



STATE OF NEVADA
STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:



DEPT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF STATE PARKS

SITE #: 9935 WILD HORSE STATE RECREATION AREA SITE
HC 31 BOX 265
ELKO, NV 89801-



Survey Date: 5/17/2022
Distribution Date: 4/22/2024

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FACILITY CONDITION ASSESSMENT INTRODUCTION

PROGRAM

Created under the authority of NRS 341.128. (Legislature, 2022). The State Public Works Division's (SPWD) Facility Condition Assessment (FCA) program periodically inspects all state-owned buildings excluding those owned by the Nevada System of Higher Education (NSHE). Additionally, Nevada Department of Transportation (NDOT) and Legislature buildings are assessed by their own agencies. SPWD FCA personnel conduct interviews with site staff, review documents, and perform walk-throughs to assess the physical condition of the building's components and systems. The outcome of the assessment is a report of the overall site condition and infrastructure findings for the site and building(s) located on the site. The Legislative Commission will be notified if there are any serious concerns reported.

REPORT

The purpose of the report is to provide a documentary framework to assist the agency and SPWD in optimizing and maintaining the physical condition of the state's building portfolio; develop capital budgets and prioritize resources. Agencies may find it helpful in calculating funding required to meet future budgetary needs. Additionally, it augments SPWDs Capital Improvement Program's (CIP) planning phase.

Projects are identified and categorized under the building management systems listed below (Figure 1.) and assigned a priority (Figure 2.) and a status (Figure 3.).

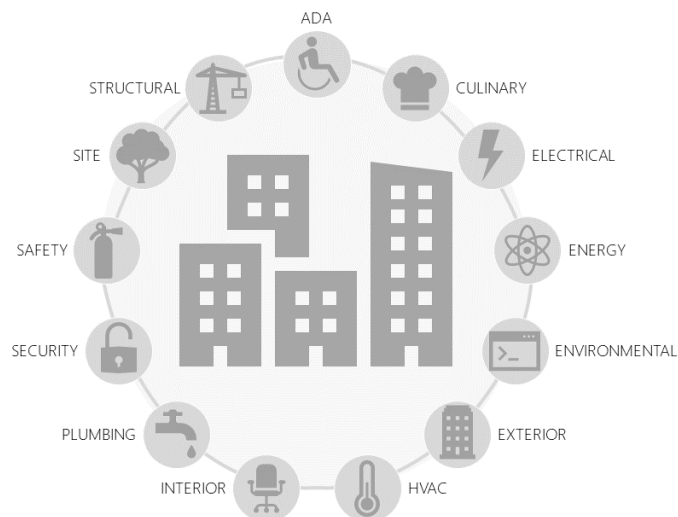
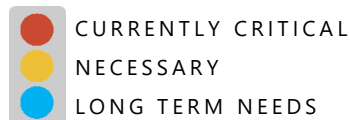


FIGURE 2.



The STATUS of a project can be:

FIGURE 3.

COMPLETED	Project has finished.
IN PROGRESS	Project is on-going.
CANCELED	Project was dropped.
DEFERRED	Project has been postponed.
NEW	Project is new, discovered and written during a site survey.

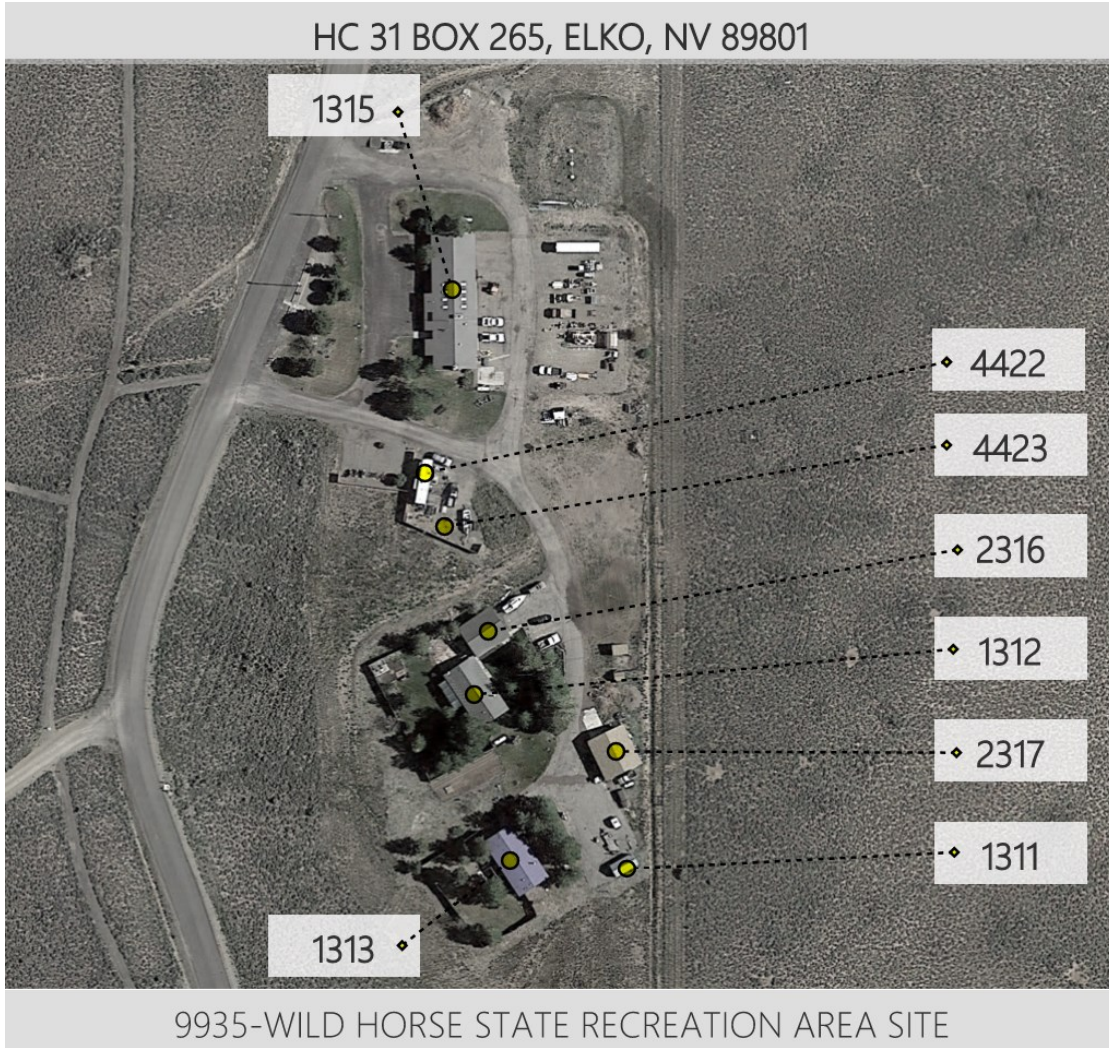
The appendices provide supplementary material for a more comprehensive understanding of priority categorization, cost estimates and facility management standards.

APPENDIX A	PROJECT IDENTIFICATION (ID) CATEGORIES
APPENDIX B	MAINTENANCE PROJECTS AND COST ESTIMATES
APPENDIX C	FACILITY CONDITION INDEX
APPENDIX D	PROJECT PRIORITY CLASSIFICATIONS
APPENDIX E	REFERENCES
APPENDIX F	REPORT DISTRIBUTION
APPENDIX G	FCA TEAM CONTACT INFORMATION
APPENDIX H	REVISION HISTORY

DISCLAIMER

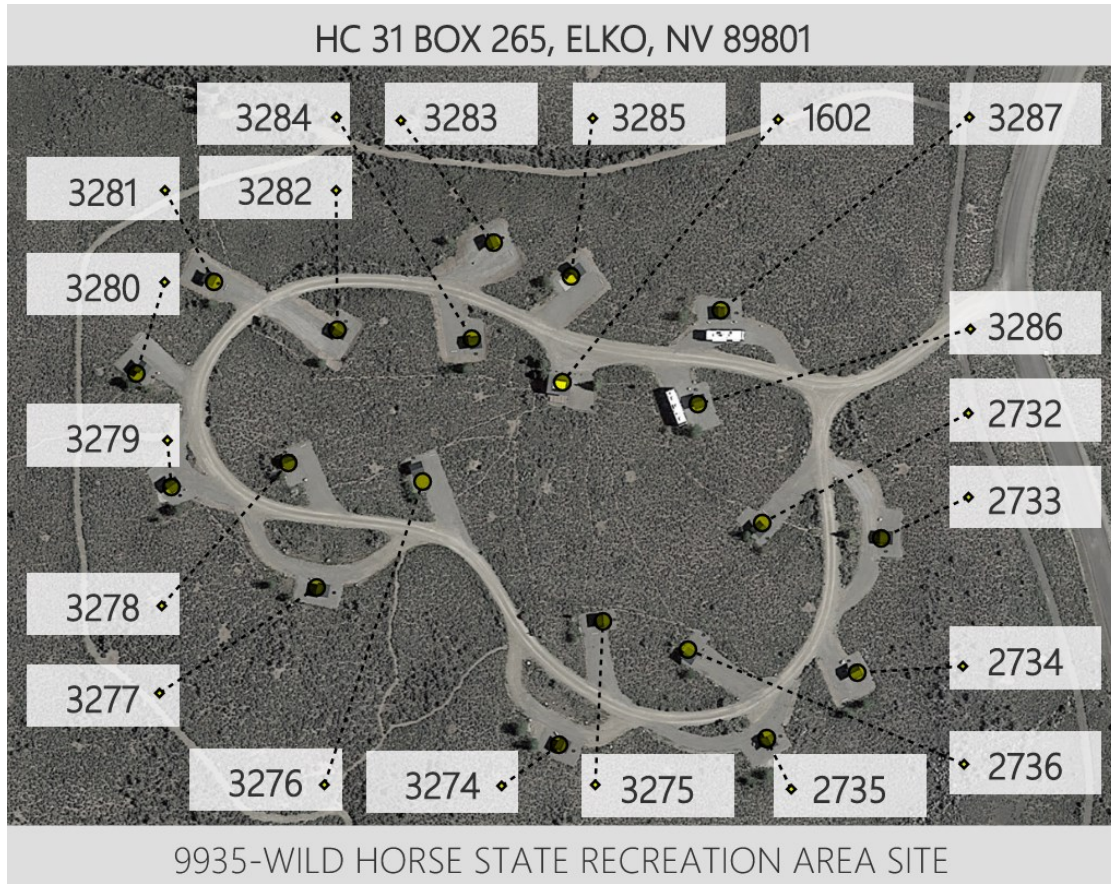
1. The report was prepared by the SPWD under the authority of [NRS 341.128](#) for use as a planning resource.
2. The report does not guarantee funding and should not be used for budgetary purposes.
3. Qualified individuals should develop the overall project's budget estimate and scope.
4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).
7. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.

SITE MAP



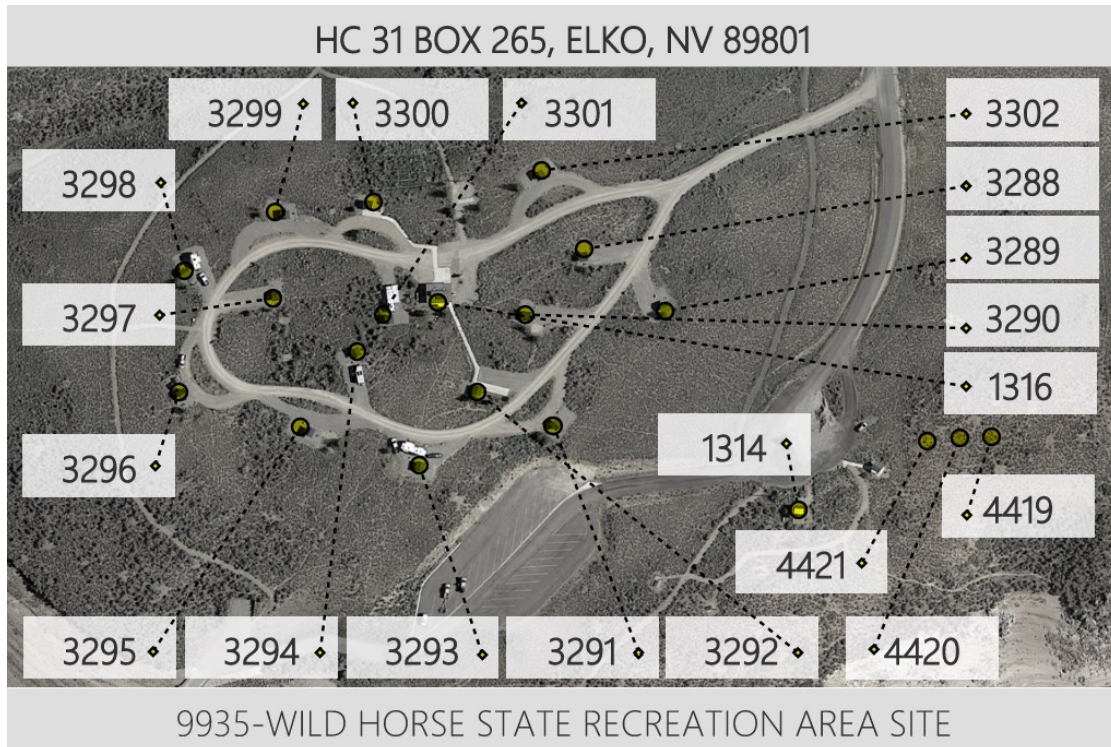
BLDG #	NAME	YR BUILT	SQ FT	STATUS
1311	UTILITY SHED	1982	200	OCCUPIED
1312	RESIDENCE #1	1982	2304	OCCUPIED
1313	RESIDENCE #2	1982	2304	OCCUPIED
1315	PARK OFFICE/SHOP	1982	3400	OCCUPIED
1316	RESTROOM #3	1982	400	OCCUPIED
2316	RESIDENCE GARAGE #1	1990	672	OCCUPIED
2317	RESIDENCE GARAGE #2	2002	900	OCCUPIED
4422	SEASONAL HOUSING 1	2020	224	OCCUPIED
4423	SEASONAL HOUSING LAUNDRY FACILITY	2020	64	OCCUPIED
009	TOTAL # OF BLDGS			

SITE MAP



BLDG #	NAME	YR BUILT	SQ FT	BLDG #	NAME	YR BUILT	SQ FT
1602	RESTROOM #1	1980	200	3279	RAMADA #11	2013	144
2732	RAMADA #1	2007	144	3280	RAMADA #12	2013	144
2733	RAMADA #2	2007	144	3281	RAMADA #13	2013	144
2734	RAMADA #3	2007	144	3282	RAMADA #14	2013	144
2735	RAMADA #4	2007	144	3283	RAMADA #15	2013	144
2736	RAMADA #5	2007	144	3284	RAMADA #16	2013	144
3274	RAMADA #6	2013	144	3285	RAMADA #17	2013	144
3275	RAMADA #7	2013	144	3286	RAMADA #18	2013	144
3276	RAMADA #8	2013	144	3287	RAMADA #19	2013	144
3277	RAMADA #9	2013	144	020	TOTAL # OF BLDGS		
3278	RAMADA #10	2013	144				

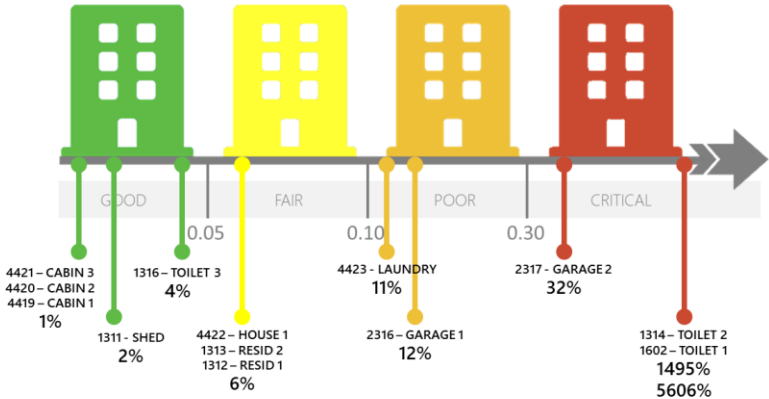
SITE MAP



BLDG #	NAME	YR BUILT	SQ FT	STATUS
3288	RAMADA #20	2013	144	OCCUPIED
3289	RAMADA #21	2013	144	OCCUPIED
3290	RAMADA #22	2013	144	OCCUPIED
3291	RAMADA #23	2013	144	OCCUPIED
3292	RAMADA #24	2013	144	OCCUPIED
3293	RAMADA #25	2013	144	OCCUPIED
3294	RAMADA #26	2013	144	OCCUPIED
3295	RAMADA #27	2013	144	OCCUPIED
3296	RAMADA #28	2013	144	OCCUPIED
3297	RAMADA #29	2013	144	OCCUPIED
3298	RAMADA #30	2013	144	OCCUPIED
3299	RAMADA #31	2013	144	OCCUPIED
3300	RAMADA #32	2013	144	OCCUPIED
3301	RAMADA #33	2013	144	OCCUPIED
3302	RAMADA #34	2013	144	OCCUPIED
4419	CABIN 1	2019	399	OCCUPIED
4420	CABIN 2	2019	399	OCCUPIED
4421	CABIN 3	2019	399	OCCUPIED
4422	SEASONAL HOUSING 1	2020	224	OCCUPIED
4423	SEASONAL HOUSING LAUNDRY FACILITY	2020	64	OCCUPIED
9935	WILD HORSE STATE RECREATION AREA SITE	0		OCCUPIED
021	TOTAL # OF BLDGS			
050	GRAND TOTAL # OF BLDGS			

FACILITY CONDITION INDEX (FCI)

GRAPH



FCI is the total cost of necessary building repairs and renewal divided by the current cost of replacing the building. Each building’s FCI score reflects the current condition of the building: *good*, *fair*, *poor*, or *critical*. It is normal to see buildings in all stages of condition.

The graph on the left shows the FCI for each building at the WILD HORSE STATE RECREATION AREA SITE.

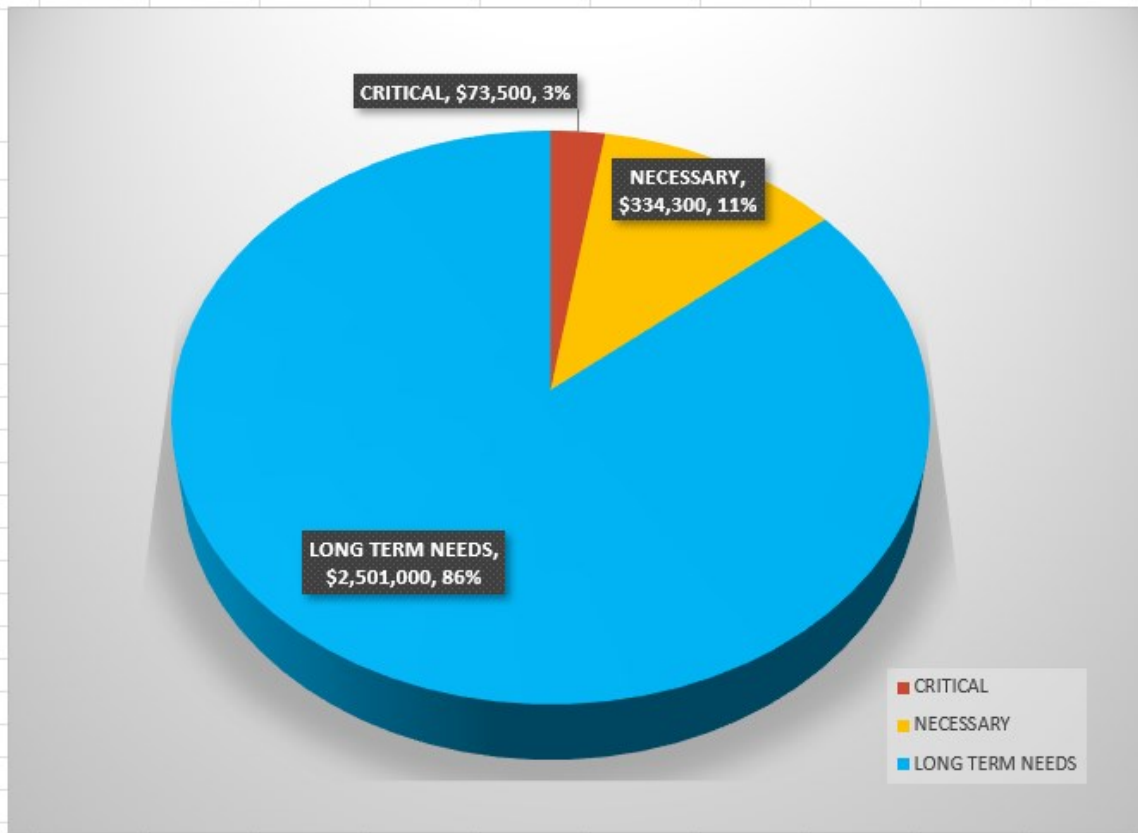
The percentages shown in the graph to the left were calculated using the figures in the report below.

DATA

SITE #: 9935

SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	PRIORITY CLASSES			PR CLASS	COST TO REPLACE	FCI
					CRITICAL (1) COST	NECESSARY (2) COST	LONG TERM (3) COST			
5/17/2022	9935	WILD HORSE STATE RECREATION AREA SITE	0		\$0	\$227,500	\$154,200	\$381,700		0%
5/17/2022	4421	CABIN 3	2019	399	\$0	\$0	\$2,400	\$2,400	\$250,000	1%
5/17/2022	4420	CABIN 2	2019	399	\$0	\$0	\$2,400	\$2,400	\$250,000	1%
5/17/2022	4419	CABIN 1	2019	399	\$0	\$0	\$2,400	\$2,400	\$250,000	1%
5/17/2022	1311	UTILITY SHED	1982	200	\$0	\$0	\$400	\$400	\$25,000	2%
5/17/2022	1312	RESIDENCE #1	1982	2304	\$7,500	\$0	\$13,800	\$21,300	\$806,400	3%
5/17/2022	1316	RESTROOM #3	1982	400	\$15,000	\$0	\$2,400	\$17,400	\$387,800	4%
5/17/2022	4422	SEASONAL HOUSING 1	2020	224	\$0	\$0	\$4,400	\$4,400	\$75,000	6%
5/17/2022	1313	RESIDENCE #2	1982	2304	\$7,500	\$15,000	\$29,900	\$52,400	\$806,400	6%
5/17/2022	1315	PARK OFFICE/SHOP	1982	3400	\$43,500	\$59,000	\$40,800	\$143,300	\$1,870,000	8%
5/17/2022	4423	SEASONAL HOUSING LAUNDRY	2020	64	\$0	\$0	\$1,100	\$1,100	\$10,000	11%
5/17/2022	2316	RESIDENCE GARAGE #1	1990	672	\$0	\$4,000	\$4,000	\$8,000	\$67,200	12%
5/17/2022	2317	RESIDENCE GARAGE #2	2002	900	\$0	\$28,800	\$0	\$28,800	\$90,000	32%
5/17/2022	1314	RESTROOM #2	1982	400	\$0	\$0	\$1,121,600	\$1,121,600	\$75,000	1495%
5/17/2022	1602	RESTROOM #1	1980	200	\$0	\$0	\$1,121,200	\$1,121,200	\$20,000	5606%
			TOTALS:	12,265	\$73,500	\$334,300	\$2,501,000	\$2,908,800	\$4,982,800	58%

COST BREAKDOWN BY PRIORITY



The percentages shown in the chart above were calculated using the figures in the PROJECTS BY PRIORITY section listed below. The chart above represents costs for the entire site.

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
2	Necessary – Not Yet Critical	2 to 4
3	Long Term Needs	4 to 10

PROJECTS BY PRIORITY

PRIORITY 1 – CURRENTLY CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
1312	1312SFT2	NEW	SEISMIC GAS SHUT-OFF VALVE INSTALLATION	7,500.00
1313	1313SFT1	NEW	SEISMIC GAS SHUT-OFF VALVE INSTALLATION	7,500.00
1315	1315ADA1	DEFERRED	ADA PARKING UPGRADE	15,000.00
1315	1315SFT2	NEW	SMOKE AND CARBON MONOXIDE ALARM INSTALLATION	17,000.00
1315	1315SFT3	DEFERRED	INSTALL EXIT SIGNS AND EGRESS LIGHTING	4,000.00
1315	1315SFT4	NEW	SEISMIC GAS SHUT-OFF VALVE INSTALLATION	7,500.00
1316	1316ADA3	NEW	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	7,500.00
1316	1316SFT1	NEW	SEISMIC GAS SHUT-OFF VALVE INSTALLATION	7,500.00
				\$73,500.00

PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
1313	1313HVA1	DEFERRED	HVAC REPLACEMENT	15,000.00
1315	1315EXT2	DEFERRED	WINDOW REPLACEMENT	9,000.00
1315	1315EXT3	DEFERRED	REPLACE OVERHEAD COILING DOORS	30,000.00
1315	1315HVA1	DEFERRED	HVAC UPGRADE	20,000.00
2316	2316INT2	NEW	INTERIOR REFURBISHMENT	4,000.00
2317	2317EXT2	NEW	EXTERIOR FINISHES	9,000.00
2317	2317EXT3	NEW	ROOF REPLACEMENT	13,500.00
2317	2317INT1	NEW	INTERIOR FINISHES	6,300.00
9935	9935SIT2	DEFERRED	AC PAVING INSTALLATION	187,500.00
9935	9935SIT7	NEW	FUELING STATION REFURBISHMENT	40,000.00
				\$334,300.00

PRIORITY 3 – LONG TERM NEEDS

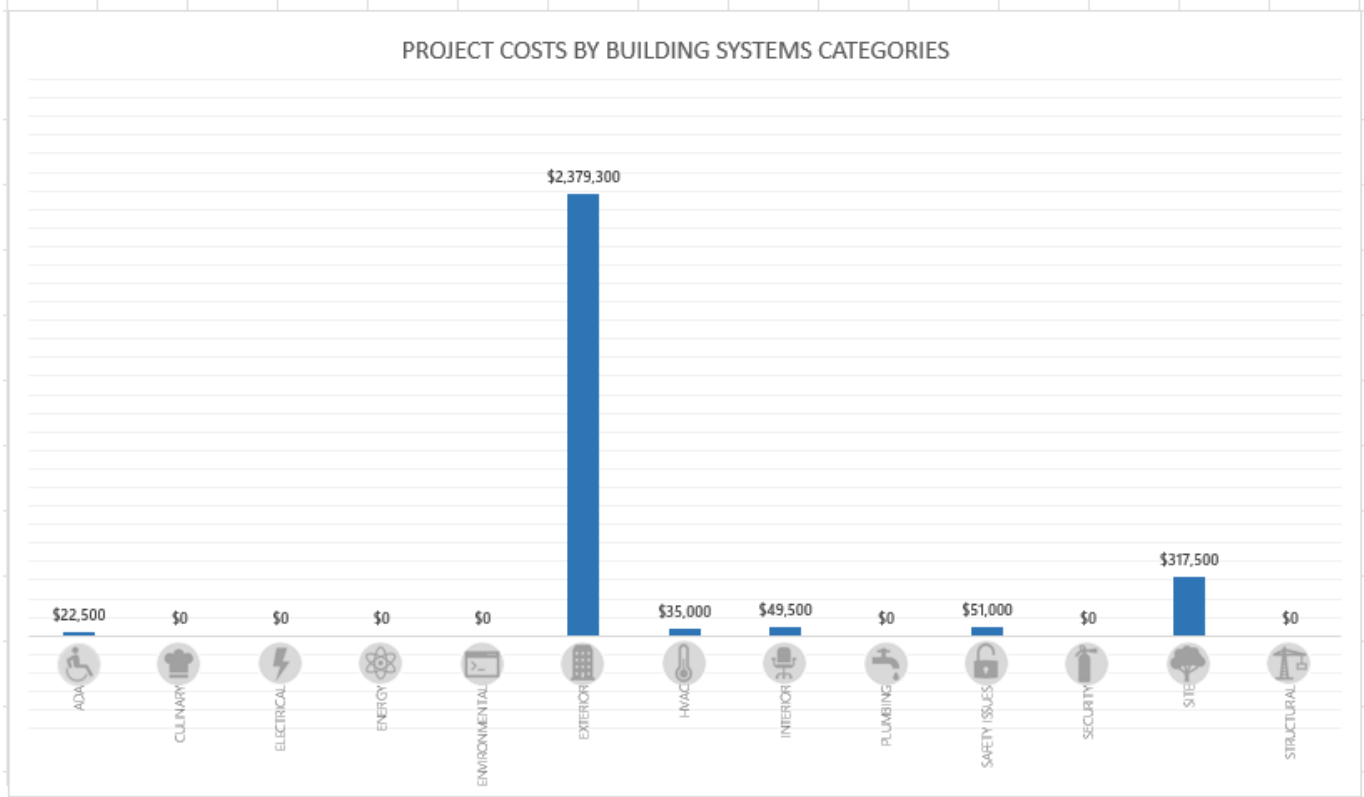
BLDG #	PROJECT #	STATUS	DESC	COST
1311	1311EXT2	NEW	EXTERIOR FINISHES	400
1312	1312EXT2	NEW	EXTERIOR FINISHES	13,800.00
1313	1313EXT3	NEW	EXTERIOR FINISHES	13,800.00
1313	1313INT4	NEW	INTERIOR FINISHES	16,100.00
1314	1314EXT3	NEW	COMFORT STATION REPLACEMENT	1,120,000.00
1314	1314EXT4	NEW	EXTERIOR / INTERIOR FINISHES	1,600.00
1315	1315EXT1	DEFERRED	EXTERIOR FINISHES	20,400.00
1315	1315INT2	NEW	INTERIOR FINISHES	20,400.00
1316	1316EXT2	NEW	EXTERIOR / INTERIOR FINISHES	2,400.00
1602	1602EXT2	NEW	EXTERIOR / INTERIOR FINISHES	1,200.00
1602	1602EXT3	NEW	COMFORT STATION REPLACEMENT	1,120,000.00
2316	2316EXT2	NEW	EXTERIOR FINISHES	4,000.00
4419	4419EXT1	NEW	EXTERIOR FINISHES	2,400.00
4420	4420EXT1	NEW	EXTERIOR FINISHES	2,400.00

BLDG #	PROJECT #	STATUS	DESCR	COST
4421	4421EXT1	NEW	EXTERIOR FINISHES	2,400.00
4422	4422EXT1	NEW	EXTERIOR FINISHES	2,200.00
4422	4422INT1	NEW	INTERIOR FINISHES	2,200.00
4423	4423EXT1	NEW	EXTERIOR FINISHES	600
4423	4423INT1	NEW	INTERIOR FINISHES	500
9935	9935EXT2	NEW	EXTERIOR FINISHES, SHADE RAMADAS	10,200.00
9935	9935SIT3	DEFERRED	CRACK FILL / SLURRY SEAL ASPHALT PAVING	144,000.00
				\$2,501,000.00
GRAND TOTAL				\$2,908,800.00

CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

DISCLAIMER

- The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.



9935 – WILD HORSE STATE RECREATION AREA SITE **OCCUPIED**

FACILITY USAGE: SITE - RECREATION AREA

CONSTRUCTION TYPE		
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	-%	-%
OCCUPANCY TYPE	-%	-%

STATISTICS



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	-
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	41.672320 / -115.798640
REPLACEMENT COST	-
COST PER SF	-
FACILITY CONDITION INDEX	0.00

The Wild Horse State Recreation Area is located 67 miles north of Elko. The area occupies 120 acres of which 80 of the acres are managed and maintained. Park activities include camping, picnicking, swimming, fishing and boating, and is open year round. There is a 34 unit campground, day use area and a boat ramp along with a Visitor's Center and maintenance shop, garages and two staff residences. The site domestic water needs are served by a 600 foot deep well pumping water to three, 10,000 gallon underground storage tanks. From the underground tanks, a secondary pump pressurizes the site piping distribution network via three, 119 gallon bladder tanks located in the Park Office. This system supplies water to the Park Office, residences, both campgrounds and the rental cabins. Propane provides fuel for heating needs. The site paving was chip sealed in 2020.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

9935 WILD HORSE STATE RECREATION AREA SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9935SIT2 - SITE ISSUES	STATUS	11/14/2023	DEFERRED

AC PAVING INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
<p>The AC paving behind the visitors center has failed and is in need of replacement. This project would provide for the removal of the damaged paving and installation of new 4" thick AC paving over a compacted base. It may be possible to grind in place the damaged paving and use for base which could reduce project cost.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 7/23/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/17/2022.</p>	15625	SF	\$187,500.00	-



9935 WILD HORSE STATE RECREATION AREA SITE

PRIORITY	2 - Two to Four Years	
STATUS	12/20/2023	NEW

PROJECT # 9935SIT7 - SITE ISSUES

FUELING STATION REFURBISHMENT

	QUANTITY	UNITS	TOTAL	SF COST
The fuel dispensing equipment is aging due to the extreme weather conditions at the site. The UV radiation has faded the displays and finishes making them difficult to read. This project will fund the replacement of the fuel dispensing equipment and the installation of a shade ramada to protect the fueling station against the weather extremes.	1	PKG	\$40,000.00	-



9935 WILD HORSE STATE RECREATION AREA SITE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	9935EXT2 - BUILDING EXTERIOR	STATUS	12/20/2023	NEW

EXTERIOR FINISHES, SHADE RAMADAS

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes on the shade ramadas are in good condition. There are steel shade ramadas in different locations throughout the site which measure about 12' x 12' each. 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 7 - 9 years.	34	EA	\$10,200.00	-



9935 WILD HORSE STATE RECREATION AREA SITE

PRIORITY	3 - Four to Ten Years	
STATUS	11/14/2023	DEFERRED

PROJECT # 9935SIT3 - SITE ISSUES

CRACK FILL / SLURRY SEAL ASPHALT PAVING

	QUANTITY	UNITS	TOTAL	SF COST
The site paving was overlaid with a chip-seal in 2020 and is in good condition. It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled in the next 5 - 6 years and on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 120,000 square feet of asphalt area was used to generate this estimate which includes the new paving in the campgrounds.	120000	SF	\$144,000.00	-

The site paving was overlaid with a chip-seal in 2020 and is in good condition. It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled in the next 5 - 6 years and on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 120,000 square feet of asphalt area was used to generate this estimate which includes the new paving in the campgrounds.

This project or a portion thereof was previously recommended in the FCA report dated 7/23/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/17/2022.



1311 – UTILITY SHED **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Metal Siding	- %
OCCUPANCY TYPE	100% S-2 Low hazard storage	- %

STATISTICS



BUILT	1982
AGE	42 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	200
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670558 / -115.797791
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 125.00
FACILITY CONDITION INDEX	1.60

The Utility Shed is a corrugated steel storage building. It is located in the south parking area of the residences south of Residence Garage#2. It is in fair shape.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
3	1	\$ 400.00
TOTALS	1	\$ 400.00

1311 UTILITY SHED

PRIORITY	3 - Four to Ten Years
STATUS	12/19/2023 NEW

PROJECT # 1311EXT2 - BUILDING EXTERIOR

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in fair condition. It is important to maintain the weather resistance of the building. This project recommends work to protect the exterior building envelope including caulking seams and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 - 6 years and is recommended on a cyclical basis based on environmental conditions	200	SF	\$ 400.00	\$ 2.00



1312 – RESIDENCE #1 **OCCUPIED**

FACILITY USAGE: RESIDENCE

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	-%
OCCUPANCY TYPE	100% R-3 Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.	-%

STATISTICS



BUILT	1982
AGE	42 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	2,304
FLOORS	1
BASEMENT?	Yes
LONGITUDE /LATITUDE	41.670962 / -115.798231
REPLACEMENT COST	\$806,400.00
COST PER SF	\$ 350.00
FACILITY CONDITION INDEX	2.64

Residence #1 is a wood framed structure on a concrete foundation. It has a standing seam metal roof and a full basement. The residence was in the process of a restroom refurbishment during the 2022 survey. It contains living quarters for park personnel which includes a kitchen and dining area, bedrooms and restrooms.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$ 7,500.00
3	1	\$13,800.00
TOTALS	2	\$21,300.00

1312 RESIDENCE #1

PRIORITY	1 - Immediate to Two Years
STATUS	12/21/2023 NEW

PROJECT # 1312SFT2 - SAFETY ISSUES

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services or a site gas services with a single site metering station, consider installation at the tank or main meter service if it feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.	1	PKG	\$ 7,500.00	\$ 3.00



1312 RESIDENCE #1

PRIORITY	3 - Four to Ten Years
STATUS	12/19/2023 NEW

PROJECT # 1312EXT2 - BUILDING EXTERIOR

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes appeared freshly painted and were 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 - 9 years and is recommended on a cyclical basis based on environmental conditions.	2304	SF	\$13,800.00	\$ 6.00



1313 – RESIDENCE #2 **OCCUPIED**

FACILITY USAGE: RESIDENCE

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Vinyl Siding	-%
OCCUPANCY TYPE	100% R-3 Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.	-%

STATISTICS



BUILT	1982
AGE	42 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	2,304
FLOORS	1
BASEMENT?	Yes
LONGITUDE /LATITUDE	41.670584 / -115.798101
REPLACEMENT COST	\$806,400.00
COST PER SF	\$ 350.00
FACILITY CONDITION INDEX	6.50

Residence #2 is a wood framed structure on a concrete foundation. It has a standing seam metal roof and a full basement. It contains living quarters for park personnel which includes a kitchen and dining area, bedrooms, restrooms and a partially finished basement

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$ 7,500.00
2	1	\$15,000.00
3	2	\$29,900.00
TOTALS	4	\$52,400.00

1313 RESIDENCE #2

PRIORITY	1 - Immediate to Two Years	
STATUS	12/21/2023	NEW

PROJECT # 1313SFT1 - SAFETY ISSUES

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
<p>This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services or a site gas services with a single site metering station, consider installation at the tank or main meter service if it feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.</p>	1	PKG	\$ 7,500.00	\$ 3.00



1313 RESIDENCE #2

PRIORITY	2 - Two to Four Years
STATUS	11/14/2023 DEFERRED

PROJECT #	1313HVA1 - HVAC
HVAC REPLACEMENT	

	QUANTITY	UNITS	TOTAL	SF COST
The back yard was not surveyed or photos taken and therefore no pictures taken of the air conditioning unit. There is an existing propane fired furnace that is 25 years old and is in need of replacement. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for the removal and disposal of the old unit and installation of a new propane gas fired furnace including all required connections to existing utilities. Cleaning and repair of the existing ductwork is also included in this estimate.	1	PKG	\$15,000.00	\$ 7.00

No pictures were taken in the rear yard.

This project or a portion thereof was previously recommended in the FCA report dated 07/23/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/17/2022.



1313 RESIDENCE #2

PRIORITY	3 - Four to Ten Years
STATUS	12/19/2023 NEW

PROJECT # 1313EXT3 - BUILDING EXTERIOR

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes appear freshly painted and 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 3 to 4 years and is recommended on a cyclical basis based on environmental conditions.	2304	SF	\$13,800.00	\$ 6.00



1313 RESIDENCE #2

PRIORITY	3 - Four to Ten Years
STATUS	12/19/2023 NEW

PROJECT # 1313INT4 - BUILDING INTERIOR

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 6 - 8 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.	2304	SF	\$16,100.00	\$ 7.00



1314 – RESTROOM #2 **OCCUPIED**

FACILITY USAGE: COMFORT STATION / RESTROOM

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Concrete Masonry Units	-%
OCCUPANCY TYPE	100% B Offices or Higher Education Offices	-%

STATISTICS



BUILT	1982
AGE	42 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	400
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.667717 / -115.799082
REPLACEMENT COST	\$75,000.00
COST PER SF	\$ 188.00
FACILITY CONDITION INDEX	1495.47

Restroom #2 is a concrete masonry unit and wood framed structure with a standing seam metal roof. This restroom is located in the day use picnic area. It is a Clivus composting toilet which is aging and reaching the end of its useful life. The restroom is not ADA compliant.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
3	2	\$1,121,600.00
TOTALS	2	\$1,121,600.00

1314 RESTROOM #2

PRIORITY	3 - Four to Ten Years
STATUS	12/19/2023 NEW

PROJECT # 1314EXT3 - BUILDING EXTERIOR

COMFORT STATION REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The existing restroom is over 40 years old and has reached the end of its useful life. It is becoming increasingly expensive to maintain and repair. The restroom itself does not meet accessibility requirements and there is no ADA parking and path to the restroom. This project recommends removal and replacement of the restroom and installation of accessible parking and path to the restroom. A feature recommended for the restroom include shower facilities to support the 3 rental cabins which do not have showers. This will require the addition of a new septic system or, if the cabin septic system has the capacity, install lift station to the group cabin septic system.	1	PKG	\$1,120,000.00	\$ 2,800.00



1314 RESTROOM #2

PRIORITY	3 - Four to Ten Years
STATUS	12/19/2023 NEW

PROJECT # 1314EXT4 - BUILDING EXTERIOR

EXTERIOR / INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior and exterior finishes were 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, block sealing, 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 - 6 years and is recommended on a cyclical basis based on environmental conditions.	400	SF	\$ 1,600.00	\$ 4.00



1315 – PARK OFFICE/SHOP **OCCUPIED**

FACILITY USAGE: OFFICE

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	- %
OCCUPANCY TYPE	40% B Offices or Higher Education Offices	60% S-2 Low hazard storage

STATISTICS



BUILT	1982
AGE	42 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	3,400
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.671801 / -115.798257
REPLACEMENT COST	\$1,870,000.00
COST PER SF	\$ 550.00
FACILITY CONDITION INDEX	7.66

The Park Office/Shop is a wood framed, concrete foundation, and standing seam metal roof structure which contains offices, a restroom, visitor center and shop areas for park personnel. The restroom is somewhat ADA compliant and there is a designated ADA accessible entrance into the building. Heating is provided by an old propane fired forced air unit and the shop has old radiant heaters and a wood burning device. The pressure tank and water treatment system is located in this structure.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	4	\$43,500.00
2	3	\$59,000.00
3	2	\$40,800.00
TOTALS	9	\$143,300.00

1315 PARK OFFICE/SHOP

PRIORITY	1 - Immediate to Two Years	
STATUS	11/14/2023	DEFERRED

PROJECT # 1315ADA1 - ADA

ADA PARKING UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The main entrance to the building has an ADA parking stall which does not entirely meet the requirements of the code. This project provides funding to bring the existing ADA parking area up to code including a compliant path of travel from the parking space to the building entrance and any other necessary upgrades.	1	PKG	\$15,000.00	\$ 4.00

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The main entrance to the building has an ADA parking stall which does not entirely meet the requirements of the code. This project provides funding to bring the existing ADA parking area up to code including a compliant path of travel from the parking space to the building entrance and any other necessary upgrades.

The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007 and 07/23/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/17/2022.



1315 PARK OFFICE/SHOP

PRIORITY	1 - Immediate to Two Years
STATUS	12/21/2023 NEW

PROJECT # 1315SFT2 - SAFETY ISSUES

SMOKE AND CARBON MONOXIDE ALARM INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
The building has a sleeping quarters room. Smoke detection was noted in that room but not in the balance of the building. It is recommended that additional smoke and carbon monoxide detection and alarm system be installed outside the sleeping area. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2018 International Fire Code. This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007 and 07/23/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/17/2022.	3400	SF	\$17,000.00	\$ 5.00



1315 PARK OFFICE/SHOP

		PRIORITY	1 - Immediate to Two Years
PROJECT #	1315SFT3 - SAFETY ISSUES	STATUS	11/14/2023 DEFERRED

INSTALL EXIT SIGNS AND EGRESS LIGHTING

	QUANTITY	UNITS	TOTAL	SF COST
The building does not have any exit signs or emergency lighting. 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 exit lighting to provide illumination along the egress route. IBC - 20012 Chapter 10 was referenced for this project.	1	PKG	\$ 4,000.00	\$ 1.00

The building does not have any exit signs or emergency lighting. 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 exit lighting to provide illumination along the egress route. IBC - 20012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007 and 07/23/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/17/2022.



1315 PARK OFFICE/SHOP

PRIORITY	1 - Immediate to Two Years
STATUS	12/20/2023 NEW

PROJECT # 1315SFT4 - SAFETY ISSUES

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services or a site gas services with a single site metering station, consider installation at the tank or main meter service if it feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.	1	PKG	\$ 7,500.00	\$ 2.00



1315 PARK OFFICE/SHOP

PRIORITY	2 - Two to Four Years
STATUS	11/14/2023 DEFERRED

PROJECT # 1315EXT2 - BUILDING EXTERIOR

WINDOW REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are six windows in the building approximately 3'x7' with an exposed bottom edge less than 18" above the floor. IBC 2018 - Section 2406 requires these windows to have safety glass labeled due to their hazardous location. This project recommends replacing the windows with safety glazed windows. This estimate is for the replacement of 6 units.	6	EA	\$ 9,000.00	\$ 3.00

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007 and 07/23/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/17/2022.



1315 PARK OFFICE/SHOP

PRIORITY	2 - Two to Four Years
STATUS	11/14/2023 DEFERRED

PROJECT # 1315EXT3 - BUILDING EXTERIOR

REPLACE OVERHEAD COILING DOORS

	QUANTITY	UNITS	TOTAL	SF COST
There are two 12'x10' overhead coiling doors which are damaged and do not function properly. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with two motorized doors.	2	EA	\$30,000.00	\$ 9.00

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007 and 07/23/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/17/2022.



1315 PARK OFFICE/SHOP

		PRIORITY	2 - Two to Four Years
PROJECT #	1315HVA1 - HVAC	STATUS	11/14/2023 DEFERRED

HVAC UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
The building is heated by a propane fired forced air unit installed in 1982. It is original to the building and has reached the end of its expected life. This project would provide for replacement of the heater and includes removal and disposal of the existing unit and all required connections to utilities.	1	PKG	\$20,000.00	\$ 6.00

This project or a portion thereof was previously recommended in the FCA report dated 11/07/2007 and 07/23/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/17/2022.



1315 PARK OFFICE/SHOP

PRIORITY	3 - Four to Ten Years
STATUS	11/14/2023 DEFERRED

PROJECT # 1315EXT1 - BUILDING EXTERIOR

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were 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 - 6 years and is recommended on a cyclical basis based on environmental conditions.	3400	SF	\$20,400.00	\$ 6.00



1315 PARK OFFICE/SHOP

PRIORITY	3 - Four to Ten Years
STATUS	12/21/2023 NEW

PROJECT # 1315INT2 - BUILDING INTERIOR

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 6 - 8 years and every 6 to 8 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.	3400	SF	\$20,400.00	\$ 6.00



1316 – RESTROOM #3 **OCCUPIED**

FACILITY USAGE: COMFORT STATION / RESTROOM

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Concrete Masonry Units	-%
OCCUPANCY TYPE	100% B Offices or Higher Education Offices	-%

STATISTICS



BUILT	1982
AGE	42 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	400
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.668503 / -115.800842
REPLACEMENT COST	\$387,800.00
COST PER SF	\$ 970.00
FACILITY CONDITION INDEX	4.49

Restroom #3 is a concrete masonry unit structure with a standing seam metal roof on a concrete foundation. This restroom contains showers as well a toilet rooms for men and women. It is located in the south campground loop. The restroom is somewhat ADA compliant but is in need of some modifications. A fish cleaning station is also part of this facility. The facility was remodeled in 2020.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	2	\$15,000.00
3	1	\$ 2,400.00
TOTALS	3	\$17,400.00

1316 RESTROOM #3

PRIORITY	1 - Immediate to Two Years	
STATUS	12/20/2023	NEW

PROJECT # 1316ADA3 - ADA

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
This building has a water fountain on the exterior that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements to replace the single unit. Note that a bottle filler integrated into a drinking fountain does not make the water fountain accessible.	1	PKG	\$ 7,500.00	\$ 19.00



1316 RESTROOM #3

PRIORITY	1 - Immediate to Two Years
STATUS	12/20/2023 NEW

PROJECT # 1316SFT1 - SAFETY ISSUES

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services or a site gas services with a single site metering station, consider installation at the tank or main meter service if it feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.	1	PKG	\$ 7,500.00	\$ 19.00



1316 RESTROOM #3

PRIORITY	3 - Four to Ten Years
STATUS	12/20/2023 NEW

PROJECT # 1316EXT2 - BUILDING EXTERIOR

EXTERIOR / INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior and exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.	400	SF	\$ 2,400.00	\$ 6.00



1602 – RESTROOM #1 **OCCUPIED**

FACILITY USAGE: COMFORT STATION / RESTROOM

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Concrete Masonry Units	-%
OCCUPANCY TYPE	100% B Offices or Higher Education Offices	-%

STATISTICS



BUILT	1980
AGE	44 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	200
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670671 / -115.800782
REPLACEMENT COST	\$20,000.00
COST PER SF	\$ 100.00
FACILITY CONDITION INDEX	5606.00

Restroom #1 is a concrete masonry unit structure with a standing seam metal roof on a concrete foundation. It is located in the north campground loop. It is a Clivus composting toilet which is aging and reaching the end of its useful life. The restroom is not ADA accessible.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
3	2	\$1,121,200.00
TOTALS	2	\$1,121,200.00

1602 RESTROOM #1

PRIORITY	3 - Four to Ten Years
STATUS	12/20/2023 NEW

PROJECT # 1602EXT2 - BUILDING EXTERIOR

EXTERIOR / INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior and exterior finishes were 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, block sealing, 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.	200	SF	\$ 1,200.00	\$ 6.00



1602 RESTROOM #1

PRIORITY	3 - Four to Ten Years
STATUS	12/20/2023 NEW

PROJECT # 1602EXT3 - BUILDING EXTERIOR

COMFORT STATION REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The existing restroom is over 40 years old and is reaching the end of its useful life. It is becoming increasingly expensive to maintain and repair. The restroom itself does not meet accessibility requirements and there is no ADA parking and path to the restroom. This project recommends removal and replacement of the restroom and installation of accessible parking and path to the restroom. Additionally, since power and water infrastructure have been extended to the north campground, it is recommended to upgrade the facility with showers and flush toilets requiring the addition of a septic tank disposal system.	1	PKG	\$1,120,000.00	\$ 5,600.00



2316 – RESIDENCE GARAGE #1 **OCCUPIED**

FACILITY USAGE: PARKING-CARPORT, GARAGE, LOT

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	1990
AGE	34 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	672
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.671065 / -115.798165
REPLACEMENT COST	\$67,200.00
COST PER SF	\$ 100.00
FACILITY CONDITION INDEX	11.90

The Residence Garage #1 is a wood framed structure with an asphalt composition roof on a concrete slab-on-grade foundation. It is located adjacent to Residence #1 and is in good shape.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

2316 RESIDENCE GARAGE #1

		PRIORITY	2 - Two to Four Years	
PROJECT #	2316INT2 - BUILDING INTERIOR	STATUS	12/20/2023	NEW

INTERIOR REFURBISHMENT

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in poor, unpainted condition. The drywall is sagging at the ceiling in areas and is not fire taped. The project recommends re-fastening the existing drywall, fire taping and paint the interior.	672	SF	\$ 4,000.00	\$ 6.00



2316 RESIDENCE GARAGE #1

		PRIORITY	3 - Four to Ten Years	
PROJECT #	2316EXT2 - BUILDING EXTERIOR	STATUS	12/20/2023	NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were 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 3 to 4 years and is recommended on a cyclical basis based on environmental conditions.	672	SF	\$ 4,000.00	\$ 6.00



2317 – RESIDENCE GARAGE #2 **OCCUPIED**

FACILITY USAGE: PARKING-CARPORT, GARAGE, LOT

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Stained Wood Siding	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2002
AGE	22 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	900
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670804 / -115.797790
REPLACEMENT COST	\$90,000.00
COST PER SF	\$ 100.00
FACILITY CONDITION INDEX	32.00

The Residence Garage #2 is a wood framed structure with an asphalt composition roof on a concrete slab-on-grade foundation. It is located along the east side of the residence area and is in good shape.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

2317 RESIDENCE GARAGE #2

		PRIORITY	2 - Two to Four Years	
PROJECT #	2317EXT2 - BUILDING EXTERIOR	STATUS	12/20/2023	NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The stained wood exterior is in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing and staining the wood and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	900	SF	\$ 9,000.00	\$ 10.00



2317 RESIDENCE GARAGE #2

PRIORITY	2 - Two to Four Years
STATUS	12/20/2023 NEW

PROJECT # 2317EXT3 - BUILDING EXTERIOR

ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.	900	SF	\$13,500.00	\$ 15.00



2317 RESIDENCE GARAGE #2

PRIORITY	2 - Two to Four Years
STATUS	12/20/2023 NEW

PROJECT # 2317INT1 - BUILDING INTERIOR

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were in poor condition. It is recommended the interior walls and ceilings be painted in the next 2 - 3 years. All surfaces should be repaired and prepped prior to painting. Building maintenance should be scheduled on a cyclical basis to maintain the integrity of the structure	900	SF	\$ 6,300.00	\$ 7.00



2732 – RAMADA #1 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2007
AGE	17 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670303 / -115.800090
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground. It was installed during the summer of 2007.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

2733 – RAMADA #2 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2007
AGE	17 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670278 / -115.799651
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground. It was installed during the summer of 2007.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

2734 – RAMADA #3 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2007
AGE	17 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.669942 / -115.799761
REPLACEMENT COST	\$ 3,600.00
COST PER SF	\$ 25.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground. It was installed during the summer of 2007.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

2735 – RAMADA #4 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2007
AGE	17 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.669769 / -115.800060
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground. It was installed during the summer of 2007.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

2736 – RAMADA #5 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2007
AGE	17 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.669986 / -115.800341
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground. It was installed during the summer of 2007.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3274 – RAMADA #6 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.669768 / -115.800774
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3275 – RAMADA #7 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670076 / -115.800634
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3276 – RAMADA #8 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670459 / -115.801283
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3277 – RAMADA #9 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670159 / -115.801614
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3278 – RAMADA #10 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670482 / -115.801734
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3279 – RAMADA #11 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670425 / -115.802140
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3280 – RAMADA #12 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670724 / -115.802243
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3281 – RAMADA #13 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670945 / -115.802010
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3282 – RAMADA #14 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670805 / -115.801547
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3283 – RAMADA #15 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.671034 / -115.801026
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3284 – RAMADA #16 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670777 / -115.801079
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3285 – RAMADA #17 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670960 / -115.800719
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3286 – RAMADA #18 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670626 / -115.800294
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3287 – RAMADA #19 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.670849 / -115.800198
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the north campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3288 – RAMADA #20 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.668635 / -115.800109
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the south campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3289 – RAMADA #21 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.668456 / -115.799710
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the south campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3290 – RAMADA #22 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.668418 / -115.800394
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the south campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3291 – RAMADA #23 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.668022 / -115.800242
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the south campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3292 – RAMADA #24 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.668145 / -115.800626
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the south campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3293 – RAMADA #25 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.667865 / -115.800902
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the south campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3294 – RAMADA #26 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.668280 / -115.801220
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the south campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3295 – RAMADA #27 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.667992 / -115.801449
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the south campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3296 – RAMADA #28 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.668128 / -115.802070
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the south campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3297 – RAMADA #29 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.668486 / -115.801616
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the south campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3298 – RAMADA #30 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.668568 / -115.802062
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the south campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3299 – RAMADA #31 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.668786 / -115.801581
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the south campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3300 – RAMADA #32 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.668826 / -115.801168
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the south campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3301 – RAMADA #33 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.668403 / -115.801057
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the south campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

3302 – RAMADA #34 **OCCUPIED**

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Steel Post / Open	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2013
AGE	11 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	144
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	41.668939 / -115.800340
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 174.00
FACILITY CONDITION INDEX	0.00

The Ramada is a steel framed shade structure located in the south campground.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
TOTALS	0	\$ 0.00

4419 – CABIN 1 **OCCUPIED**

FACILITY USAGE: RESIDENCE

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	-%
OCCUPANCY TYPE	100% R-1 Residential, contain sleeping units where the occupants are primarily transient (Hotels, Motels)	-%

STATISTICS



BUILT	2019
AGE	5 yrs
ACQUIRED	2019
HOW ACQUIRED	PURCHASED
SQUARE FEET (SF)	399
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	0.000000 / 0.000000
REPLACEMENT COST	\$250,000.00
COST PER SF	\$ 627.00
FACILITY CONDITION INDEX	0.96

Cabin 1 is a manufactured modular residential style cabin with insulated skirting and a metal roof. The interior contains a kitchenette, sleeping areas, toilet and sink but relies on the campground comfort station for shower facilities. The cabin is connected to the Park electric and water utilities and a group septic system for the 3 cabins. Cabin 1 is located on the east side of the 3 cabins. The cabin structure is classified as an RV and constructed in compliance ANSI A119.5.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
3	1	\$ 2,400.00
TOTALS	1	\$ 2,400.00

4419 CABIN 1

		PRIORITY	3 - Four to Ten Years	
PROJECT #	4419EXT1 - BUILDING EXTERIOR	STATUS	12/20/2023	NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in excellent condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are priming and painting the siding and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 9 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	399	SF	\$ 2,400.00	\$ 6.00



4420 – CABIN 2 **OCCUPIED**

FACILITY USAGE: RESIDENCE

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	-%
OCCUPANCY TYPE	100% R-1 Residential, contain sleeping units where the occupants are primarily transient (Hotels, Motels)	-%

STATISTICS



BUILT	2019
AGE	5 yrs
ACQUIRED	2019
HOW ACQUIRED	PURCHASED
SQUARE FEET (SF)	399
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	0.000000 / 0.000000
REPLACEMENT COST	\$250,000.00
COST PER SF	\$ 627.00
FACILITY CONDITION INDEX	0.96

Cabin 2 is a manufactured modular residential style cabin with insulated skirting and a metal roof. The interior contains a kitchenette, sleeping areas, toilet and sink but relies on the campground comfort station for shower facilities. The cabin is connected to the Park electric and water utilities and a group septic system for the 3 cabins. Cabin 2 is accessible with designated parking and path of travel to the residence. It is located in the middle of the 3 cabins. The cabin structure is classified as an RV and constructed in compliance ANSI A119.5.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
3	1	\$ 2,400.00
TOTALS	1	\$ 2,400.00

4420 CABIN 2

PRIORITY	3 - Four to Ten Years
STATUS	12/20/2023 NEW

PROJECT # 4420EXT1 - BUILDING EXTERIOR

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in excellent condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are priming and painting the siding and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 9 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	399	SF	\$ 2,400.00	\$ 6.00



4421 – CABIN 3 **OCCUPIED**

FACILITY USAGE: RESIDENCE

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	-%
OCCUPANCY TYPE	100% R-1 Residential, contain sleeping units where the occupants are primarily transient (Hotels, Motels)	-%

STATISTICS



BUILT	2019
AGE	5 yrs
ACQUIRED	2019
HOW ACQUIRED	PURCHASED
SQUARE FEET (SF)	399
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	0.000000 / 0.000000
REPLACEMENT COST	\$250,000.00
COST PER SF	\$ 627.00
FACILITY CONDITION INDEX	0.96

Cabin 3 is a manufactured modular residential style cabin with insulated skirting and a metal roof. The interior contains a kitchenette, sleeping areas, toilet and sink but relies on the campground comfort station for shower facilities. The cabin is connected to the Park electric and water utilities and a group septic system for the 3 cabins. Cabin 3 is located on the west side of the 3 cabins. The cabin structure is classified as an RV and constructed in compliance ANSI A119.5.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
3	1	\$ 2,400.00
TOTALS	1	\$ 2,400.00

4421 CABIN 3

PRIORITY	3 - Four to Ten Years
STATUS	12/20/2023 NEW

PROJECT # 4421EXT1 - BUILDING EXTERIOR

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in excellent condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are priming and painting the siding and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 9 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	399	SF	\$ 2,400.00	\$ 6.00



4422 – SEASONAL HOUSING 1 **OCCUPIED**

FACILITY USAGE: RESIDENCE

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	-%
OCCUPANCY TYPE	100% R-1 Residential, contain sleeping units where the occupants are primarily transient (Hotels, Motels)	-%

STATISTICS



BUILT	2020
AGE	4 yrs
ACQUIRED	2019
HOW ACQUIRED	PURCHASED
SQUARE FEET (SF)	224
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	0.000000 / 0.000000
REPLACEMENT COST	\$75,000.00
COST PER SF	\$ 335.00
FACILITY CONDITION INDEX	5.87

The Seasonal Housing unit is a manufactured modular building and consists of two separate sleeping quarters each with its own bathroom. It has painted wood siding with a prefinished metal roof. It is used as sleeping quarters for seasonal employees. This trailer was constructed per ANSI-A119.5, Standards for Recreational Park Trailers.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
3	2	\$ 4,400.00
TOTALS	2	\$ 4,400.00

4422 SEASONAL HOUSING 1

PRIORITY	3 - Four to Ten Years
STATUS	12/20/2023 NEW

PROJECT # 4422EXT1 - BUILDING EXTERIOR

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are priming and painting the siding 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.	224	SF	\$ 2,200.00	\$ 10.00



4422 SEASONAL HOUSING 1

PRIORITY	3 - Four to Ten Years
STATUS	12/20/2023 NEW

PROJECT # 4422INT1 - BUILDING INTERIOR

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were in good condition. It is recommended to stain the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to staining, all surfaces should be repaired and adequately prepared to receive the coating. An epoxy-based stain should be utilized in wet areas for durability.	224	SF	\$ 2,200.00	\$ 10.00



4423 – SEASONAL HOUSING LAUNDRY FACILITY **OCCUPIED**

FACILITY USAGE: UTILITY-PUMP HOUSE/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	-%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2020
AGE	4 yrs
ACQUIRED	2019
HOW ACQUIRED	PURCHASED
SQUARE FEET (SF)	64
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	0.000000 / 0.000000
REPLACEMENT COST	\$10,000.00
COST PER SF	\$ 156.00
FACILITY CONDITION INDEX	11.00

The Laundry Facility is a small shed style structure with a single sloped roof with asphalt composition shingles on concrete piers. It contains residential type washer and dryer units and is used by the seasonal workers.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
3	2	\$ 1,100.00
TOTALS	2	\$ 1,100.00

4423 SEASONAL HOUSING LAUNDRY FACILITY

		PRIORITY	3 - Four to Ten Years	
PROJECT #	4423EXT1 - BUILDING EXTERIOR	STATUS	12/20/2023	NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in good condition. Exterior maintenance is important to maintain the finish, weather resistance and appearance of the structure. This project provides funding to protect the exterior of the building, excluding the roof. Included are the costs of sanding, priming, painting and caulking of flashing, fixtures and all other penetrations. It is recommended the building be painted in the next 7 - 9 years. Building maintenance should be scheduled on a cyclical basis to maintain the integrity of the structure.	64	PKG	\$ 600.00	\$ 9.00



4423 SEASONAL HOUSING LAUNDRY FACILITY

PROJECT #	4423INT1 - BUILDING INTERIOR	PRIORITY	3 - Four to Ten Years	
		STATUS	12/20/2023	NEW

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were in good condition. It is recommended the interior walls and ceilings be painted in the next 6 - 8 years. All surfaces should be repaired and prepped prior to painting. For durability in wet areas, an epoxy-based paint should be used. Building maintenance should be scheduled on a cyclical basis to maintain the integrity of the structure	64	PKG	\$ 500.00	\$ 8.00



APPENDICES

APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES

FIGURE 3 is a list of the current building management categories used. The Project ID contains the following:

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>

Example: 9999ADA1 and 9999HVA2

BUILDING MANAGEMENT CATEGORIES

FIGURE 3.



APPENDIX B – MAINTENANCE PROJECTS AND COST ESTIMATES

DISCLAIMER

4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).

MAINTENANCE PROJECTS

- Electrical
- Plumbing
- HVAC
- Painting or remodeling
- Flooring and asphalt
- Fire Alarm

EXCLUDED

- Furniture
- Program issues
- Space change
- Telecommunications
- Unidentified costs
- Window treatments
- Routine maintenance



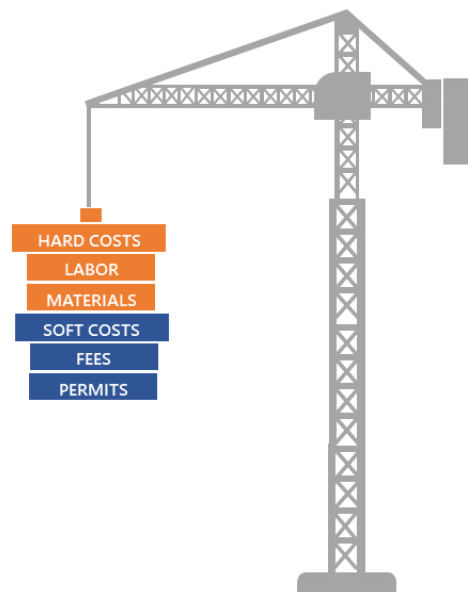
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

- RSMeans Cost Estimating Guide
- Comparable SPWD construction projects
- Contractor pricing, which includes:
 - Labor
 - Location factors
 - Materials
 - Profit
 - Overhead

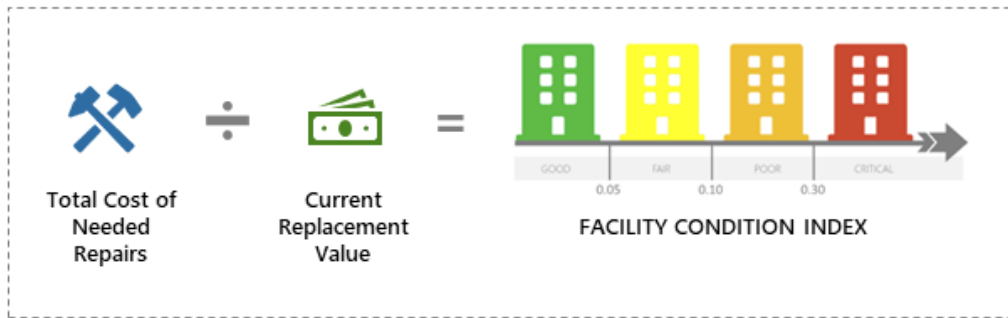
EXCLUDED – (Soft Costs)

- Project design costs, such as:
 - Project design fees
 - Construction management
 - Special testing and inspections
 - Inflation
 - Permit fees



APPENDIX C – FACILITY CONDITION INDEX

The calculation is the total cost of needed building repairs divided by the current cost of replacing the building (Wikipedia, n.d.).



Buildings with an index greater than .50 or 50% are recommended for complete replacement.

EXAMPLE – BUILDING NEEDS THE FOLLOWING REPAIRS:

Priority 1 Currently Critical – Immediate to Two Years

ARC FLASH and ELECTRICAL COORDINATION STUDY	\$20,000
DOMESTIC WATER BOILER REPLACEMENT	\$316,700
FIRE ALARM SYSTEM UPGRADE	\$403,700
SEISMIC GAS SHUT-OFF VALVE INSTALLATION	\$6,300
TOTAL	\$746,700

Priority 2 Necessary – Not Yet Critical – Two to Four Years

CULINARY REFRIGERATION REPLACEMENT	\$800,000
HVAC EQUIPMENT REPLACEMENT	\$545,800
RESTROOM & SHOWER UPGRADE	\$605,100
TOTAL	\$1,950,900

Priority 3 Long Term Needs – Four to Ten Years

EXTERIOR FINISHES	\$50,000
INTERIOR FINISHES	\$50,000
FLOORING REPLACEMENT	\$150,000
TOTAL	\$200,000



GRAND TOTAL COST OF NEEDED REPAIRS

\$2,897,600



CURRENT REPLACEMENT VALUE

DIVIDED BY
\$11,540,000

=



0.25 POOR

APPENDIX D – PROJECT PRIORITY CLASSIFICATIONS

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
	Projects in this category require immediate action to: <ul style="list-style-type: none"> • Return a facility to normal operations • Stop accelerated deterioration • Address fire and life safety hazards • Address an ADA requirement 	

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
2	Necessary – Not Yet Critical	2 to 4
	Projects in this category require preemptive attention to avoid deterioration, downtime and increased costs.	

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
3	Long Term Needs	4 to 10
	Projects in this category include building systems (e.g., HVAC, electrical, life safety) with a life cycle to assist in future CIP funding, such as: <ul style="list-style-type: none"> • Investment planning • Functional improvements • Lower priority 	

APPENDIX E – REFERENCES

Legislature, N. S. (2022). NRS 341.128. Retrieved from Leg.state.nv.us:
<https://www.leg.state.nv.us/nrs/nrs-341.html#NRS341Sec128>

Wikipedia. (n.d.). Facility Condition Index (FCI). Retrieved 2022, from Wikipedia The Free Encyclopedia: https://en.wikipedia.org/wiki/Facility_condition_index

APPENDIX F – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

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CNR	TIM	HUNT	SUPERVISOR, PROFESSIONAL ENGINEER	thunt@parks.nv.gov
CNR	JOHN	WELLS	PARK MAINTENANCE SPECIALIST	jwells@parks.nv.gov

CC'd: STATEWIDE CONTACTS

DEPT	DIV	TITLE
GFO	BUDGET	EXEC BR BGT OFF 1
DCNR	LANDS	DIV ADMIN
DCNR	LANDS	DEP DIV ADMIN
DCNR	LANDS	STATE LAND AGT 4
LEG	LCB	SR PGM ANLST
LEG	LCB	PRINC PGM ANLST
ADMIN	RISK MGT	DIV ADMIN
ADMIN	RISK MGT	INS / LOSS PREV SPEC
ADMIN	RISK MGT	PGM OFF 1
ADMIN	RISK MGT	MA 4
ADMIN	RISK MGT	SFTY SPEC CONSULT

APPENDIX G – FCA TEAM CONTACT INFORMATION

DISCLAIMER

1. The report was prepared by the SPWD under the authority of NRS 341.128 for use as a planning resource.

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APPENDIX H – REVISION HISTORY

VERSION	DATE	AMMENDMENT
0	4/12/2024	Initial.