Analysis - 3672

Survey Date: 10/27/2015

**HANNA'S HIDEAWAY****BUILDING REPORT**

Hanna's Hideaway is a log cabin located in the backcountry of Lake Tahoe Nevada State Park. It is named after Hannah Hobart, granddaughter of lumber baron Walter S. Hobart Sr., who built the cabin and spent her summers in it. The building is currently in a state of arrested decay.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$5,600****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3672EXT1****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$5,600**

The wood structure is over 80 years old and there are numerous areas where the wood is splitting, warping and deteriorating. This is also an exhibit for the park and requires maintenance time for presentation and displays. This project would provide for caulking the flashing, fixtures and windows, replacing metal roof panels as needed and maintaining the exhibit in a state of arrested decay. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate. It is recommended that the work be done in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:****Gross Area (square feet): 168****Year Constructed: 1929****Exterior Finish 1: 100 % Wood****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-3****IBC Occupancy Type 2: 0 %****Construction Type: Log cabin****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$33.33</b>
<b>Priority Class 2:</b>	<b>\$5,600</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$44,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$260</b>
<b>Grand Total:</b>	<b>\$5,600</b>	<b>FCNI:</b>	<b>13%</b>

## SPWD Facility Condition Analysis - 2699

**Survey Date:** 10/27/2015

The Hobart CXT Toilet is a precast concrete unisex restroom with ADA compliant interior features. The building is located in the backcountry of Spooner Lake at the new Hobart Lake Campground.

<b>PRIORITY CLASS 2 PROJECTS</b>	<b>Total Construction Cost for Priority 2 Projects:</b>	<b>\$810</b>
<b>Necessary - Not Yet Critical</b>	<b>Two to Four Years</b>	

**Project Index #: 2699EXT1**  
**Construction Cost \$810**

## EXTERIOR/ INTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**BUILDING INFORMATION:**

Gross Area (square feet):	81		
Year Constructed:	2006		
Exterior Finish 1:	100 %	Painted Precast Concrete	
Exterior Finish 2:	0 %		
Number of Levels (Floors):	1	Basement?	No
IBC Occupancy Type 1:	100 %	B	
IBC Occupancy Type 2:	0 %		
Construction Type:	Precast Concrete		
IBC Construction Type:	I-FR		
Percent Fire Suppressed:	0 %		

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$810	Total Facility Replacement Construction Cost:	\$26,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$321
Grand Total:	\$810	FCNI:	3%

**BARK BEETLE KIOSK**

SPWD Facility Condition Analysis - 2698

Survey Date: 10/27/2015

## BARK BEETLE KIOSK BUILDING REPORT

The Bark Beetle Kiosk is a wood framed structure located in the picnic area of Spooner Lake. It provides information on bark beetles and their effects on the forest.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$612**  
**Necessary - Not Yet Critical** **Two to Four Years**

**ROOF REPLACEMENT** **Project Index #: 2698EXT2**  
**Construction Cost \$612**

The asphalt roll roofing covering the building is original and should be scheduled for replacement. This project would remove and dispose of the existing asphalt roll roofing and install new pre-painted metal panels in the next 2-3 years.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$500**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES** **Project Index #: 2698EXT1**  
**Construction Cost \$500**

It is important to maintain the finish, weather resistance and appearance of the kiosk. This project would provide funding to protect the exterior of the kiosk excluding the roof. Included in the cost is power washing and staining the wood. It is recommended that the building be stained in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**BUILDING INFORMATION:**

**Gross Area (square feet): 36**  
**Year Constructed: 0**  
**Exterior Finish 1: 100 % Stained Wood**  
**Exterior Finish 2: 0 %**  
**Number of Levels (Floors): 1** **Basement? No**  
**IBC Occupancy Type 1: 100 % U-1**  
**IBC Occupancy Type 2: 0 %**  
**Construction Type: Wood Framing**  
**IBC Construction Type: V-N**  
**Percent Fire Suppressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$30.89</b>
<b>Priority Class 2:</b>	<b>\$612</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$5,000</b>
<b>Priority Class 3:</b>	<b>\$500</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$139</b>
<b>Grand Total:</b>	<b>\$1,112</b>	<b>FCNI:</b>	<b>22%</b>

**SPOONER SUMMIT TRT KIOSK**

SPWD Facility Condition Analysis - 2697

Survey Date: 10/27/2015

## SPOONER SUMMIT TRT KIOSK

### BUILDING REPORT

The Spooner Summit TRT Kiosk is a wood framed structure with a wood shake roof. It provides information on the Lake Tahoe Nevada State Park backcountry and Tahoe Rim Trail. It is located on the north side of Highway 50 at Spooner Summit.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$1,350****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2697EXT1****Construction Cost \$500**

It is important to maintain the finish, weather resistance and appearance of the kiosk. This project would provide funding to protect the exterior of the kiosk excluding the roof. Included in the cost is power washing and staining the wood. It is recommended that the building be stained in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**ROOF REPLACEMENT****Project Index #: 2697EXT2****Construction Cost \$850**

The wood shingle roofing on the building is original and should be scheduled for replacement. This project would remove and dispose of the existing wood shingle roofing and install new pre-painted metal panels in the next 4-5 years.

**BUILDING INFORMATION:****Gross Area (square feet): 50****Year Constructed: 0****Exterior Finish 1: 100 % Stained Wood****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U-1****IBC Occupancy Type 2: 0 %****Construction Type: Wood Framing****IBC Construction Type: V-N****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$27.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$8,000</b>
<b>Priority Class 3:</b>	<b>\$1,350</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$150</b>
<b>Grand Total:</b>	<b>\$1,350</b>	<b>FCNI:</b>	<b>17%</b>

**BUNK HOUSE**

SPWD Facility Condition Analysis - 2696

Survey Date: 10/27/2015

## BUNK HOUSE BUILDING REPORT

The Bunk House is a wood framed structure located adjacent to the Red House. It is located along the flume which supplies water to Carson City and Virginia City in the Spooner backcountry.

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: \$9,126

**Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES**

Project Index #: 2696EXT1

Construction Cost \$3,380

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 power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

This project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**ROOF REPLACEMENT**

Project Index #: 2696EXT2

Construction Cost \$5,746

The wood shingle roof on this building was installed in 1989. It is recommended that this building be re-roofed in the next 4-5 years with a new standing seam metal roof and new underlayments. This estimate includes removal and disposal of the old roofing.

Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

**BUILDING INFORMATION:**

Gross Area (square feet): 338

Year Constructed: 1911

Exterior Finish 1: 100 % Painted Wood Siding

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % R-3

IBC Occupancy Type 2: 0 %

Construction Type: Wood Framing

IBC Construction Type: V-N

Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$27.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$88,000
Priority Class 3:	\$9,126	Facility Replacement Cost per Square Foot:	\$260
Grand Total:	\$9,126	FCNI:	10%

**NORTH CANYON CXT TOILET**

SPWD Facility Condition Analysis - 1376

Survey Date: 10/27/2015

# **NORTH CANYON CXT TOILET**

## **BUILDING REPORT**

The North Canyon CXT toilet is a precast concrete unisex restroom with ADA compliant interior features. The building is located in the backcountry of Spooner Lake along North Canyon Road.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$810**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR/ INTERIOR FINISHES** **Project Index #: 1376EXT1**  
**Construction Cost \$810**

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 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): 81**  
**Year Constructed: 2000**  
**Exterior Finish 1: 100 % Painted Precast Conc**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: %**  
**Construction Type: Precast Concrete**  
**IBC Construction Type: I-FR**  
**Percent Fire Suppressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$26,000</b>
<b>Priority Class 3:</b>	<b>\$810</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$321</b>
<b>Grand Total:</b>	<b>\$810</b>	<b>FCNI:</b>	<b>3%</b>



## SPWD Facility Condition Analysis - 1375

**Survey Date:** 10/27/2015

The Marlette CXT toilet is a precast concrete unisex restroom with ADA compliant interior features. The building is located in the backcountry of Spooner Lake along the south shore of Marlette Lake.

<b>PRIORITY CLASS 3 PROJECTS</b>		<b>Total Construction Cost for Priority 3 Projects:</b>	<b>\$810</b>
<b>Long-Term Needs</b>	<b>Four to Ten Years</b>		

**Project Index #: 1375EXT1**  
**Construction Cost \$810**

## EXTERIOR/ INTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**BUILDING INFORMATION:**

Gross Area (square feet):	81		
Year Constructed:	2000		
Exterior Finish 1:	100 %	Painted Precast Concrete	
Exterior Finish 2:	%		
Number of Levels (Floors):	1	Basement?	No
IBC Occupancy Type 1:	100 %	B	
IBC Occupancy Type 2:	%		
Construction Type:	Precast Concrete		
IBC Construction Type:	I-FR		
Percent Fire Suppressed:	0 %		

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$26,000
Priority Class 3:	\$810	Facility Replacement Cost per Square Foot:	\$321
Grand Total:	\$810	FCNI:	3%

**TRT CXT TOILET - MARLETTE CAMPGROUND**

SPWD Facility Condition Analysis - 1374

Survey Date: 10/27/2015

## **TRT CXT TOILET - MARLETTE CAMPGROUND BUILDING REPORT**

The TRT CXT toilet is a proprietary precast concrete unisex restroom with ADA compliant interior features. The building is located in the backcountry of Spooner Lake in the Marlette Lake Campground which is located along the Tahoe Rim Trail.

<b>PRIORITY CLASS 3 PROJECTS</b>	<b>Total Construction Cost for Priority 3 Projects:</b>	<b>\$810</b>
<b>Long-Term Needs</b>	<b>Four to Ten Years</b>	

**EXTERIOR/ INTERIOR FINISHES**

**Project Index #: 1374EXT1**  
**Construction Cost \$810**

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 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**BUILDING INFORMATION:**

**Gross Area (square feet): 81**  
**Year Constructed: 2006**  
**Exterior Finish 1: 100 % Painted Precast Conc**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: %**  
**Construction Type: Precast Concrete**  
**IBC Construction Type: I-FR**  
**Percent Fire Suppressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$26,000</b>
<b>Priority Class 3:</b>	<b>\$810</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$321</b>
<b>Grand Total:</b>	<b>\$810</b>	<b>FCNI:</b>	<b>3%</b>

**RED HOUSE**

SPWD Facility Condition Analysis - 1372

Survey Date: 10/27/2015

## RED HOUSE

### BUILDING REPORT

Red House is a wood framed structure located along the flume which supplies water to Carson City and Virginia City. It is the last remaining flume maintenance station. This building was damaged by floods and was rebuilt and relocated about 1910. The building was rehabilitated since the previous survey including a new concrete foundation. It is located in the backcountry of Lake Tahoe Nevada State Park.

**PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: **\$25,569****Long-Term Needs****Four to Ten Years**Project Index #: **1372EXT1****EXTERIOR FINISHES**Construction Cost **\$9,470**

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 power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

This project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

Project Index #: **1372EXT2****ROOF REPLACEMENT**Construction Cost **\$16,099**

The wood shingle roof was installed in 1989. It is recommended that this building be re-roofed in the next 4-5 years with a new standing seam metal roof and new underlayments. This estimate includes removal and disposal of the old roofing. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

**BUILDING INFORMATION:**Gross Area (square feet): **947**Year Constructed: **1910**Exterior Finish 1: **100 % Painted Wood Siding**Exterior Finish 2: **%**Number of Levels (Floors): **1** Basement? **No**IBC Occupancy Type 1: **100 % R-3**IBC Occupancy Type 2: **%**Construction Type: **Wood Framing**IBC Construction Type: **V-N**Percent Fire Suppressed: **0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$27.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$246,000
Priority Class 3:	\$25,569	Facility Replacement Cost per Square Foot:	\$260
Grand Total:	\$25,569	FCNI:	10%

**SPENCER'S CABIN**

SPWD Facility Condition Analysis - 1371

Survey Date: 10/27/2015

**SPENCER'S CABIN  
BUILDING REPORT**

Spencer's Cabin is a wood framed building located in the backcountry of Lake Tahoe Nevada State Park in the lower North Canyon area. It is named after the caretaker that watched over the cattle grazing operations during the early part of the 20th century. The building is currently in a state of arrested decay.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$4,760****Currently Critical****Immediate to Two Years****ROOF REPLACEMENT****Project Index #: 1371EXT2****Construction Cost \$4,760**

The wood shingle roof was installed in 1989. It is recommended that this building be re-roofed in the next 4-5 years with a new standing seam metal roof and new underlayments. This estimate includes removal and disposal of the old roofing. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$2,800****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1371EXT1****Construction Cost \$2,800**

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 power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained 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.

Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

This project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**BUILDING INFORMATION:**

Gross Area (square feet): 280  
Year Constructed: 1920  
Exterior Finish 1: 100 % Natural Wood Siding  
Exterior Finish 2: %  
Number of Levels (Floors): 1 Basement? No  
IBC Occupancy Type 1: 100 % R-3  
IBC Occupancy Type 2: %  
Construction Type: Wood Framing  
IBC Construction Type: V-N  
Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$4,760	Project Construction Cost per Square Foot:	\$27.00
Priority Class 2:	\$2,800	Total Facility Replacement Construction Cost:	\$73,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$260
Grand Total:	\$7,560	FCNI:	10%

**PUMP HOUSE**

SPWD Facility Condition Analysis - 1325

Survey Date: 10/27/2015

## PUMP HOUSE BUILDING REPORT

The Pump House is a wood framed structure which contains the pumping equipment for the water service to the Spooner Lake picnic area.

<b>PRIORITY CLASS 1 PROJECTS</b>	<b>Total Construction Cost for Priority 1 Projects:</b>	<b>\$528</b>
<b>Currently Critical</b>	<b>Immediate to Two Years</b>	

**EXTERIOR FINISHES**

**Project Index #: 1325EXT2**  
**Construction Cost \$240**

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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**ROOF REPLACEMENT**

**Project Index #: 1325EXT1**  
**Construction Cost \$288**

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 1-2 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

**BUILDING INFORMATION:**

Gross Area (square feet):	24	
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 %	U-1
IBC Occupancy Type 2:	%	
Construction Type:	Wood Framing	
IBC Construction Type:	V-N	
Percent Fire Suppressed:	0	%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$528	Project Construction Cost per Square Foot:	\$22.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$6,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$260
Grand Total:	\$528	FCNI:	9%

**WELL HOUSE**

SPWD Facility Condition Analysis - 1323

Survey Date: 10/27/2015

**WELL HOUSE  
BUILDING REPORT**

The Well House is a wood framed structure which contains the well and associated equipment for the Spooner Lake picnic area.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$25,000****Currently Critical****Immediate to Two Years****ELECTRICAL TRANSFORMER REPLACEMENT****Project Index #: 1323ELE1****Construction Cost \$5,000**

The electrical transformer that provides electrical services to the building was damaged at the time of inspection and does not function properly. This project recommends replacing the electrical transformer.

**EXTERIOR FINISHES****Project Index #: 1323EXT1****Construction Cost \$10,000**

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 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 1323INT1****Construction Cost \$10,000**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 1-2 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 adequately prepared to receive the coating. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$12,000****Necessary - Not Yet Critical****Two to Four Years****ROOF REPLACEMENT****Project Index #: 1323EXT2****Construction Cost \$12,000**

The roof is due for replacement. This project would provide funds for: the demolition of the tar and gravel roof; the demolition of the underlayment; the installation of a new single-ply membrane roof; and the installation of sheet metal over the rafter tails. Additionally, this project will provide funds to fabricate the drip edge over the rafter tails to prevent the collection of snow and moisture and to keep the moisture from running back into the building.

**BUILDING INFORMATION:**

**Gross Area (square feet): 1,000**  
**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 % U-1**  
**IBC Occupancy Type 2: %**  
**Construction Type: Wood Framing**  
**IBC Construction Type: V-N**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$25,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$37.00</b>
<b>Priority Class 2:</b>	<b>\$12,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$260,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$260</b>
<b>Grand Total:</b>	<b>\$37,000</b>	<b>FCNI:</b>	<b>14%</b>



**PARK CONCESSION**

SPWD Facility Condition Analysis - 1292

Survey Date: 10/27/2015

## PARK CONCESSION BUILDING REPORT

The Park Concession building is a wood post and beam framed structure with a composition shingle roof and painted wood siding on a concrete slab-on-grade foundation. It contains park concessions which change with the season and are leased through the Division of State Parks. The facility is located along the South side of the Spooner Lake parking area and is in good shape. There is accessible parking and an accessible route of travel to the building.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$11,420**  
**Necessary - Not Yet Critical** **Two to Four Years**

**INTERIOR FINISHES**

**Project Index #: 1292INT1**  
**Construction Cost \$11,420**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$11,420**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES**

**Project Index #: 1292EXT2**  
**Construction Cost \$11,420**

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 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): 1,142  
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 % M  
IBC Occupancy Type 2: %  
Construction Type: Wood-framed construction  
IBC Construction Type: V-N  
Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$11,420	Total Facility Replacement Construction Cost:	\$457,000
Priority Class 3:	\$11,420	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$22,840	FCNI:	5%

**FEE STATION**

SPWD Facility Condition Analysis - 1291

Survey Date: 10/27/2015

## FEE STATION BUILDING REPORT

The Fee Station is a wood framed building with an asphalt composition roof on a concrete slab-on-grade foundation. It is located at the entrance road to the park. The facility is a fee collection and information station for park visitors. It is in good shape.

**PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: **\$3,200****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES**Project Index #: **1291EXT1**Construction Cost **\$1,600**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building, excluding the roof. Included in the cost is; sanding, priming, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**INTERIOR FINISHES**Project Index #: **1291INT1**Construction Cost **\$1,600**

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and adequately prepared to receive the coating. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**BUILDING INFORMATION:**Gross Area (square feet): **160**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-N**Percent Fire Suppressed: **0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	<b>\$20.00</b>
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	<b>\$64,000</b>
Priority Class 3:	<b>\$3,200</b>	Facility Replacement Cost per Square Foot:	<b>\$400</b>
Grand Total:	<b>\$3,200</b>	FCNI:	<b>5%</b>

**COMFORT STATION**

SPWD Facility Condition Analysis - 1290

Survey Date: 10/27/2015

**COMFORT STATION  
BUILDING REPORT**

The Comfort Station is a wood post and beam framed structure with a single-ply roofing system on a concrete foundation. It has ADA compliant restrooms for Men and Women.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$5,376**  
**Currently Critical** **Immediate to Two Years**

**ROOF REPLACEMENT**

**Project Index #: 1290EXT2**  
**Construction Cost \$5,376**

The asphalt roll roofing on this building was in poor condition at the time of the survey and had active leaks. It is recommended that this building be re-roofed in the next 1-2 years with a new single-ply roofing system which will be installed directly over the existing asphalt roll roofing. This will allow the roof to qualify for the statewide roofing program warranty and preventative maintenance agreement.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$8,960**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 1290EXT1**  
**Construction Cost \$4,480**

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. This project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**INTERIOR FINISHES**

**Project Index #: 1290INT1**  
**Construction Cost \$4,480**

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and adequately prepared to receive the coating. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**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-N  
Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$5,376	Project Construction Cost per Square Foot:	\$32.00
Priority Class 2:	\$8,960	Total Facility Replacement Construction Cost:	\$179,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$14,336	FCNI:	8%

**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

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



Spooner Lake Site – FCA Site #9928  
Description: Asphalt parking lot.



Demonstration Cabin – FCA Building #3758  
Description: Exterior of building.





Wildcat Cabin – FCA Building #3757  
Description: Exterior of building.



Spooner Cabin – FCA Building #3756  
Description: Exterior of building.





Hanna's Hideaway – FCA Building #3672  
Description: Exterior of building.



Bunk House – FCA Building #2696  
Description: Exterior of building.





Red House – FCA Building #1372  
Description: Exterior of building.



Spencer's Cabin – FCA Building #1371  
Description: Exterior of building.





Pump House – FCA Building #1325  
Description: Roof in need of replacement.



Well House – FCA Building #1323  
Description: Exterior of building.





Park Concession – FCA Building #1292  
Description: Exterior of building.



Fee Station – FCA Building #1291  
Description: Exterior of building.



Comfort Station – FCA Building #1290  
Description: Exterior of building.