

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

WASHOE LAKE STATE PARK

4855 East Lake Blvd.
Carson City, Nevada 89704

Site Number: 9929
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in December 2021

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: 9929

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
0866	COMFORT STATION - EQUESTRIAN 4855 East Lake Blvd. Washoe Lake	135	1980	8/9/2018	\$0	\$7,525	\$2,025	\$9,550	\$27,000	35%
0584	NORTH RAMP RESIDENCE STORAGE SHED 4855 East Lake Blvd. Washoe Lake	96	1995	8/9/2018	\$0	\$0	\$480	\$480	\$1,380	35%
0595	COMFORT STATION - GROUP USE 4855 East Lake Blvd. Washoe Lake	346	1978	8/9/2018	\$12,500	\$4,230	\$3,460	\$20,190	\$69,200	29%
0587	COMFORT STATION - NORTH RAMP 4855 East Lake Blvd. Washoe Lake	255	1988	8/9/2018	\$13,500	\$7,550	\$1,275	\$22,325	\$127,000	18%
0867	EQUESTRIAN AREA RAMADA 4855 East Lake Blvd. Washoe Lake	625	1980	8/9/2018	\$0	\$0	\$3,100	\$3,100	\$18,750	17%
0483	HEADQUARTERS OFFICE/SHOP/STORAGE 4855 East Lake Blvd. Washoe Lake	1920	1979	8/9/2018	\$15,000	\$22,000	\$28,800	\$65,800	\$480,000	14%
2375	NORTH RAMP GARAGE 4855 East Lake Blvd. Washoe Lake	400	1996	8/9/2018	\$0	\$0	\$4,000	\$4,000	\$40,000	10%
2800	STORAGE SHED - WETLANDS 4855 East Lake Blvd. Washoe Lake	64	0	8/9/2018	\$0	\$320	\$0	\$320	\$3,200	10%
0868	HEADQUARTERS FEE STATION 4855 East Lake Blvd. Washoe Lake	234	1978	8/9/2018	\$0	\$1,000	\$4,670	\$5,670	\$58,500	10%
4182	VEHICLE MAINTENANCE BUILDING 4855 East Lake Blvd. Washoe Valley	3000	2009	8/9/2018	\$0	\$0	\$60,000	\$60,000	\$750,000	8%
0591	NORTH RAMP FEE STATION 4855 East Lake Blvd. Washoe Lake	240	1996	8/9/2018	\$0	\$4,800	\$0	\$4,800	\$60,000	8%
2793	KIOSK - EQUESTRIAN 4855 East Lake Blvd. Washoe Lake	63	0	8/9/2018	\$0	\$0	\$315	\$315	\$4,100	8%
0585	NORTH RAMP RANGER RESIDENCE 4855 East Lake Blvd. Washoe Lake	1280	1996	8/9/2018	\$0	\$8,900	\$12,800	\$21,700	\$320,000	7%
0598	NORTH RAMP RAMADA 4855 East Lake Blvd. Washoe Lake	386	1988	8/9/2018	\$0	\$0	\$772	\$772	\$11,580	7%
2791	WATER TANK 4855 East Lake Blvd. Washoe Lake	707	1978	8/9/2018	\$0	\$0	\$11,312	\$11,312	\$180,000	6%

Site number: 9929		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
0484	HEADQUARTERS RANGER RESIDENCE	1820	1979	8/9/2018	\$0	\$9,100	\$18,200	\$27,300	\$455,000	6%
	4855 East Lake Blvd. Washoe Lake									
0481	GROUP AREA RAMADA	5480	1978	8/9/2018	\$0	\$16,400	\$0	\$16,400	\$274,000	6%
	4855 East Lake Blvd. Washoe Lake									
0482	COMFORT STATION - LOOP B	255	1979	8/9/2018	\$0	\$4,550	\$2,550	\$7,100	\$127,500	6%
	4855 East Lake Blvd. Washoe Lake									
2792	KIOSK -CAMPGROUND LOOP B	45	0	8/9/2018	\$0	\$0	\$225	\$225	\$4,500	5%
	4855 East Lake Blvd. Washoe Lake									
0485	COMFORT STATION - LOOP A	357	1985	8/9/2018	\$0	\$0	\$7,200	\$7,200	\$178,500	4%
	4855 East Lake Blvd. Washoe Lake									
2796	FEE BOOTH - LITTLE WASHOE	165	0	8/9/2018	\$0	\$0	\$1,650	\$1,650	\$48,500	3%
	4855 East Lake Blvd. Washoe Lake									
2799	COMFORT STATION - WETLANDS	252	0	8/9/2018	\$0	\$0	\$2,520	\$2,520	\$74,100	3%
	4855 East Lake Blvd. Washoe Lake									
2797	COMFORT STATION #1 - LITTLE WASHOE	224	0	8/9/2018	\$0	\$0	\$2,240	\$2,240	\$65,900	3%
	4855 East Lake Blvd. Washoe Lake									
2798	COMFORT STATION #2 - LITTLE WASHOE	112	0	8/9/2018	\$0	\$0	\$1,120	\$1,120	\$33,000	3%
	4855 East Lake Blvd. Washoe Lake									
0593	COMFORT STATION - DAY USE #1	135	1978	8/9/2018	\$200	\$0	\$2,025	\$2,225	\$67,500	3%
	4855 East Lake Blvd. Washoe Lake									
0594	COMFORT STATION - DAY USE #2	135	1978	8/9/2018	\$200	\$0	\$2,025	\$2,225	\$67,500	3%
	4855 East Lake Blvd. Washoe Lake									
0590	NORTH RAMP PUMP HOUSE	64	1988	8/9/2018	\$0	\$640	\$0	\$640	\$32,000	2%
	4855 East Lake Blvd. Washoe Lake									
0869	SOUTH BEACH PUMP HOUSE	200	1978	8/9/2018	\$0	\$0	\$160	\$160	\$20,000	1%
	4855 East Lake Blvd. Washoe Lake									
9929	WASHOE LAKE STATE PARK SITE		1977	8/9/2018	\$9,700	\$0	\$510,600	\$520,300		0%
	4855 East Lake Blvd. Washoe Lake									
3910	GAZEBO	200	2015							0%
	4855 East Lake Blvd. Washoe Lake									
0874	CAMPGROUND A RAMADA #6	121	1980	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd. Washoe Lake									

Site number: 9929		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
0873	CAMPGROUND A RAMADA #7	121	1980	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd. Washoe Lake									
0872	CAMPGROUND A RAMADA #8	121	1980	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd. Washoe Lake									
0871	CAMPGROUND A RAMADA #9	121	1980	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd. Washoe Lake									
0870	CAMPGROUND A RAMADA #10	121	1980	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd. Washoe Lake									
2824	CAMPGROUND B RAMADA #9	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd. Washoe Lake									
2825	CAMPGROUND B RAMADA #10	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd. Washoe Lake									
2826	CAMPGROUND B RAMADA #11	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd. Washoe Lake									
0875	CAMPGROUND A RAMADA #5	121	1980	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd. Washoe Lake									
2828	CAMPGROUND B RAMADA #13	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd. Washoe Lake									
0878	CAMPGROUND A RAMADA #2	121	1980	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd. Washoe Lake									
2829	CAMPGROUND B RAMADA #14	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd. Washoe Lake									
2830	CAMPGROUND B RAMADA #15	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd. Washoe Lake									
2831	CAMPGROUND B RAMADA #16	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd. Washoe Lake									
2832	CAMPGROUND B RAMADA #17	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd. Washoe Lake									
2833	CAMPGROUND B RAMADA #18	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd. Washoe Lake									
3909	COMFORT STATION - SOUTH BEACH	80	2015						\$23,500	
	4855 East Lake Blvd. Washoe Lake									

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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
3911	SOUTH BEACH SHADE RAMADA	144	2015						\$9,400	
	4855 East Lake Blvd.									
2827	CAMPGROUND B RAMADA #12	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd.									
2802	CAMPGROUND A RAMADA #12	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd.									
2815	CAMPGROUND A RAMADA #24	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd.									
2814	CAMPGROUND A RAMADA #23	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd.									
2813	CAMPGROUND A RAMADA #22	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd.									
2812	CAMPGROUND A RAMADA #21	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd.									
2810	CAMPGROUND A RAMADA #20	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd.									
2809	CAMPGROUND A RAMADA #19	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd.									
2808	CAMPGROUND A RAMADA #18	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd.									
2807	CAMPGROUND A RAMADA #17	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd.									
2806	CAMPGROUND A RAMADA #16	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd.									
2805	CAMPGROUND A RAMADA #15	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd.									
0876	CAMPGROUND A RAMADA #4	121	1980	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd.									
2803	CAMPGROUND A RAMADA #13	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd.									
2801	CAMPGROUND A RAMADA #11	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
	4855 East Lake Blvd.									

Site number: 9929

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
2817	CAMPGROUND B RAMADA #2 4855 East Lake Blvd. Washoe Lake	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
2818	CAMPGROUND B RAMADA #3 4855 East Lake Blvd. Washoe Lake	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
2819	CAMPGROUND B RAMADA #4 4855 East Lake Blvd. Washoe Lake	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
2820	CAMPGROUND B RAMADA #5 4855 East Lake Blvd. Washoe Lake	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
2821	CAMPGROUND B RAMADA #6 4855 East Lake Blvd. Washoe Lake	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
2822	CAMPGROUND B RAMADA #7 4855 East Lake Blvd. Washoe Lake	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
2823	CAMPGROUND B RAMADA #8 4855 East Lake Blvd. Washoe Lake	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
0897	CAMPGROUND A RAMADA #1 4855 East Lake Blvd Washoe Lake	121	1980	8/9/2018	\$0	\$0	\$0		\$7,900	
2816	CAMPGROUND B RAMADA #1 4855 East Lake Blvd. Washoe Lake	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
0877	CAMPGROUND A RAMADA #3 4855 East Lake Blvd. Washoe Lake	121	1980	8/9/2018	\$0	\$0	\$0		\$7,900	
2804	CAMPGROUND A RAMADA #14 4855 East Lake Blvd. Washoe Lake	121	2007	8/9/2018	\$0	\$0	\$0		\$7,900	
Report Totals.....:		24,501			\$51,100	\$87,015	\$683,524	\$821,639	\$3,963,410	21%

Acronyms List

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

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

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CAMPGROUND B RAMADA #13	2828	No Current Projects
CAMPGROUND B RAMADA #12	2827	No Current Projects
CAMPGROUND B RAMADA #11	2826	No Current Projects
CAMPGROUND B RAMADA #10	2825	No Current Projects
CAMPGROUND B RAMADA #9	2824	No Current Projects
CAMPGROUND B RAMADA #8	2823	No Current Projects
CAMPGROUND B RAMADA #7	2822	No Current Projects
CAMPGROUND B RAMADA #6	2821	No Current Projects
CAMPGROUND B RAMADA #5	2820	No Current Projects
CAMPGROUND B RAMADA #4	2819	No Current Projects
CAMPGROUND B RAMADA #3	2818	No Current Projects
CAMPGROUND B RAMADA #2	2817	No Current Projects
CAMPGROUND B RAMADA #1	2816	No Current Projects
CAMPGROUND A RAMADA #24	2815	No Current Projects
CAMPGROUND A RAMADA #23	2814	No Current Projects
CAMPGROUND A RAMADA #22	2813	No Current Projects
CAMPGROUND A RAMADA #21	2812	No Current Projects
CAMPGROUND A RAMADA #20	2810	No Current Projects
CAMPGROUND A RAMADA #19	2809	No Current Projects
CAMPGROUND A RAMADA #18	2808	No Current Projects
CAMPGROUND A RAMADA #17	2807	No Current Projects
CAMPGROUND A RAMADA #16	2806	No Current Projects
CAMPGROUND A RAMADA #15	2805	No Current Projects

CAMPGROUND A RAMADA #14	2804	No Current Projects
CAMPGROUND A RAMADA #13	2803	No Current Projects
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CAMPGROUND A RAMADA #2	0878	No Current Projects
CAMPGROUND A RAMADA #3	0877	No Current Projects
CAMPGROUND A RAMADA #4	0876	No Current Projects
CAMPGROUND A RAMADA #5	0875	No Current Projects
CAMPGROUND A RAMADA #6	0874	No Current Projects
CAMPGROUND A RAMADA #7	0873	No Current Projects
CAMPGROUND A RAMADA #8	0872	No Current Projects
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WASHOE LAKE STATE PARK SITE

SPWD Facility Condition Analysis - 9929

Survey Date: 8/9/2018

WASHOE LAKE STATE PARK SITE BUILDING REPORT

The Washoe Lake State Park is located on the eastern shore of Washoe Lake. The park was established in 1977 to preserve a portion of scenic Washoe Valley for future generations to enjoy, with land and water-based recreation. Popular activities in the park include nature study, bird watching, hiking, horseback riding, picnicking, windsurfing, water skiing, catamaran sailing, jet skiing and fishing. Campgrounds, boat launches, group use area, day-use picnic sites and an equestrian trailhead are available. There are also wetlands area with a viewing tower and interpretive displays. The Park headquarters complex is located across the street from the main entrance into the park.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$9,700****Currently Critical****Immediate to Two Years****Project Index #: 9929ADA12****LITTLE WASHOE LAKE ADA IMPROVEMENTS****Construction Cost \$9,700**

The designated ADA accessible parking area appears to exceed the maximum 2% slope and is missing directional signage to the ADA comfort station. This project would provide for the removal of the A. C. paving at the parking areas and installation of new P. C. parking areas including signage and route of travel to the comfort station. The IBC - 2018, ICC/ANSI A117.1 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/01/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/09/2018.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$510,600****Long-Term Needs****Four to Ten Years****Project Index #: 9929SIT10****CRACK FILL & SEAL ASPHALT PAVING****Construction Cost \$495,000**

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 driving test areas. 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. 300,000 square feet of asphalt area was used to generate this estimate.

Project Index #: 9929EXT4**EXTERIOR FINISHES, SHADE RAMADAS****Construction Cost \$15,600**

There are 43 steel shade ramadas in different locations throughout the site and are in fair condition. The ramadas measure 11'x11' each for a total of 5,203 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. This project should be done on a cyclical basis based on environmental conditions.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$9,700
Priority Class 2:	\$0
Priority Class 3:	\$510,600
Grand Total:	\$520,300

VEHICLE MAINTENANCE BUILDING

SPWD Facility Condition Analysis - 4182

Survey Date: 8/9/2018

VEHICLE MAINTENANCE BUILDING

BUILDING REPORT

The Vehicle Maintenance Shop is a CMU block and wood framed structure with composition shingle roof on a concrete foundation. The building has an accessible unisex restroom, office space, maintenance shop and mezzanine for storage. The parking, path of travel and interior space are accessible.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$60,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 4182EXT1****Construction Cost \$30,000**

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 the concrete siding, re-sealing the CMU block where needed and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 4182INT1****Construction Cost \$30,000**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 years and every 7 to 9 years thereafter to maintain the integrity of the interior of the building. 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): 3,000	IBC Occupancy Type 1: 0 % S-1
Year Constructed: 2009	IBC Occupancy Type 2: 0 % B
Exterior Finish 1: 70 % Concrete Siding	Construction Type:
Exterior Finish 2: 30 % Masonry	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 90 %
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: \$750,000
Priority Class 3: \$60,000	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$60,000	FCNI: 8%

SOUTH BEACH SHADE RAMADA

SPWD Facility Condition Analysis - 3911

Survey Date: 10/8/2018

SOUTH BEACH SHADE RAMADA**BUILDING REPORT**

The Ramada is an open steel post and beam shade structure with a metal roof. It is located above the picnic table in the campsite.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,900****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3911EXT1****ROOF REPLACEMENT****Construction Cost \$2,900**

The metal roof on this building was damaged at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a new metal roofing system.

BUILDING INFORMATION:

Gross Area (square feet): 144	IBC Occupancy Type 1: 0 %
Year Constructed: 2015	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type:
Number of Levels (Floors): 0	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.14
Priority Class 2:	\$2,900	Total Facility Replacement Construction Cost:	\$9,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$65
Grand Total:	\$2,900	FCNI:	32%

COMFORT STATION - SOUTH BEACH

SPWD Facility Condition Analysis - 3909

Survey Date: 10/8/2018

COMFORT STATION - SOUTH BEACH**BUILDING REPORT**

This CXT restroom is a precast single unit which is located in the day use area along the south shore of Washoe Lake. This unit is ADA compliant and has partially accessible parking area and route of travel to the restroom.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,600****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 3909EXT1****Construction Cost \$800**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 7 to 9 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES**Project Index #: 3909INT1****Construction Cost \$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 4 to 5 years and every 7 to 9 years thereafter to maintain the integrity of the interior of the building. 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): 80	IBC Occupancy Type 1: 0 %
Year Constructed: 2015	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type:
Number of Levels (Floors): 0	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: \$24,000
Priority Class 3: \$1,600	Facility Replacement Cost per Square Foot: \$294
Grand Total: \$1,600	FCNI: 7%

STORAGE SHED - WETLANDS

SPWD Facility Condition Analysis - 2800

Survey Date: 8/9/2018

STORAGE SHED - WETLANDS BUILDING REPORT

The Storage Shed is a wood framed structure with a composition shingle roof. It is located in the Wetlands portion of the park.

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$320**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: **2800EXT1**Construction Cost **\$320****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 recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 to 3 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 64	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
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:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$320	Total Facility Replacement Construction Cost:	\$3,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$320	FCNI:	11%

COMFORT STATION - WETLANDS

SPWD Facility Condition Analysis - 2799

Survey Date: 8/9/2018

COMFORT STATION - WETLANDS**BUILDING REPORT**

The Wetlands area Comfort Station is an SST waterless pre-engineered structure with a composition shingle roof on a concrete slab-on-grade. It provides restroom facilities for both men and women. The facility is fully accessible from parking, path of travel and restroom facility.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,520****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2799EXT1****Construction Cost \$1,260**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 7 to 9 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES**Project Index #: 2799INT1****Construction Cost \$1,260**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 to 9 years and every 7 to 9 years thereafter to maintain the integrity of the interior of the building. 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): 252	IBC Occupancy Type 1: 100 % B
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Pre-engineered Maso	Construction Type: Pre-engineered Structure
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: \$10.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$74,000
Priority Class 3: \$2,520	Facility Replacement Cost per Square Foot: \$294
Grand Total: \$2,520	FCNI: 3%

COMFORT STATION #2 - LITTLE WASHOE

SPWD Facility Condition Analysis - 2798

Survey Date: 8/9/2018

COMFORT STATION #2 - LITTLE WASHOE

BUILDING REPORT

The Comfort Station is a CXT toilet which is a proprietary precast concrete unisex / ADA compliant restroom. The building is located in the Little Washoe Lake day use area.

This unit is ADA compliant and has partially accessible parking area and route of travel to the restroom.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$1,120

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

Project Index #: 2798EXT1

Construction Cost \$560

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES

Project Index #: 2798INT1

Construction Cost \$560

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 to 5 years and every 7 to 9 years thereafter to maintain the integrity of the interior of the building. 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): 112	IBC Occupancy Type 1: 100 % B
Year Constructed: 0	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:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$33,000
Priority Class 3:	\$1,120	Facility Replacement Cost per Square Foot:	\$295
Grand Total:	\$1,120	FCNI:	3%

COMFORT STATION #1 - LITTLE WASHOE

SPWD Facility Condition Analysis - 2797

Survey Date: 8/9/2018

COMFORT STATION #1 - LITTLE WASHOE BUILDING REPORT

This CXT restroom is a precast double unit which is located in the day use area along the east shore of Little Washoe Lake. This unit is ADA compliant and has partially accessible parking area and route of travel to the restroom.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,240****Long-Term Needs****Four to Ten Years****Project Index #: 2797EXT1****EXTERIOR FINISHES****Construction Cost \$1,120**

The exterior finishes are in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 2797INT1**INTERIOR FINISHES****Construction Cost \$1,120**

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 to 5 years and every 7 to 9 years thereafter to maintain the integrity of the interior of the building. 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): 224	IBC Occupancy Type 1: 100 % B
Year Constructed: 0	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: \$10.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$66,000
Priority Class 3: \$2,240	Facility Replacement Cost per Square Foot: \$294
Grand Total: \$2,240	FCNI: 3%

FEE BOOTH - LITTLE WASHOE

SPWD Facility Condition Analysis - 2796

Survey Date: 8/9/2018

FEE BOOTH - LITTLE WASHOE

BUILDING REPORT

The Fee Booth is a CXT precast concrete structure on a concrete foundation. It is located on the entrance road to the Little Washoe Lake day use area and is a self pay fee station.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,650****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2796EXT1****Construction Cost \$825**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES**Project Index #: 2796INT1****Construction Cost \$825**

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 to 5 years and every 7 to 9 years thereafter to maintain the integrity of the interior of the building. 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): 165	IBC Occupancy Type 1: 100 % B
Year Constructed: 0	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 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$10.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$48,000
Priority Class 3: \$1,650	Facility Replacement Cost per Square Foot: \$294
Grand Total: \$1,650	FCNI: 3%

KIOSK - EQUESTRIAN

SPWD Facility Condition Analysis - 2793

Survey Date: 8/9/2018

KIOSK - EQUESTRIAN BUILDING REPORT

The Kiosk was replaced in 2010 to a metal framed and metal roofed kiosk which displays equestrian trails and other activities.

PRIORITY CLASS 3 PROJECTSTotal Construction Cost for Priority 3 Projects: **\$315****Long-Term Needs****Four to Ten Years**Project Index #: **2793EXT1**Construction Cost **\$315****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 63	IBC Occupancy Type 1: 100 % U
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$4,000
Priority Class 3:	\$315	Facility Replacement Cost per Square Foot:	\$65
Grand Total:	\$315	FCNI:	8%

KIOSK -CAMPGROUND LOOP B

SPWD Facility Condition Analysis - 2792

Survey Date: 8/9/2018

KIOSK -CAMPGROUND LOOP B BUILDING REPORT

The Kiosk is a wood framed display structure with a sheet metal roof. It provides trail maps, brochures and other items of interest for visitors.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$225****Long-Term Needs****Four to Ten Years****Project Index #: 2792EXT1****Construction Cost \$225****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 45	IBC Occupancy Type 1: 100 % U
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
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:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$4,000
Priority Class 3:	\$225	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$225	FCNI:	6%

WATER TANK

SPWD Facility Condition Analysis - 2791

Survey Date: 8/9/2018

WATER TANK BUILDING REPORT

The Water Tank is an above ground steel water tank which provides storage for the potable water system of Washoe Lake State Park. It is 16'-1" in height, has a diameter of 29'-9" and a capacity of 84,000 gallons.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$11,312****Long-Term Needs****Four to Ten Years****Project Index #: 2791EXT1****EXTERIOR FINISHES****Construction Cost \$11,312**

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

BUILDING INFORMATION:

Gross Area (square feet): 707	IBC Occupancy Type 1: 100 % U
Year Constructed: 1978	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Steel	Construction Type: Steel Water Tank
Exterior Finish 2: 0 %	IBC Construction Type: I-A
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$16.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$180,000
Priority Class 3: \$11,312	Facility Replacement Cost per Square Foot: \$255
Grand Total: \$11,312	FCNI: 6%

NORTH RAMP GARAGE

SPWD Facility Condition Analysis - 2375

Survey Date: 8/9/2018

NORTH RAMP GARAGE BUILDING REPORT

The North Ramp Garage is a wood framed detached garage with a composition shingle roof on a concrete foundation. It is located next to the park ranger residence at the entrance to the North Ramp Day Use Area.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,000****Long-Term Needs****Four to Ten Years****Project Index #: 2375EXT1****Construction Cost \$4,000****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 400	IBC Occupancy Type 1: 100 % U
Year Constructed: 1996	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	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:	\$40,000
Priority Class 3:	\$4,000	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$4,000	FCNI:	10%

HEADQUARTERS MAINTENANCE OFFICE

SPWD Facility Condition Analysis - 1029

Survey Date: 8/9/2018

HEADQUARTERS MAINTENANCE OFFICE**BUILDING REPORT**

The Headquarters Maintenance Office is a wood framed structure with a composition roof on a concrete foundation. It contains a small office and storage space for maintenance personnel. There is a wall mounted evaporative cooler and no heat. The building is located in the fenced maintenance yard and is in fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$9,250****Necessary - Not Yet Critical****Two to Four Years****EVAPORATIVE COOLER REPLACEMENT****Project Index #: 1029HVA2****Construction Cost \$1,500**

This building is cooled by a wall mounted evaporative cooler located on the south side of the building. This equipment has reached the end of its expected life and should be scheduled for replacement in the next 2 to 3 years. This project would provide for replacement of the evaporative cooler and includes removal and disposal of the existing unit and all required connections to utilities.

EXTERIOR DOOR REPLACEMENT**Project Index #: 1029EXT3****Construction Cost \$1,000**

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

FURNACE INSTALLATION**Project Index #: 1029HVA1****Construction Cost \$2,500**

The building does not have any type of heating equipment. This project would provide for installation of a gas fired furnace and includes all required connections to utilities.

INTERIOR FINISHES**Project Index #: 1029INT1****Construction Cost \$1,250**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

WINDOW REPLACEMENT**Project Index #: 1029EXT2****Construction Cost \$3,000**

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

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,500****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1029EXT1****Construction Cost \$2,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet):	250	IBC Occupancy Type 1:	100 % B
Year Constructed:	1978	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:	\$0	Project Construction Cost per Square Foot:	\$47.00
Priority Class 2:	\$9,250	Total Facility Replacement Construction Cost:	\$25,000
Priority Class 3:	\$2,500	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$11,750	FCNI:	47%

SOUTH BEACH PUMP HOUSE

SPWD Facility Condition Analysis - 0869

Survey Date: 8/9/2018

SOUTH BEACH PUMP HOUSE BUILDING REPORT

The South Beach Pump house is a concrete masonry unit (CMU) structure with a single ply membrane roof. This well feeds the Water Tank (Bldg # 2791) which then provides water service to the south beach area.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$160****Long-Term Needs****Four to Ten Years****Project Index #: 0869EXT1****Construction Cost \$160****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 200	IBC Occupancy Type 1: 100 % U
Year Constructed: 1978	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 Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$0.80
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$20,000
Priority Class 3: \$160	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$160	FCNI: 1%

HEADQUARTERS FEE STATION

SPWD Facility Condition Analysis - 0868

Survey Date: 8/9/2018

HEADQUARTERS FEE STATION BUILDING REPORT

The Headquarters Fee Station is a brick masonry structure on a concrete foundation with a metal panel roof system. The facility is mainly a self pay station but is staffed occasionally during peak season. There are 3 coiling countertop doors, a small restroom inside and office space for park staff.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$1,000**
Necessary - Not Yet Critical **Two to Four Years**

LIGHTING TIME SWITCH REPLACEMENT

Project Index #: 0868SEC1
Construction Cost \$1,000

There is a Tork Time Switch installed in the building which controls the exterior lighting including the sign lighting. It was installed in 1982 and is no longer operating. This project would provide for replacement of the time switch and all required connections to utilities.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$4,670**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 0868EXT1
Construction Cost \$3,500

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 7 to 9 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES

Project Index #: 0868INT1
Construction Cost \$1,170

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. 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): 234	IBC Occupancy Type 1: 100 % B
Year Constructed: 1978	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry & 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:	\$0	Project Construction Cost per Square Foot:	\$24.23
Priority Class 2:	\$1,000	Total Facility Replacement Construction Cost:	\$58,000
Priority Class 3:	\$4,670	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$5,670	FCNI:	10%

EQUESTRIAN AREA RAMADA

SPWD Facility Condition Analysis - 0867

Survey Date: 8/9/2018

EQUESTRIAN AREA RAMADA BUILDING REPORT

The Ramada is an open steel post and beam shade structure with a composition shingle hip roof. It has a concrete slab-on-grade, fire pit and a concrete sink. This structure is located in the equestrian area and in fair shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$3,100****Long-Term Needs****Four to Ten Years****Project Index #: 0867EXT1****Construction Cost \$3,100****EXTERIOR FINISHES**

The exterior finishes are in fair condition. This large steel shade ramada in the Equestrian Area covers picnic tables and a built-in barbecue. It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure. This project should be done on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 625	IBC Occupancy Type 1: 100 % U
Year Constructed: 1980	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Open / Steel Post	Construction Type: Steel & 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: \$4.96
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$19,000
Priority Class 3: \$3,100	Facility Replacement Cost per Square Foot: \$30
Grand Total: \$3,100	FCNI: 16%

COMFORT STATION - EQUESTRIAN

SPWD Facility Condition Analysis - 0866

Survey Date: 8/9/2018

**COMFORT STATION - EQUESTRIAN
BUILDING REPORT**

The Comfort Station is a brick masonry structure with a metal panel roof system. This is a Clivus composting toilet which has two restrooms and a small janitor's closet between the two stalls.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$7,525****Necessary - Not Yet Critical****Two to Four Years****REPLACE VAULT DOORS****Project Index #: 0866EXT4****Construction Cost \$5,500**

The access to the vault below the building has four steel doors with wooden frames. They are showing signs of wear and deterioration and have reached the end of their expected life. Due to the condition of the doors and frames, this project recommends the installation of new metal doors, metal frames and hardware and includes the disposal of the existing door assemblies.

This project or a portion thereof was previously recommended in the FCA report dated 05/01/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/09/2018

ROOF REPLACEMENT**Project Index #: 0866EXT2****Construction Cost \$2,025**

The roof on this building was in poor condition at the time of the survey. The extreme temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next two to three years with a 40 year asphalt composition roofing shingle and new underlayment.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,025****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0866EXT1****Construction Cost \$1,350**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 7 to 9 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES**Project Index #: 0866INT1****Construction Cost \$675**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 to 9 years and every 7 to 9 years thereafter to maintain the integrity of the interior of the building. 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):	135	IBC Occupancy Type 1:	100 % B
Year Constructed:	1980	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Brick Masonry	Construction Type:	Brick Masonry & Wood Framing
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$70.74
Priority Class 2:	\$7,525	Total Facility Replacement Construction Cost:	\$27,000
Priority Class 3:	\$2,025	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$9,550	FCNI:	35%

NORTH RAMP RAMADA

SPWD Facility Condition Analysis - 0598

Survey Date: 8/9/2018

NORTH RAMP RAMADA**BUILDING REPORT**

The Ramada is an open steel post and beam shade structure with a composition shingle roof on a concrete slab-on-grade. This building is located in the North Ramp day use area.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$772****Long-Term Needs****Four to Ten Years****Project Index #: 0598EXT1****EXTERIOR FINISHES****Construction Cost \$772**

This large steel shade ramada in the North Ramp Area covers a picnic area. It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure. This project should be done on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 386	IBC Occupancy Type 1: 100 % U
Year Constructed: 1988	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Open / Steel Post	Construction Type: Steel & 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: \$2.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$12,000
Priority Class 3: \$772	Facility Replacement Cost per Square Foot: \$30
Grand Total: \$772	FCNI: 6%

COMFORT STATION - GROUP USE

SPWD Facility Condition Analysis - 0595

Survey Date: 8/9/2018

COMFORT STATION - GROUP USE BUILDING REPORT

The Group Use area Comfort Station is a wood framed structure on a concrete slab-on-grade with a metal panel roofing system. It provides restroom facilities for both men and women.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$12,500****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0595ADA1****Construction Cost \$10,000**

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with 2006 IBC Chapter 11, ICC/ANSI A117.1-1998 Sections 603 - 604 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restrooms, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers and hardware. Some minor design work will be required and may impact the final cost estimate. This estimate is for one ADA Unisex restroom facility, the other restroom will be assigned as Unisex as well. The removal and disposal of the old restroom fixtures is included in this estimate.

PLUMBING UPGRADE**Project Index #: 0595PLM1****Construction Cost \$2,500**

The Comfort Station plumbing and fixtures (sink) were not operating properly at the time of the survey. This project would provide funds for the repair of the plumbing and fixtures. This will provide for a fully operational comfort station.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$4,230****Necessary - Not Yet Critical****Two to Four Years****HEATER REPLACEMENT****Project Index #: 0595HVA1****Construction Cost \$2,500**

The building is heated by one wall mounted electric 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 of the unit including connections to utilities.

INTERIOR FINISHES**Project Index #: 0595INT1****Construction Cost \$1,730**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$3,460****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0595EXT1****Construction Cost \$3,460**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet):	346	IBC Occupancy Type 1:	100 % B
Year Constructed:	1978	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:	\$12,500	Project Construction Cost per Square Foot:	\$58.35
Priority Class 2:	\$4,230	Total Facility Replacement Construction Cost:	\$69,000
Priority Class 3:	\$3,460	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$20,190	FCNI:	29%

COMFORT STATION - DAY USE #2

SPWD Facility Condition Analysis - 0594

Survey Date: 8/9/2018

COMFORT STATION - DAY USE #2

BUILDING REPORT

The Day Use area Comfort Station is a brick masonry structure on a concrete slab-on-grade with a metal panel roofing system. It provides restroom facilities for both men and women.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$200**
Currently Critical **Immediate to Two Years**

ADA SIGNAGE

Project Index #: 0594ADA2
Construction Cost \$200

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 identifying the accessible restroom at this facility does not comply with these criteria.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$2,025**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 0594EXT1
Construction Cost \$1,350

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 7 to 9 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES

Project Index #: 0594INT1
Construction Cost \$675

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 7 to 9 years thereafter to maintain the integrity of the interior of the building. 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): 135	IBC Occupancy Type 1: 100 % B
Year Constructed: 1978	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry
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: \$200	Project Construction Cost per Square Foot: \$16.48	
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$68,000	
Priority Class 3: \$2,025	Facility Replacement Cost per Square Foot: \$500	
Grand Total: \$2,225	FCNI: 3%	

COMFORT STATION - DAY USE #1

SPWD Facility Condition Analysis - 0593

Survey Date: 8/9/2018

COMFORT STATION - DAY USE #1 BUILDING REPORT

The Day Use area Comfort Station is a brick masonry structure on a concrete slab-on-grade with a metal panel roofing system. It provides restroom facilities for both men and women. This facility has composting toilets.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$200**
Currently Critical **Immediate to Two Years**

ADA SIGNAGE

Project Index #: 0593ADA2
Construction Cost \$200

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 identifying the accessible restroom at this facility does not comply with these criteria.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$2,025**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 0593EXT1
Construction Cost \$1,350

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 7 to 9 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES

Project Index #: 0593INT1
Construction Cost \$675

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 to 9 years and every 7 to 9 years thereafter to maintain the integrity of the interior of the building. 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): 135	IBC Occupancy Type 1: 100 % B
Year Constructed: 1978	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry
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: \$200	Project Construction Cost per Square Foot: \$16.48	
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$68,000	
Priority Class 3: \$2,025	Facility Replacement Cost per Square Foot: \$500	
Grand Total: \$2,225	FCNI: 3%	

NORTH RAMP FEE STATION

SPWD Facility Condition Analysis - 0591

Survey Date: 8/9/2018

NORTH RAMP FEE STATION BUILDING REPORT

The North Ramp Fee Station is a wood framed structure with a composition shingle roof on a concrete foundation. The facility is mainly a self pay station but is staffed occasionally during peak season.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$4,800****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0591EXT1****EXTERIOR FINISHES****Construction Cost \$2,400**

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

Project Index #: 0591INT1**INTERIOR FINISHES****Construction Cost \$2,400**

The interior finishes are in poor 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.

BUILDING INFORMATION:

Gross Area (square feet): 240	IBC Occupancy Type 1: 100 % B
Year Constructed: 1996	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	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: \$4,800	Total Facility Replacement Construction Cost: \$60,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$4,800	FCNI: 8%

NORTH RAMP PUMP HOUSE

SPWD Facility Condition Analysis - 0590

Survey Date: 8/9/2018

NORTH RAMP PUMP HOUSE BUILDING REPORT

The North Ramp Pump House is a concrete masonry unit and wood framed structure with a composition shingle roof. It has pumping equipment for the adjacent well providing potable water to the North Ramp day use area.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$640**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 0590EXT1**
Construction Cost \$640

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

BUILDING INFORMATION:

Gross Area (square feet): 64	IBC Occupancy Type 1: 100 % U
Year Constructed: 1988	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted CMU	Construction Type: Concrete Masonry Units & Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$640	Total Facility Replacement Construction Cost:	\$32,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$500
Grand Total:	\$640	FCNI:	2%

COMFORT STATION - NORTH RAMP

SPWD Facility Condition Analysis - 0587

Survey Date: 8/9/2018

COMFORT STATION - NORTH RAMP BUILDING REPORT

The North Ramp Comfort Station is a concrete masonry unit structure with a composition shingle roof on a concrete slab-on-grade. It provides restroom facilities for both men and women. The facility does not fully comply with ADAAG guidelines. At the time of the survey, staff mentioned that there were problems with the plumbing system.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$13,500**
Currently Critical **Immediate to Two Years**

ADA RESTROOM UPGRADE

Project Index #: 0587ADA1
Construction Cost \$13,500

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with 2006 IBC Chapter 11, ICC/ANSI A117.1-1998 Sections 603 - 604 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restrooms, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers and hardware. Some minor design work will be required and may impact the final cost estimate. This estimate is for one ADA Unisex restroom facility, the other restroom will be assigned as Unisex as well. The removal and disposal of the old restroom fixtures is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/01/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/09/2018.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$7,550**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 0587EXT1
Construction Cost \$2,550

The exterior painted surfaces are in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 to 4 years and is recommended on a cyclical basis based on environmental conditions.

REROOF COMFORT STATION

Project Index #: 0587EXT2
Construction Cost \$5,000

The comfort station roof appears to be original to the building. The extreme temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof, and constant exposure to the sun are contributing factors to wear and deterioration. This project would provide for a new 40 year asphalt composition shingle roof including underlayment to be installed. Removal and disposal of the existing roof and underlayment is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$1,275**
Long-Term Needs **Four to Ten Years**

INTERIOR FINISHES

Project Index #: 0587INT1
Construction Cost \$1,275

It is recommended that the interior walls and ceilings be painted at least once in the next 4 to 5 years and every 7 to 9 years thereafter to maintain the integrity of the interior of the building. 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):	255	IBC Occupancy Type 1:	100 % B
Year Constructed:	1988	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Concrete Masonry U	Construction Type:	Concrete Masonry & Wood
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Supressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$13,500	Project Construction Cost per Square Foot:	\$87.55
Priority Class 2:	\$7,550	Total Facility Replacement Construction Cost:	\$127,000
Priority Class 3:	\$1,275	Facility Replacement Cost per Square Foot:	\$498
Grand Total:	\$22,325	FCNI:	18%

NORTH RAMP RANGER RESIDENCE

SPWD Facility Condition Analysis - 0585

Survey Date: 8/9/2018

NORTH RAMP RANGER RESIDENCE BUILDING REPORT

The North Ramp Ranger Residence is a wood framed modular home with a composition shingle roof on a permanent concrete foundation. It contains bedrooms, kitchen, restrooms and a living area.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$8,900****Necessary - Not Yet Critical****Two to Four Years****INSTALL WATER SOFTENER / FILTER****Project Index #: 0585PLM1****Construction Cost \$2,500**

The water at the site is a well system, the water is full of minerals, and smells bad. This project recommends the installation of a water filtration system to improve water quality and extend the life of plumbing and appliances. This project or a portion thereof was previously recommended in the FCA report dated 06/10/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/01/2008.

INTERIOR FINISHES**Project Index #: 0585INT2****Construction Cost \$6,400**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$12,800****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0585EXT2****Construction Cost \$12,800**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 1,280	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1996	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed Modular Home
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: \$16.95
Priority Class 2: \$8,900	Total Facility Replacement Construction Cost: \$320,000
Priority Class 3: \$12,800	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$21,700	FCNI: 7%

NORTH RAMP RESIDENCE STORAGE SHED

SPWD Facility Condition Analysis - 0584

Survey Date: 8/9/2018

NORTH RAMP RESIDENCE STORAGE SHED**BUILDING REPORT**

The Storage Shed is a small wood framed structure located on the south side of the residence. It is used for storage and is in fair shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$480****Long-Term Needs****Four to Ten Years****Project Index #: 0584EXT1****Construction Cost \$480****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 96	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1995	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 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: \$1,000
Priority Class 3: \$480	Facility Replacement Cost per Square Foot: \$14
Grand Total: \$480	FCNI: 48%

COMFORT STATION - LOOP A

SPWD Facility Condition Analysis - 0485

Survey Date: 8/9/2018

COMFORT STATION - LOOP A BUILDING REPORT

The Comfort Station is a brick masonry structure with a metal panel roofing system. This building has two restrooms, showers, a propane forced air heating system and a small janitor's closet.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$7,200****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0485EXT1****Construction Cost \$3,600**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 6 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES**Project Index #: 0485INT1****Construction Cost \$3,600**

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 to 5 years and every 7 to 9 years thereafter to maintain the integrity of the interior of the building. 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): 357	IBC Occupancy Type 1: 100 % B
Year Constructed: 1985	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry & 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: \$20.17
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$178,000
Priority Class 3: \$7,200	Facility Replacement Cost per Square Foot: \$500
Grand Total: \$7,200	FCNI: 4%

HEADQUARTERS RANGER RESIDENCE

SPWD Facility Condition Analysis - 0484

Survey Date: 8/9/2018

HEADQUARTERS RANGER RESIDENCE**BUILDING REPORT**

The Ranger Residence is a wood framed structure with a composition shingle roof on a concrete foundation located in the main headquarters area off East Lake Blvd. It contains bedrooms, restrooms, a kitchen and dining area, and living spaces on two levels. There is an attached carport and exterior wood decking.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$9,100****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0484INT1****INTERIOR FINISHES****Construction Cost \$9,100**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$18,200****Long-Term Needs****Four to Ten Years****Project Index #: 0484EXT2****EXTERIOR FINISHES****Construction Cost \$18,200**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 1,820	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1979	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): 2	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$15.00
Priority Class 2: \$9,100	Total Facility Replacement Construction Cost: \$455,000
Priority Class 3: \$18,200	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$27,300	FCNI: 6%

HEADQUARTERS OFFICE/SHOP/STORAGE

SPWD Facility Condition Analysis - 0483

Survey Date: 8/9/2018

HEADQUARTERS OFFICE/SHOP/STORAGE**BUILDING REPORT**

The Office/Shop/Storage is a wood framed structure with a composition shingle roof which contains a small visitor's area, information kiosks, men's and women's accessible restrooms, office space and a shop / storage area for park staff to perform maintenance and repairs. The parking, path of travel and interior are accessible. Staff noted that the building is not open to the public all of the time, but is staffed as needed during peak times.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$15,000****Currently Critical****Immediate to Two Years****MISCELLANEOUS ADA UPGRADES****Project Index #: 0483ADA1****Construction Cost \$15,000**

The door hardware, signage and information counter are not fully ADA compliant. Americans with Disabilities Act (ADA) regulations pertaining to building access, route of travel and restrooms 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. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms.

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. It is recommended that proper lever hardware be installed in this building to meet these requirements.

Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that the counter must have a portion which is at least 36" in length with a maximum height of 36" above the finish floor.

IBC - 2018, ICC/ANSI A117.1 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/01/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/09/2018.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$22,000****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0483EXT3****Construction Cost \$16,000**

The existing exterior wood doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of four new wood doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate. The main entrance door, threshold and hardware is not ADA compliant, this project would provide for ADA compliant door hardware and threshold.

This project or a portion thereof was previously recommended in the FCA report dated 05/01/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/09/2018.

Project Index #: 0483INT2
Construction Cost \$6,000

INTERIOR DOOR REPLACEMENT

The existing interior doors and frames are damaged from abuse and age. This project would provide for the removal of the existing hollow core doors and frames and the purchase and installation of four new solid core wood doors and frames. All hardware, painting and framing materials are included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/01/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/09/2018.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$28,800

Long-Term Needs

Four to Ten Years

Project Index #: 0483EXT4
Construction Cost \$19,200

EXTERIOR FINISHES

The exterior finishes are in fair condition except shop exterior which is in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 7 to 9 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 0483INT1
Construction Cost \$9,600

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 years and every 7 to 9 years thereafter to maintain the integrity of the interior of the building. 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): 1,920	IBC Occupancy Type 1: 60 % S-1
Year Constructed: 1979	IBC Occupancy Type 2: 40 % B
Exterior Finish 1: 100 % Painted Wood 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: \$15,000	Project Construction Cost per Square Foot: \$34.27
Priority Class 2: \$22,000	Total Facility Replacement Construction Cost: \$480,000
Priority Class 3: \$28,800	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$65,800	FCNI: 14%

COMFORT STATION - LOOP B

SPWD Facility Condition Analysis - 0482

Survey Date: 8/9/2018

COMFORT STATION - LOOP B BUILDING REPORT

The Comfort Station is a brick masonry structure with a metal panel roofing system. This building has two restrooms, showers and a small janitor's closet. This facility is not 100% ADA compliant.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$4,550****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0482INT1****INTERIOR FINISHES****Construction Cost \$2,550**

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2 - 3 years and every 7 - 9 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0482PLM2**WATER HEATER REPLACEMENT****Construction Cost \$2,000**

The average life span of a water heater is eight to ten years. The existing 28 gallon natural gas water heater is approaching the end of its expected life and should be scheduled for replacement in the next 2 to 3 years. This project would provide for the removal and disposal of the old water heater and installation of a new 28 gallon water heater. This project or a portion thereof was previously recommended in the FCA report dated 05/01/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/09/2018.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,550****Long-Term Needs****Four to Ten Years****Project Index #: 0482EXT1****EXTERIOR FINISHES****Construction Cost \$2,550**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 7 - 9 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 255	IBC Occupancy Type 1: 100 % B
Year Constructed: 1979	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry
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: \$27.84
Priority Class 2: \$4,550	Total Facility Replacement Construction Cost: \$128,000
Priority Class 3: \$2,550	Facility Replacement Cost per Square Foot: \$500
Grand Total: \$7,100	FCNI: 6%

GROUP AREA RAMADA

SPWD Facility Condition Analysis - 0481

Survey Date: 8/9/2018

GROUP AREA RAMADA**BUILDING REPORT**

The Ramada is an open steel post and beam shade structure. The asphalt composition roofing system has been replaced with a metal roofing system. It has a concrete slab-on-grade, concrete sink, power and lighting and picnic tables. This structure is located in the group day use area.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$16,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0481EXT2****Construction Cost \$16,400****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for staining and re-sealing the sun-exposed wood structure and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 5,480	IBC Occupancy Type 1: 100 % U
Year Constructed: 1978	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Open / Steel Post	Construction Type: Steel & 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: \$2.99
Priority Class 2: \$16,400	Total Facility Replacement Construction Cost: \$274,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$50
Grand Total: \$16,400	FCNI: 6%

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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Carson City, Nevada 89701-4263

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Washoe Lake State Park - Site #9929
Description: Wetlands Area ADA Improvements.



Washoe Lake State Park - Site #9929
Description: Group Use Area ADA Improvements.



Washoe Lake State Park - Site #9929
Description: South Boat Launch Area ADA Improvements.



Washoe Lake State Park - Site #9929
Description: Site Wide Crack Fill & Slurry Seal Needed.



Group Area Ramada - Building #0481
Description: Exterior Finishes of the Ramada.



Comfort Station – Loop B - Building #0482
Description: Exterior of the Building.



Headquarters Office / Shop / Storage - Building #0483
Description: View of Building Interior.



Headquarters Office / Shop / Storage - Building #0483
Description: Exterior Finishes of the Shop Area.



Headquarters Ranger Residence - Building #0484
Description: Exterior of the Building.



Comfort Station – Loop A - Building #0485
Description: Metal Roofing of the Building.



North Ramp Ranger Residence - Building #0585
Description: Exterior of the Building.



Comfort Station - North Ramp - Building #0587
Description: Exterior of the Building.



North Ramp Pump House - Building #0590
Description: Exterior Finishes of the Building.



North Ramp Fee Station - Building #0591
Description: Exterior of the Building.



Comfort Station – Day Use #1 - Building #0593
Description: Accessibility Upgrades to Comfort Station.



Comfort Station – Day Use #2 - Building #0594
Description: Exterior of the Building.



Comfort Station – Group Use - Building #0595
Description: Exterior of the Building.



North Ramp Ramada - Building #0598
Description: Exterior of the Building.



Comfort Station - Equestrian - Building #0866
Description: Exterior of the Building.



Equestrian Area Ramada - Building #0867
Description: Exterior of the Building.



Headquarters Fee Station - Building #0868
Description: Exterior of the Building.



South Beach Pump House - Building #0869
Description: Exterior of the Building.



Typical Shade Ramada Campground Loop A & B
Description: Exterior of the Building.



North Ramp Garage - Building #2375
Description: Exterior of the Building.



Kiosk – Campground Loop B - Building #2792
Description: View of the Kiosk.



Kiosk – Equestrian - Building #2793
Description: View of the Kiosk.



Fee Booth – Little Washoe - Building #2796
Description: Exterior of the Building.



Comfort Station #1 – Little Washoe - Building #2797
Description: Exterior of the Building.



Comfort Station #2 – Little Washoe - Building #2798
Description: Exterior of the Building.



Comfort Station – Wetlands - Building #2799
Description: Exterior of the Building.



Storage Shed – Wetlands - Building #2800
Description: Exterior Finishes of the Building.



Comfort Station – South Beach - Building #3909
Description: Exterior of the Building.



South Beach Shade Ramada - Building #3911
Description: Exterior of the Building.



Vehicle Maintenance Building - Building #4182
Description: Exterior of the Building.