

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

BIG BEND OF THE COLORADO STATE RECREATION AREA

Post Office Box 32850
Laughlin, Nevada 89028

Site Number: 9931
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in October 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: 9931

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
1908	COMFORT STATION #1 - DAY USE	308	1995	12/13/2017	\$16,600	\$6,200	\$3,080	\$25,880	\$74,000	35%
	POB 32850 Big Bend SRA									
2349	SHOP/MAINTENANCE BUILDING	1600	1998	12/13/2017	\$6,500	\$15,800	\$9,800	\$32,100	\$240,000	13%
	POB 32850 Big Bend SRA									
2861	RANGER RESIDENCE #2	1400	2007	12/13/2017	\$0	\$10,700	\$7,000	\$17,700	\$196,000	9%
	POB 32850 Big Bend SRA									
1907	RANGER RESIDENCE #1	1873	1995	12/13/2017	\$0	\$0	\$21,000	\$21,000	\$280,950	7%
	POB 32850 Big Bend SRA									
2859	COMFORT STATION #2C - CAMPGROUND	1230	2007	12/13/2017	\$0	\$6,200	\$12,300	\$18,500	\$295,000	6%
	POB 32850 Big Bend SRA									
2862	RESIDENCE #2 CARPORT	200	2007	12/13/2017	\$0	\$0	\$400	\$400	\$8,000	5%
	POB 32850 Big Bend SRA									
2860	ENTRANCE STATION	288	2007	12/13/2017	\$0	\$0	\$2,880	\$2,880	\$79,200	4%
	POB 32850 Big Bend SRA									
3913	COMFORT STATION #3	170	2014							0%
	POB 32850 Big Bend SRA									
3905	RAMADA #45C	144	2014							0%
	POB 32850 Big Bend SRA									
3904	RAMADA #44C	144	2014							0%
	POB 32850 Big Bend SRA									
9931	BIG BEND STATE RECREATION AREA SITE		0	12/13/2017	\$5,210,000	\$187,400	\$495,486	\$5,892,886		0%
	POB 32850 Big Bend SRA									
2353	RAMADA #12	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2354	RAMADA #13	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2355	RAMADA #14	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2356	RAMADA #15	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									

Site number: 9931		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
2357	RAMADA #16	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2358	RAMADA #17	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2352	RAMADA #11	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2360	RAMADA #19	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2359	RAMADA #18	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2351	RAMADA #10	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2350	RAMADA #9	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2835	RAMADA #20C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
1915	RAMADA #7	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2841	RAMADA #26C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
1914	RAMADA #6	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
1913	RAMADA #5	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
1912	RAMADA #4	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
1911	RAMADA #3	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
1910	RAMADA #2	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
1909	RAMADA #1	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									

Site number: 9931		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
1916	RAMADA #8	400	1995	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2848	RAMADA #33C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2863	BUS STOP SHELTER	32	2007	12/13/2017	\$0	\$0	\$0		\$6,500	
	POB 32850 Big Bend SRA									
2858	RAMADA #43C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2857	RAMADA #42C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2856	RAMADA #41C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2855	RAMADA #40C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2854	RAMADA #39C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2853	RAMADA #38C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2852	RAMADA #37C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2851	RAMADA #36C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2839	RAMADA #24C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2849	RAMADA #34C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2836	RAMADA #21C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2847	RAMADA #32C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2846	RAMADA #31C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									

Site number: 9931		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
2845	RAMADA #30C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2844	RAMADA #29C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2843	RAMADA #28C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2842	RAMADA #27C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2840	RAMADA #25C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2838	RAMADA #23C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2837	RAMADA #22C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
2850	RAMADA #35C	400	2007	12/13/2017	\$0	\$0	\$0		\$8,000	
	POB 32850 Big Bend SRA									
Report Totals.....:		24,589			\$5,233,100	\$226,300	\$551,946	\$6,011,346	\$1,523,650	395%

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Building Name	Index #	
BIG BEND STATE RECREATION AREA SITE	9931	
COMFORT STATION #3	3913	
RAMADA #45C	3905	No Current Projects
RAMADA #44C	3904	No Current Projects
BUS STOP SHELTER	2863	No Current Projects
RESIDENCE #2 CARPORT	2862	
RANGER RESIDENCE #2	2861	
ENTRANCE STATION	2860	
COMFORT STATION #2C - CAMPGROUND	2859	
RAMADA #43C	2858	No Current Projects
RAMADA #42C	2857	No Current Projects
RAMADA #41C	2856	No Current Projects
RAMADA #40C	2855	No Current Projects
RAMADA #39C	2854	No Current Projects
RAMADA #38C	2853	No Current Projects
RAMADA #37C	2852	No Current Projects
RAMADA #36C	2851	No Current Projects
RAMADA #35C	2850	No Current Projects
RAMADA #34C	2849	No Current Projects
RAMADA #33C	2848	No Current Projects
RAMADA #32C	2847	No Current Projects
RAMADA #31C	2846	No Current Projects
RAMADA #30C	2845	No Current Projects
RAMADA #29C	2844	No Current Projects
RAMADA #28C	2843	No Current Projects
RAMADA #27C	2842	No Current Projects
RAMADA #26C	2841	No Current Projects
RAMADA #25C	2840	No Current Projects
RAMADA #24C	2839	No Current Projects
RAMADA #23C	2838	No Current Projects
RAMADA #22C	2837	No Current Projects
RAMADA #21C	2836	No Current Projects
RAMADA #20C	2835	No Current Projects

RAMADA #19	2360	No Current Projects
RAMADA #18	2359	No Current Projects
RAMADA #17	2358	No Current Projects
RAMADA #16	2357	No Current Projects
RAMADA #15	2356	No Current Projects
RAMADA #14	2355	No Current Projects
RAMADA #13	2354	No Current Projects
RAMADA #12	2353	No Current Projects
RAMADA #11	2352	No Current Projects
RAMADA #10	2351	No Current Projects
RAMADA #9	2350	No Current Projects
SHOP/MAINTENANCE BUILDING	2349	
RAMADA #8	1916	No Current Projects
RAMADA #7	1915	No Current Projects
RAMADA #6	1914	No Current Projects
RAMADA #5	1913	No Current Projects
RAMADA #4	1912	No Current Projects
RAMADA #3	1911	No Current Projects
RAMADA #2	1910	No Current Projects
RAMADA #1	1909	No Current Projects
COMFORT STATION #1 - DAY USE	1908	
RANGER RESIDENCE #1	1907	

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.

BIG BEND STATE RECREATION AREA SITE

SPWD Facility Condition Analysis - 9931

Survey Date: 12/13/2017

BIG BEND STATE RECREATION AREA SITE**BUILDING REPORT**

Big Bend State Recreation Area is located five miles south of Laughlin on the Needles Highway. The park is within the town limits of Laughlin, one mile south of Casino Drive on South Needles Hwy. Big Bend is Nevada's newest state park that opened in 1996. Situated on the shores of the Colorado River below Laughlin in Nevada's southern tip. The park offers dramatic views of the river and surrounding mountains. The park offers camping, hiking and group facilities; and popular activities include picnicking, boating, fishing and swimming.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$5,210,000****Currently Critical****Immediate to Two Years****ADA PARKING, ACCESSIBLE ROUTE****Project Index #: 9931ADA2****Construction Cost \$10,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. There are several existing ADA parking spaces in the boat ramp and day use areas that are not fully compliant. This project would provide for signage, curb ramps and walkways from the parking spaces to site features. This may require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/05/2003 and 02/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2017.

EROSION/ FLOOD CONTROL**Project Index #: 9931SIT8****Construction Cost \$5,200,000**

The water level of the Colorado river varies by as much as 9 feet depending on the flow controls from the power plants upstream. This is already causing extensive damage to the beach and Day Use areas on the north side of the site and the erosion is ongoing. Approximately 40 feet of beach has already been lost and the erosion is now threatening the ramadas, parking lot and access road. This project would provide for long term erosion controls along the north shoreline to prevent further loss of shoreline and facilities. This project may qualify for one of three FEMA grant programs to alleviate some of the high cost of the work. These are PDM (Pre-Disaster Mitigation), FMA (Flood Mitigation) or RFC (Repetitive Flood Claims) in which the State would need to provide a 25% match.

This project or a portion thereof was previously recommended in the FCA report dated 02/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2017.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$187,400****Necessary - Not Yet Critical****Two to Four Years****SEAL ASPHALT PAVING****Project Index #: 9931SIT9****Construction Cost \$125,000**

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 the maintenance yard. 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. 100,000 square feet of asphalt area was used to generate this estimate.

STORAGE STRUCTURE INSTALLATION**Project Index #: 9931SIT4****Construction Cost \$62,400**

There is a need for a storage structure in the maintenance area. The trucks, agricultural equipment and building materials are exposed to the sun causing preventable damage and maintenance costs. This project would provide a three sided steel structure 24' x 40' to be constructed in the maintenance yard.

This project or a portion thereof was previously recommended in the FCA report dated 02/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2017.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$495,486****Long-Term Needs****Four to Ten Years****Project Index #: 9931SIT6****ASPHALT PAVING INSTALLATION****Construction Cost \$461,000**

The access road to the Shop/ Maintenance Building and Ranger Residences and the parking areas around these buildings are not paved. This project would provide asphalt cement paving for a 20' wide access road, for parking around the Residences and paving the vehicle yard around the Shop/ Maintenance Building. The estimate includes grading, 6" base, compaction and installation of 4" thick asphalt cement paving.

This project or a portion thereof was previously recommended in the FCA report dated 02/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2017.

Project Index #: 9931EXT1**EXTERIOR FINISHES, SHADE RAMADAS****Construction Cost \$34,486**

There are 43 steel shade ramadas in different locations throughout the site which are 400 s.f. each and a Bus Stop Shelter that is 43 s.f. for a total of 17,243 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 in the next 4 - 5 years and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structures.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,210,000
Priority Class 2:	\$187,400
Priority Class 3:	\$495,486
Grand Total:	\$5,892,886

COMFORT STATION #3

SPWD Facility Condition Analysis - 3913

Survey Date: 10/8/2018

COMFORT STATION #3**BUILDING REPORT**

The CXT Restroom is a precast ADA compliant 2 station Unisex restroom located in the day use parking area north of the boat ramp parking area. The CXT has accessible path of travel to accessible parking.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,700****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3913INT1****INTERIOR FINISHES****Construction Cost \$1,700**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,700****Long-Term Needs****Four to Ten Years****Project Index #: 3913EXT1****EXTERIOR FINISHES****Construction Cost \$1,700**

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 power washing, priming and painting the stucco and wood, sealing the concrete masonry units and caulking of 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.

BUILDING INFORMATION:

Gross Area (square feet): 170	IBC Occupancy Type 1: 0 %
Year Constructed: 2014	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: \$1,700	Total Facility Replacement Construction Cost: #Type!
Priority Class 3: \$1,700	Facility Replacement Cost per Square Foot:
Grand Total: \$3,400	FCNI: #Type!

RESIDENCE #2 CARPORT

SPWD Facility Condition Analysis - 2862

Survey Date: 12/13/2017

RESIDENCE #2 CARPORT BUILDING REPORT

The Residence Carport is a new steel post and beam shade structure located adjacent to Residence #2.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$400

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

Project Index #: 2862EXT1

EXTERIOR FINISHES

Construction Cost \$400

The exterior finishes are in fair condition. It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure in the next 5 - 6 years 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): 200	IBC Occupancy Type 1: 100 % U
Year Constructed: 2007	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Steel post & beam	Construction Type: Steel Post & Beam
Exterior Finish 2: 0 %	IBC Construction Type: I-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:	\$8,000
Priority Class 3:	\$400	Facility Replacement Cost per Square Foot:	\$40
Grand Total:	\$400	FCNI:	5%

RANGER RESIDENCE #2

SPWD Facility Condition Analysis - 2861

Survey Date: 12/13/2017

RANGER RESIDENCE #2**BUILDING REPORT**

Ranger Residence #2 is a modular home which has been retrofitted with an exterior insulation and finish system (EIFS). It has a single-ply roofing system and is on a permanent concrete foundation. It contains bedrooms, bathrooms, and kitchen, living and dining areas. The HVAC system is a split system with a forced air unit in the interior and the condenser on the north side of the residence. The building is located in the northern portion of the park.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$10,700****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 2861EXT2****Construction Cost \$3,700**

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

INTERIOR FINISHES**Project Index #: 2861INT1****Construction Cost \$7,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted 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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$7,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2861EXT1****Construction Cost \$7,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,400	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 2007	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Modular 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: \$12.64
Priority Class 2: \$10,700	Total Facility Replacement Construction Cost: \$196,000
Priority Class 3: \$7,000	Facility Replacement Cost per Square Foot: \$140
Grand Total: \$17,700	FCNI: 9%

ENTRANCE STATION

SPWD Facility Condition Analysis - 2860

Survey Date: 12/13/2017

ENTRANCE STATION**BUILDING REPORT**

The Entrance Station is a concrete masonry unit and wood framed structure with a single-ply roofing system on a concrete foundation. The building has a small unisex restroom and office space for fee collection and other park related informational handouts. There is a small wall mounted heat pump with a condenser mounted on the roof for heating and cooling needs.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,880****Long-Term Needs****Four to Ten Years****Project Index #: 2860EXT1****EXTERIOR FINISHES****Construction Cost \$1,440**

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 power washing, priming and painting the stucco, sealing the concrete masonry units and wood and caulking of 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.

Project Index #: 2860INT1**INTERIOR FINISHES****Construction Cost \$1,440**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 288	IBC Occupancy Type 1: 100 % B
Year Constructed: 2007	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 25 % Concrete Masonry U	Construction Type: Concrete Masonry Units
Exterior Finish 2: 75 % Painted Stucco / EIFS	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: \$79,000
Priority Class 3: \$2,880	Facility Replacement Cost per Square Foot: \$275
Grand Total: \$2,880	FCNI: 4%

COMFORT STATION #2C - CAMPGROUND

SPWD Facility Condition Analysis - 2859

Survey Date: 12/13/2017

COMFORT STATION #2C - CAMPGROUND BUILDING REPORT

Comfort Station #2C - Campground is a concrete masonry unit and wood framed structure with a single-ply roofing system on a concrete foundation. It contains Men's and Women's ADA compliant restrooms and showers including an ADA route of travel from the parking spaces to the building.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$6,200**
Necessary - Not Yet Critical **Two to Four Years**

GYPSUM BOARD REPAIR

Project Index #: 2859INT2
Construction Cost \$6,200

Water leaks and moisture have damaged the gypsum board in the utility room. If the gypsum board is not removed and replaced, the moisture potentially could cause mold and dry-rot. The source of the leak must be identified and repaired. This project recommends removing the gypsum board, repairing the leak and replacing it with green board and installing Fiberglass Reinforced plastic (FRP). Per IBC 2018 Section 1210 was used as a reference for this project.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$12,300**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 2859EXT1
Construction Cost \$6,150

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 power washing, priming and painting the stucco and wood, sealing the concrete masonry units and caulking of 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 #: 2859INT1
Construction Cost \$6,150

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 1,230	IBC Occupancy Type 1: 100 % B
Year Constructed: 2007	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 25 % Sealed CMU	Construction Type: Concrete Masonry Units
Exterior Finish 2: 75 % Painted Stucco / EIFS	IBC Construction Type: III-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: \$15.04	
Priority Class 2: \$6,200	Total Facility Replacement Construction Cost: \$295,000	
Priority Class 3: \$12,300	Facility Replacement Cost per Square Foot: \$240	
Grand Total: \$18,500	FCNI: 6%	

SHOP/MAINTENANCE BUILDING

SPWD Facility Condition Analysis - 2349

Survey Date: 12/13/2017

SHOP/MAINTENANCE BUILDING**BUILDING REPORT**

The Shop/Maintenance Building is an insulated engineered steel structure with a standing seam metal roofing system on a concrete foundation. The exterior has an exterior insulation and finish system (EIFS) and the interior consists of a large shop area and a small office with a restroom. There is evaporative cooling and a packaged HVAC unit also for the shop and a small wall mounted heat pump for the office area. There are no fire alarms or sprinklers located in the structure and there is an ADA accessible parking stall located adjacent to the entrance to the office.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$6,500****Currently Critical****Immediate to Two Years****ADA PARKING UPGRADES****Project Index #: 2349ADA1****Construction Cost \$2,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The existing ADA parking space does not entirely meet the requirements of the code, specifically because it is not 18 feet long. This project provides funding to bring the existing ADA parking space up to code including regrading to add length to the parking space, placement of P.C. concrete, updated signage, re-striping, and any other necessary upgrades. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2017.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 2349SFT1****Construction Cost \$4,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2017.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$15,800****Necessary - Not Yet Critical****Two to Four Years****A.C. COMPRESSOR REPLACEMENT****Project Index #: 2349HVA1****Construction Cost \$1,200**

An air conditioner condenser is installed on the side of this building and the compressor has failed. It was not operational at the time of the survey and should be scheduled for replacement. This project would provide for a new compressor to be installed including all required connections to utilities. The estimate includes removal and disposal of the old unit.

This project or a portion thereof was previously recommended in the FCA report dated 02/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2017.

EVAPORATIVE COOLER REPLACEMENT**Project Index #: 2349HVA2****Construction Cost \$9,800**

An evaporative cooler is installed on the side of this building that has reached the end of its useful and expected life and is no longer operational. This project would provide for a new commercial size evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

This project or a portion thereof was previously recommended in the FCA report dated 02/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2017.

Project Index #: 2349ENR1
Construction Cost \$4,800

LIGHTING UPGRADE

The existing lighting fixtures are the older T-8 fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts are suggested, and new tombstones (if needed). Occupancy sensors will be installed in the restroom, office, storage rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts are suggested, and new tombstones (if needed).

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$9,800

Long-Term Needs

Four to Ten Years

Project Index #: 2349EXT1
Construction Cost \$8,000

EXTERIOR FINISHES

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 power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2349INT1
Construction Cost \$1,800

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the finished interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project does not apply to the open framed walls and ceilings in the main shop area.

BUILDING INFORMATION:

Gross Area (square feet): 1,600	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 1998	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Stucco/EIFS	Construction Type: Engineered Steel Structure
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$6,500	Project Construction Cost per Square Foot: \$20.06
Priority Class 2: \$15,800	Total Facility Replacement Construction Cost: \$240,000
Priority Class 3: \$9,800	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$32,100	FCNI: 13%

COMFORT STATION #1 - DAY USE

SPWD Facility Condition Analysis - 1908

Survey Date: 12/13/2017

COMFORT STATION #1 - DAY USE BUILDING REPORT

Comfort Station #1 - Day Use is a concrete masonry unit and wood framed structure with a single-ply roofing system on a concrete foundation. It contains Men's and Women's ADA restrooms including an ADA route of travel from the parking spaces to the building which is mostly compliant. Some minor ADA improvements will be recommended in the report. The facility is in good shape and well maintained.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$16,600****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 1908ADA3****Construction Cost \$5,000**

The Men's and Women's designated ADA restrooms do not entirely meet the Americans with Disabilities Act (ADA) requirements. This project would provide funding for improvements to bring the restrooms into compliance. Improvements may include adjusting existing fixtures or installing new fixtures such as sinks, toilets, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 02/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2017.

CONCRETE SLAB REPAIRS**Project Index #: 1908EXT2****Construction Cost \$7,600**

The concrete slab is settling especially at the corners and has extensive cracking. The grade is shifting away from the building, pulling the concrete with it. The settling and shifting will continue and cause extensive damage to the concrete slab and eventually to the buildings footings. This project would provide for regrading and compacting next to and underneath the slab and replacing the concrete as needed.

This project or a portion thereof was previously recommended in the FCA report dated 02/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2017.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 1908ADA1****Construction Cost \$4,000**

There is a water fountain in front of the building. The 2018 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain.

NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2017.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$6,200****Necessary - Not Yet Critical****Two to Four Years****GYPSUM BOARD REPAIR****Project Index #: 1908INT2****Construction Cost \$6,200**

Water leaks and moisture have damaged the gypsum board in the utility room. If the gypsum board is not removed and replaced, the moisture potentially could cause mold and dry-rot. The source of the leak must be identified and repaired. This project recommends removing the gypsum board, repairing the leak and replacing it with green board and installing Fiberglass Reinforced plastic (FRP). Per IBC 2018 Section 1210 was used as a reference for this project.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$3,080****Long-Term Needs****Four to Ten Years****Project Index #: 1908EXT1****EXTERIOR FINISHES****Construction Cost \$1,540**

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 power washing, priming and painting the stucco and wood, sealing the concrete masonry units and caulking of 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.

Project Index #: 1908INT1**INTERIOR FINISHES****Construction Cost \$1,540**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted and the ceramic tile be repaired at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 308	IBC Occupancy Type 1: 100 % B
Year Constructed: 1995	IBC Occupancy Type 2: %
Exterior Finish 1: 50 % Painted Stucco / EIFS	Construction Type: Concrete Masonry Units
Exterior Finish 2: 50 % Concrete Masonry U	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$16,600	Project Construction Cost per Square Foot: \$84.03
Priority Class 2: \$6,200	Total Facility Replacement Construction Cost: \$74,000
Priority Class 3: \$3,080	Facility Replacement Cost per Square Foot: \$240
Grand Total: \$25,880	FCNI: 35%

RANGER RESIDENCE #1

SPWD Facility Condition Analysis - 1907

Survey Date: 12/13/2017

RANGER RESIDENCE #1**BUILDING REPORT**

Ranger Residence #1 was demolished in 2013 and rebuilt on the same site. It is a wood framed structure with a concrete tile roof. It has bedrooms, bathrooms, and kitchen, living and dining spaces along with a two car attached garage. There is a split HVAC system with an all electric forced air unit inside and an AC condenser on the outside. The house is fully sprinklered.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$21,000****Long-Term Needs****Four to Ten Years****Project Index #: 1907EXT3****Construction Cost \$21,000****EXTERIOR FINISHES**

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 power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,873	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1995	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-N
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$11.21
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$281,000
Priority Class 3: \$21,000	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$21,000	FCNI: 7%

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

515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263

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Big Bend State Recreation Area - Site #9931
Description: ADA Accessible Parking at the Entrance Station Parking Area.



Big Bend State Recreation Area - Site #9931
Description: Seal Asphalt Paving.



Big Bend State Recreation Area - Site #9931
Description: View of Dock at Boat Ramp with New Decking.



Bus Stop Shelter - Building #2863
Description: Exterior of the Structure.



Ranger Residence #2 Carport - Building #2862
Description: View of the Building.



Ranger Residence #2 - Building #2861
Description: Exterior of the Building.



Entrance Station - Building #2860
Description: Exterior of the Building.



Comfort Station #2C - Building #2859
Description: Exterior of the Building.



Shade Ramada - Buildings #2835 - #2858
Description: Typical Shade Ramada in Campground.



Shop / Maintenance Building - Building #2349
Description: Exterior of the Building.



Shop / Maintenance Building - Building #2349
Description: Interior of the Shop Area.



Shade Ramada - Buildings #1909 - #1916 & #2350 - #2360
Description: Typical Shade Ramadas in Day Use Area.



Comfort Station #1 - Building #1908
Description: Exterior of the Building.



Comfort Station #1 - Building #1908
Description: Gypsum Board Repair.



Ranger Residence #1 - Building #1907
Description: Exterior of the Building.



Ranger Residence #1 - Building #1907
Description: View of Fire Suppression Riser.