



STATE OF NEVADA
STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:



STATE PARKS

SITE #: 9936

SOUTH FORK STATE RECREATION AREA SITE
139 HYLTON CT
SPRING CREEK, NV 89815-



Survey Date: 5/16/2022
Distribution Date: 12/18/2023

TABLE OF CONTENTS

FACILITY CONDITION ASSESSMENT INTRODUCTION	4
PROGRAM	4
REPORT	4
SITE MAP	6
SITE MAP	7
SITE MAP	8
SITE MAP	9
SITE MAP	10
FACILITY CONDITION INDEX (FCI)	11
GRAPH.....	11
DATA.....	12
COST BREAKDOWN BY PRIORITY.....	14
PROJECTS BY PRIORITY	15
CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING	17
9936 SOUTH FORK STATE RECREATION AREA SITE.....	18
3354 WATER TANK.....	26
3353 RESIDENCE 2.....	29
3352 RESIDENCE 1.....	34
3351 COYOTE COVE CXT RESTROOM.....	38
3350 SADDLE DAM CXT RESTROOM.....	41
2753 IRRIGATION PUMP HOUSE	45
2741 CXT RESTROOM #3 WEST.....	48
2740 CXT RESTROOM #2 WEST	52
2739 CXT RESTROOM #1 WEST.....	55
2737 FISHERMAN'S POINT CXT RESTROOM.....	58
2321 EAST BOAT RAMP CXT RESTROOM	62
2301 GARAGE/STORAGE BUILDING.....	65
2300 WEST FEE BOOTH	68
2299 EAST FEE BOOTH	72
0580 PUMP HOUSE	77
0578 STORAGE BUILDING	80
0547 PARK OFFICE/SHOP.....	83

0546 CAMPGROUND COMFORT STATION..... 90

APPENDICES 96

APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES 96

APPENDIX B – MAINTENANCE PROJECTS AND COST ESTIMATES 97

APPENDIX C – FACILITY CONDITION INDEX..... 98

APPENDIX D – PROJECT PRIORITY CLASSIFICATIONS 99

APPENDIX E – REFERENCES 100

APPENDIX F – REPORT DISTRIBUTION..... 101

APPENDIX G – FCA TEAM CONTACT INFORMATION..... 102

APPENDIX H – REVISION HISTORY 103

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.).

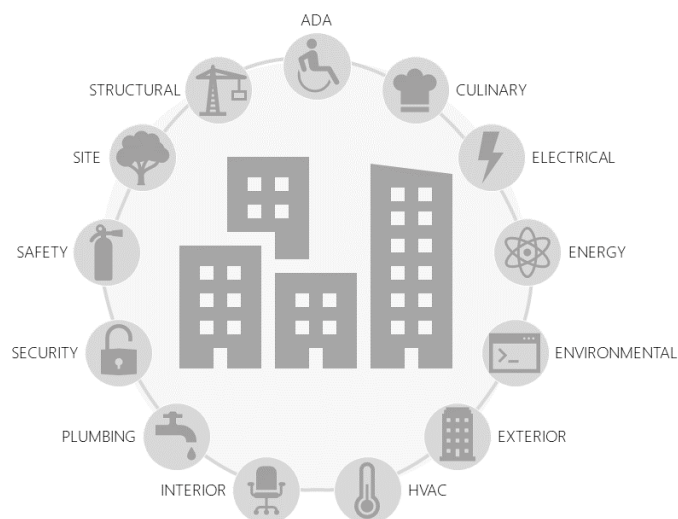
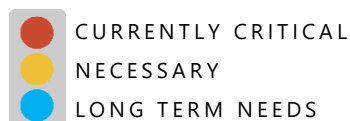


FIGURE 2.



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.

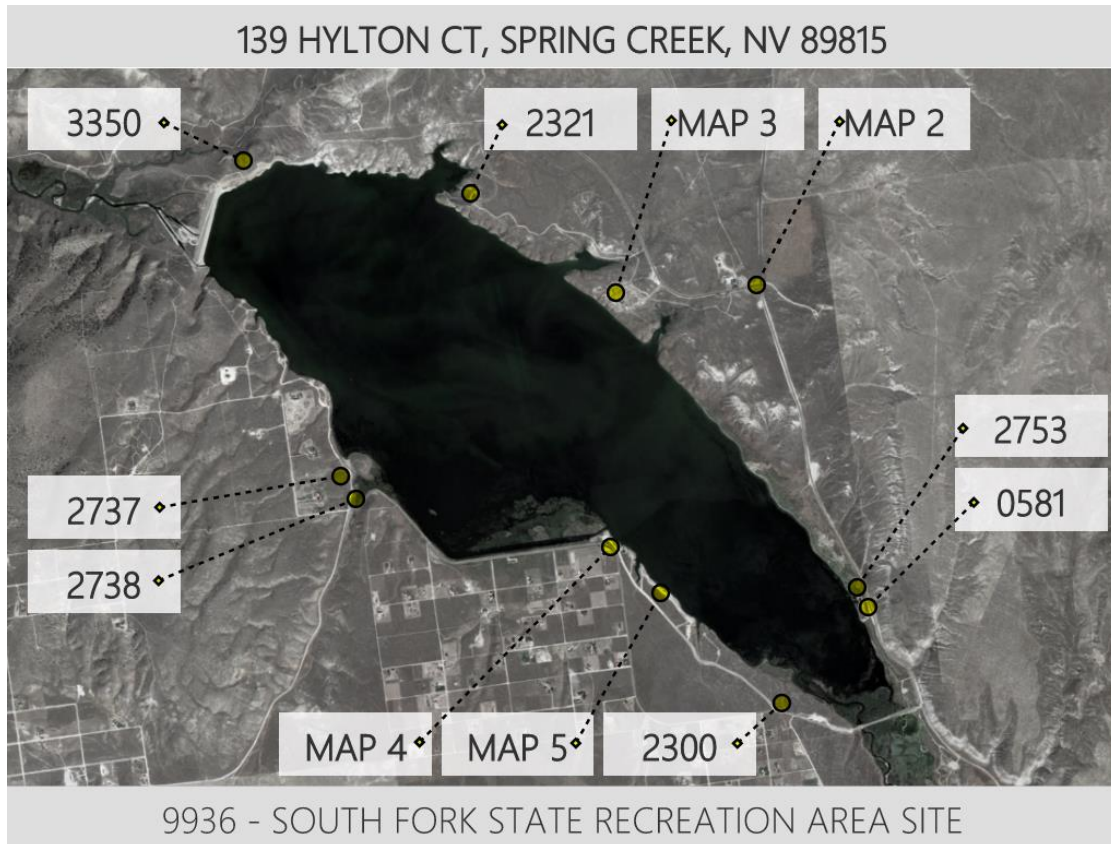
The appendices provide supplementary material for a more comprehensive understanding of priority categorization, cost estimates and facility management standards.

APPENDIX A	PROJECT IDENTIFICATION (ID) CATEGORIES
APPENDIX B	MAINTENANCE PROJECTS AND COST ESTIMATES
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APPENDIX H	REVISION HISTORY

DISCLAIMER

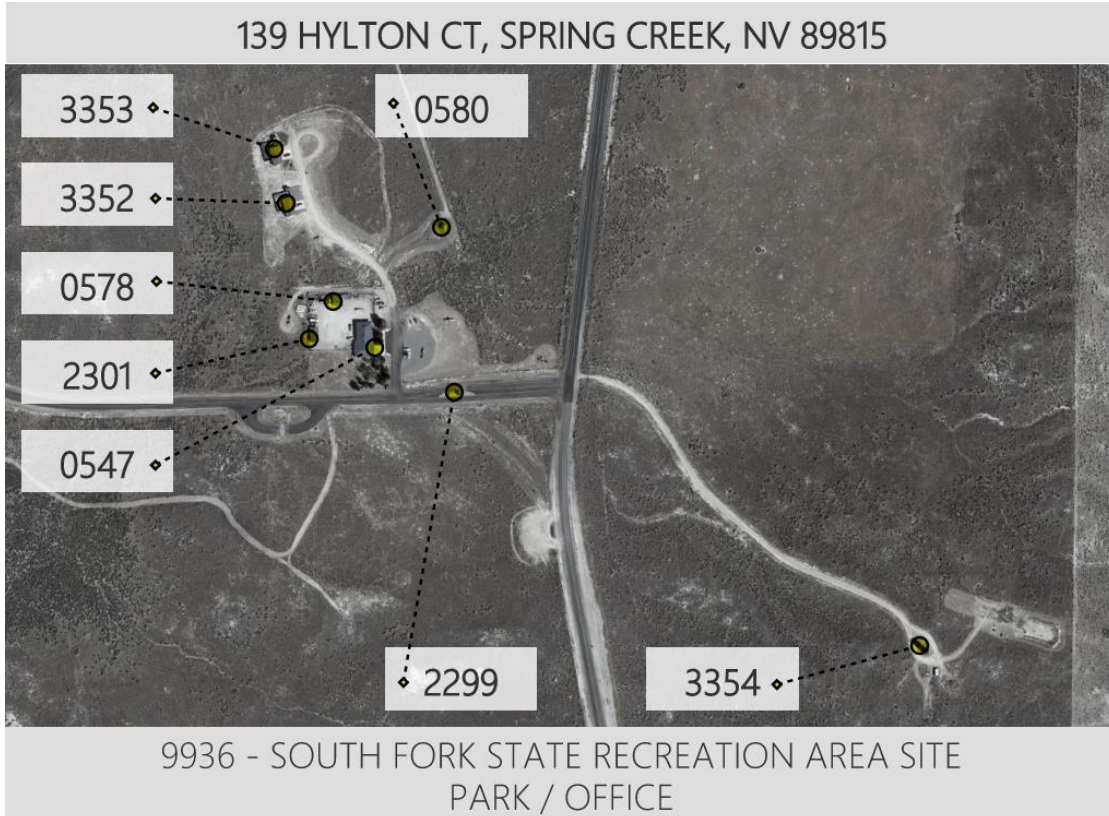
1. The report was prepared by the SPWD under the authority of [NRS 341.128](#) for use as a planning resource.
2. The report does not guarantee funding and should not be used for budgetary purposes.
3. Qualified individuals should develop the overall project's budget estimate and scope.
4. The actual 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



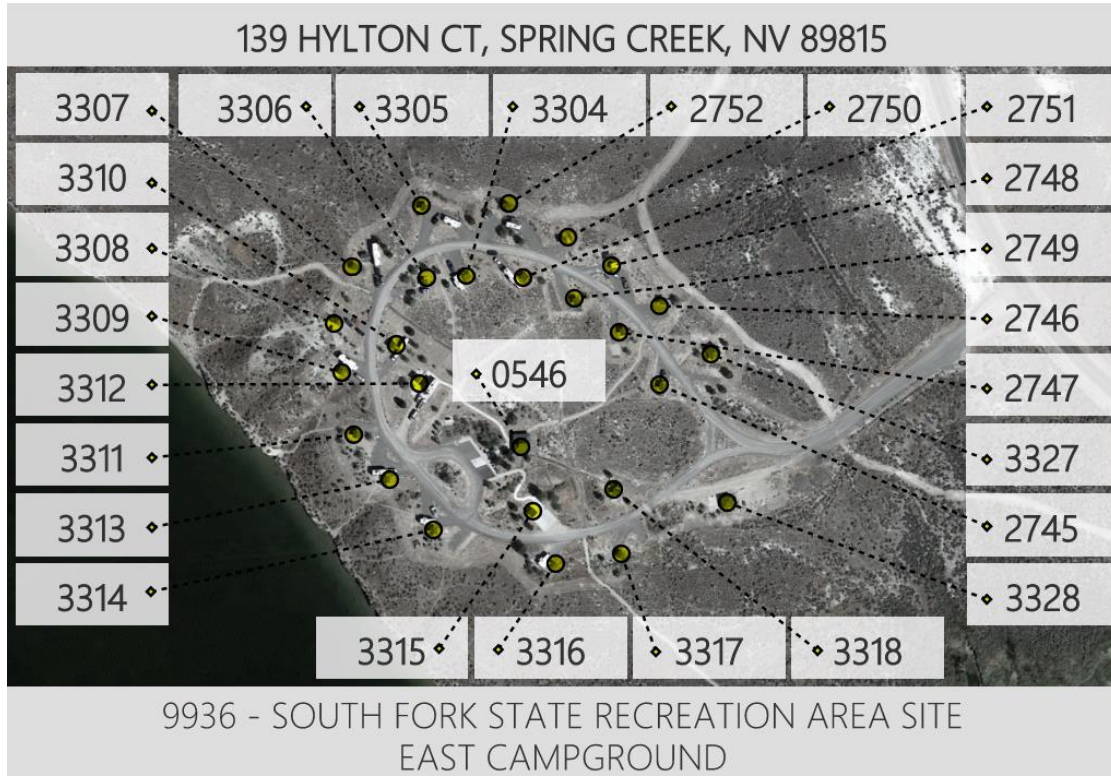
BLDG #	NAME	YR BUILT	SQ FT
0581	SHOP (VACANT)	1937	912
2300	WEST FEE BOOTH		100
2321	EAST BOAT RAMP CXT RESTROOM	0	250
2737	FISHERMAN'S POINT CXT RESTROOM	2006	98
2738	FISHERMAN'S POINT RAMADA	2007	144
2753	IRRIGATION PUMP HOUSE	2006	144
3350	SADDLE DAM CXT RESTROOM	2008	98
007	TOTAL # OF BLDGS		

SITE MAP



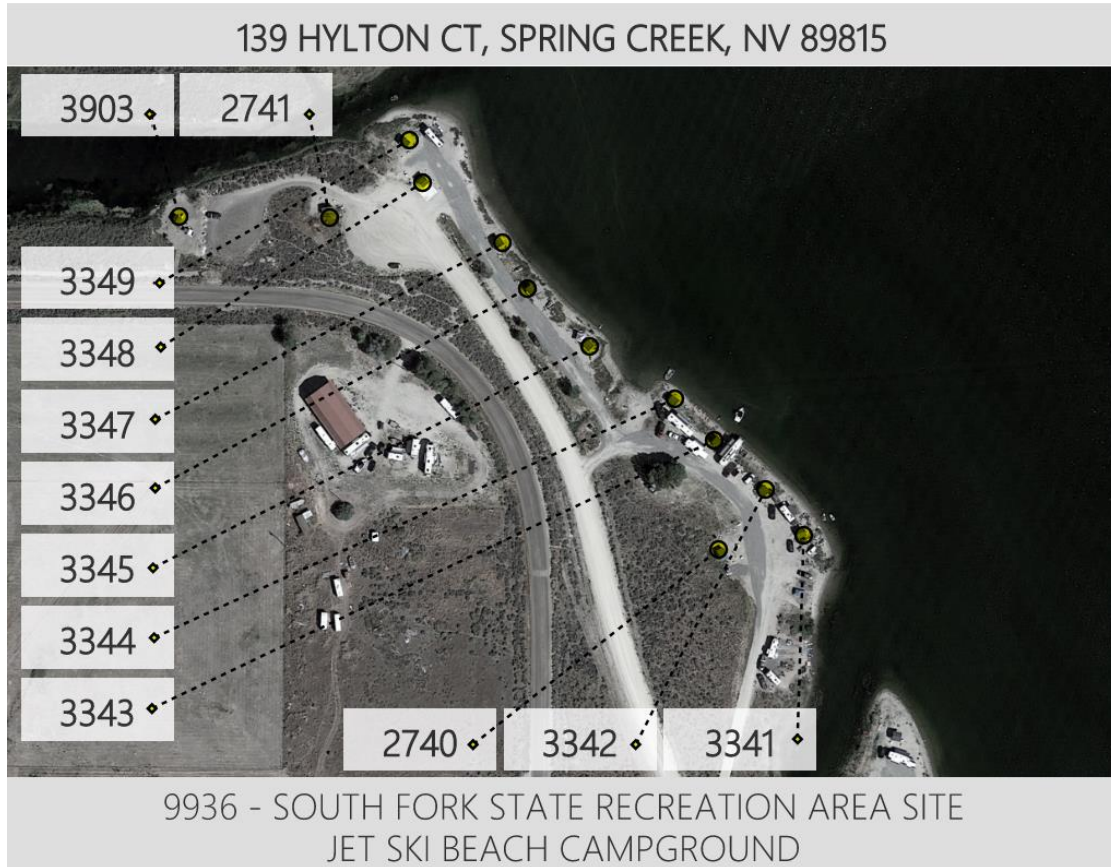
BLDG #	NAME	YR BUILT	SQ FT
0547	PARK OFFICE/SHOP	1994	3464
0578	STORAGE BUILDING	1937	1064
0580	PUMP HOUSE	1992	104
2299	EAST FEE BOOTH	40	
2301	GARAGE/STORAGE BUILDING		1200
3352	RESIDENCE 1	2012	1500
3353	RESIDENCE 2	2012	1500
3354	WATER TANK	0	
008	TOTAL # OF BLDGS		

SITE MAP



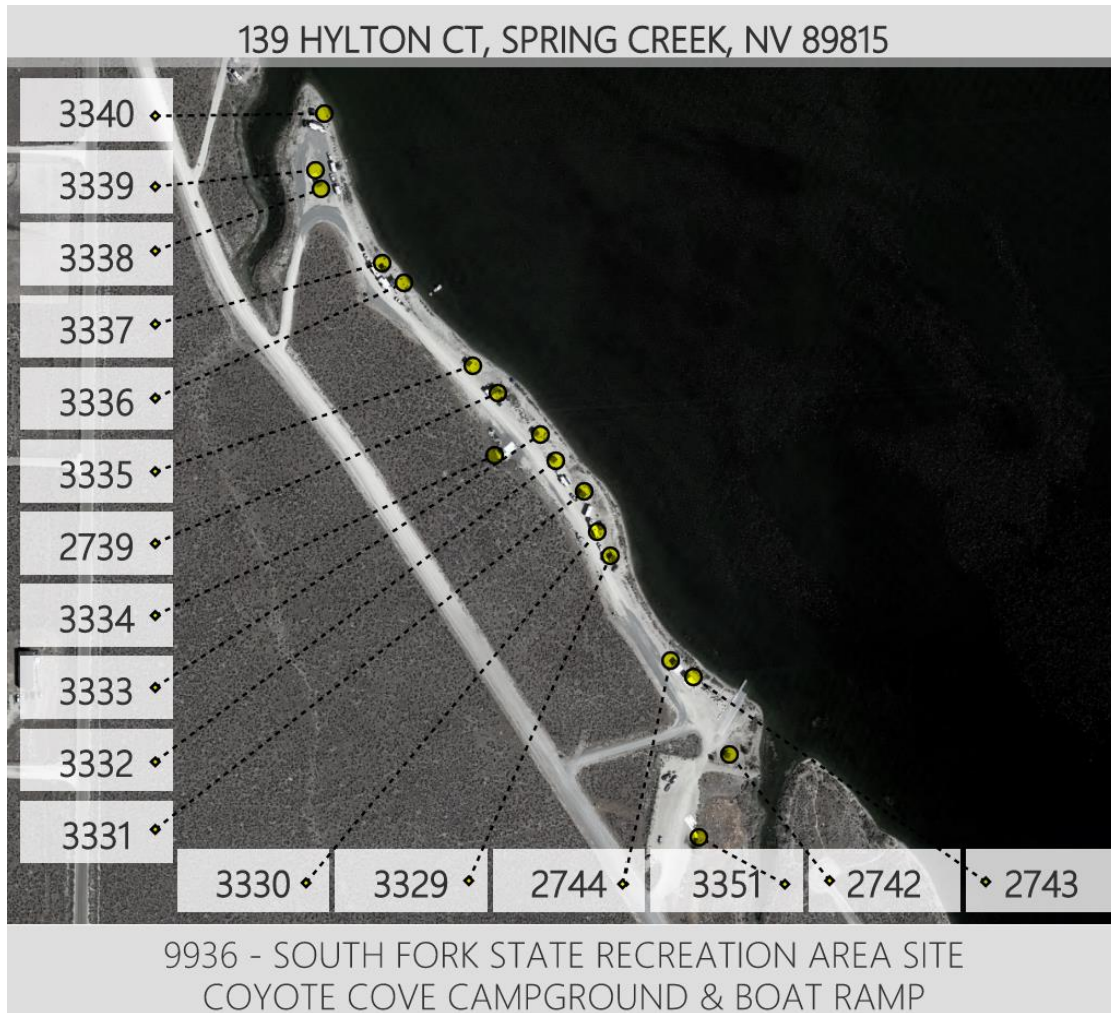
BLDG #	NAME	YR BUILT	SQ FT
0546	CAMPGROUND COMFORT STATION	1991	864
2745	EAST RAMADA #2	2007	144
2746	EAST RAMADA #3	2007	144
2747	EAST RAMADA #4	2007	144
2748	EAST RAMADA #5	2007	144
2749	EAST RAMADA #6	2007	144
2750	EAST RAMADA #7	2007	144
2751	EAST RAMADA #8	2007	144
2752	EAST RAMADA #9	2007	144
3304	EAST RAMADA #10	2013	144
3305	EAST RAMADA #11	2013	144
3306	EAST RAMADA #12	2013	144
3307	EAST RAMADA #13	2013	144
3308	EAST RAMADA #14	2013	144
3309	EAST RAMADA #15	2013	144
3310	EAST RAMADA #16	2013	144
3311	EAST RAMADA #17	2013	144
3312	EAST RAMADA #18	2013	144
3313	EAST RAMADA #19	2013	144
3314	EAST RAMADA #20	2013	144
3315	EAST RAMADA #21	2013	144
3316	EAST RAMADA #22	2013	144
3317	EAST RAMADA #23	2013	144
3318	EAST RAMADA #24	2013	144
3327	EAST GROUP RAMADA #1	2013	400
3328	EAST GROUP RAMADA #25	2013	400
026	TOTAL # OF BLDGS		

SITE MAP



BLDG #	NAME	YR BUILT	SQ FT
2740	CXT RESTROOM #2 WEST	2006	196
2741	CXT RESTROOM #3 WEST	2006	196
3341	WEST RAMADA #16	2013	144
3342	WEST RAMADA #17	2013	144
3343	WEST RAMADA #18	2013	144
3344	WEST RAMADA #19	2013	144
3345	WEST RAMADA #20	2013	144
3346	WEST RAMADA #21	2013	144
3347	WEST RAMADA #22	2013	144
3348	WEST RAMADA #23	2013	144
3349	WEST RAMADA #24	2013	144
3903	SHADE RAMADA-CAMPGROUND	2011	
012	TOTAL # OF BLDGS		

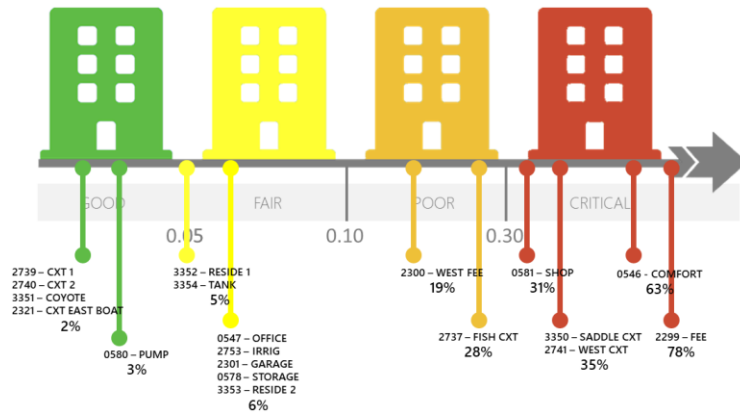
SITE MAP



BLDG #	NAME	YR BUILT	SQ FT
2739	CXT RESTROOM #1 WEST	2006	98
2742	WEST RAMADA #1	2007	144
2743	WEST RAMADA #2	2007	144
2744	WEST RAMADA #3	2007	144
3329	WEST RAMADA #4	2013	144
3330	WEST RAMADA #5	2013	144
3331	WEST RAMADA #6	2013	144
3332	WEST RAMADA #7	2013	144
3333	WEST RAMADA #8	2013	144
3334	WEST RAMADA #9	2013	144
3335	WEST RAMADA #10	2013	144
3336	WEST RAMADA #11	2013	144
3337	WEST RAMADA #12	2013	144
3338	WEST RAMADA #13	2013	144
3339	WEST RAMADA #14	2013	144
3340	WEST RAMADA #15	2013	144
3351	COYOTE COVE CXT RESTROOM	2014	196
9936	SOUTH FORK STATE RECREATION AREA SITE		
018	TOTAL # OF BLDGS		
071	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 SOUTH FORK STATE RECREATION AREA SITE.

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

DATA

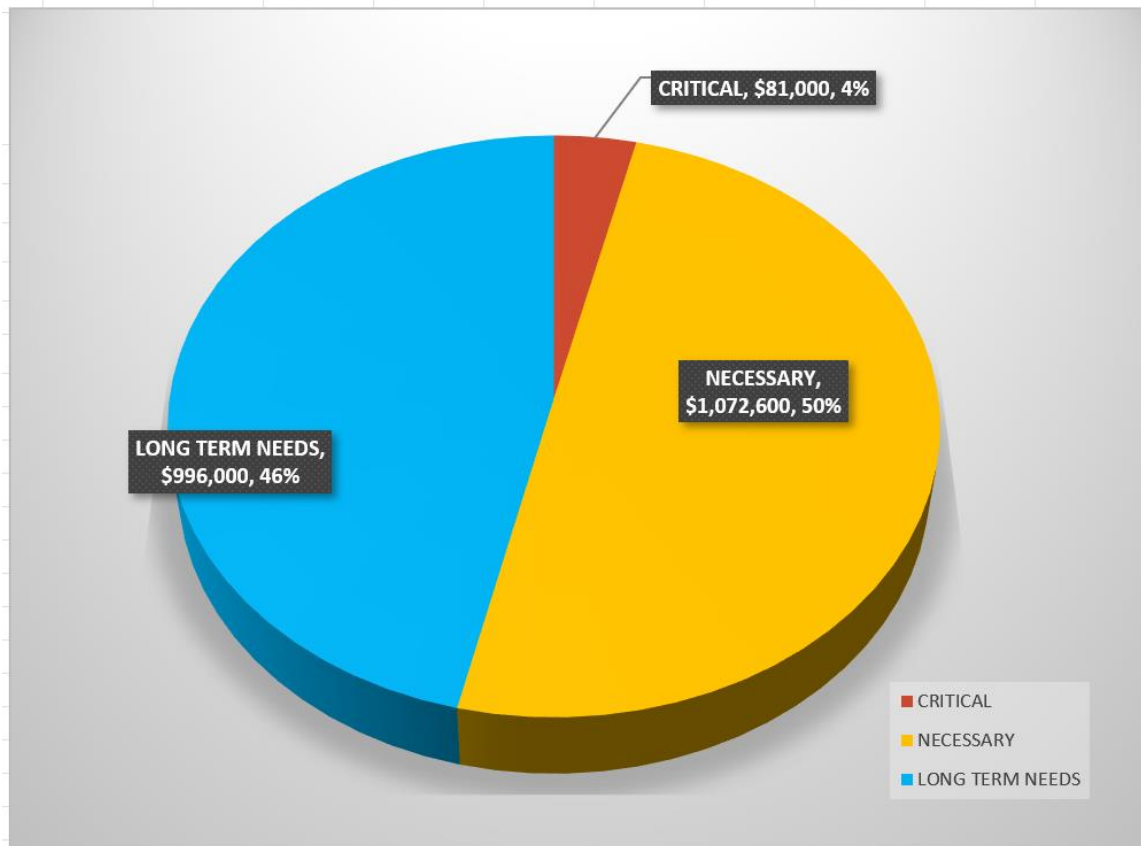
SITE #: 9936

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			
5/16/2022	9936	SOUTH FORK STATE RECREATION AREA SITE	0		\$4,000	\$716,000	\$891,200	\$1,611,200		0%
5/16/2022	2739	CXT RESTROOM #1 WEST	2006	196	\$0	\$0	\$1,200	\$1,200	\$75,000	2%
5/16/2022	2740	CXT RESTROOM #2 WEST	2006	196	\$0	\$0	\$1,200	\$1,200	\$75,000	2%
5/16/2022	3351	COYOTE COVE CXT RESTROOM	2014	196	\$0	\$0	\$1,200	\$1,200	\$75,000	2%
5/16/2022	2321	EAST BOAT RAMP CXT RESTROOM	0	250	\$0	\$0	\$1,300	\$1,300	\$75,000	2%
5/16/2022	0580	PUMP HOUSE	1992	104	\$0	\$0	\$2,100	\$2,100	\$62,400	3%
5/16/2022	3352	RESIDENCE 1	2012	1500	\$0	\$0	\$21,000	\$21,000	\$450,000	5%
5/16/2022	3354	WATER TANK	0		\$0	\$10,000	\$0	\$10,000	\$200,000	5%
5/16/2022	0547	PARK OFFICE/SHOP	1994	3464	\$0	\$69,100	\$17,300	\$86,400	\$1,558,800	6%
5/16/2022	2753	IRRIGATION PUMP HOUSE	2006	144	\$0	\$1,400	\$0	\$1,400	\$25,000	6%
5/16/2022	2301	GARAGE/STORAGE BUILDING	0	1200	\$0	\$0	\$7,200	\$7,200	\$120,000	6%
5/16/2022	0578	STORAGE BUILDING	1937	1064	\$0	\$0	\$6,400	\$6,400	\$106,400	6%
5/16/2022	3353	RESIDENCE 2	2012	1500	\$7,000	\$0	\$21,000	\$28,000	\$450,000	6%
5/16/2022	2300	WEST FEE BOOTH	0	100	\$0	\$10,000	\$1,500	\$11,500	\$60,000	19%
5/16/2022	2737	FISHERMAN'S POINT CXT RESTROOM	2006	98	\$20,000	\$0	\$1,200	\$21,200	\$75,000	28%
5/16/2022	0581	SHOP (VACANT)	1937	912	\$0	\$0	\$10,000	\$10,000	\$31,920	31%
5/16/2022	3350	SADDLE DAM CXT RESTROOM	2008	98	\$25,000	\$0	\$1,200	\$26,200	\$75,000	35%
5/16/2022	2741	CXT RESTROOM #3 WEST	2006	196	\$25,000	\$0	\$1,200	\$26,200	\$75,000	35%

SITE #: 9936

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			
5/16/2022	0546	CAMPGROUND COMFORT STATION	1991	864	\$0	\$236,100	\$8,600	\$244,700	\$387,800	63%
5/16/2022	2299	EAST FEE BOOTH	0	40	\$0	\$30,000	\$1,200	\$31,200	\$40,000	78%
TOTALS:				12,122	\$81,000	\$1,072,600	\$996,000	\$2,149,600	\$4,017,320	54%

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

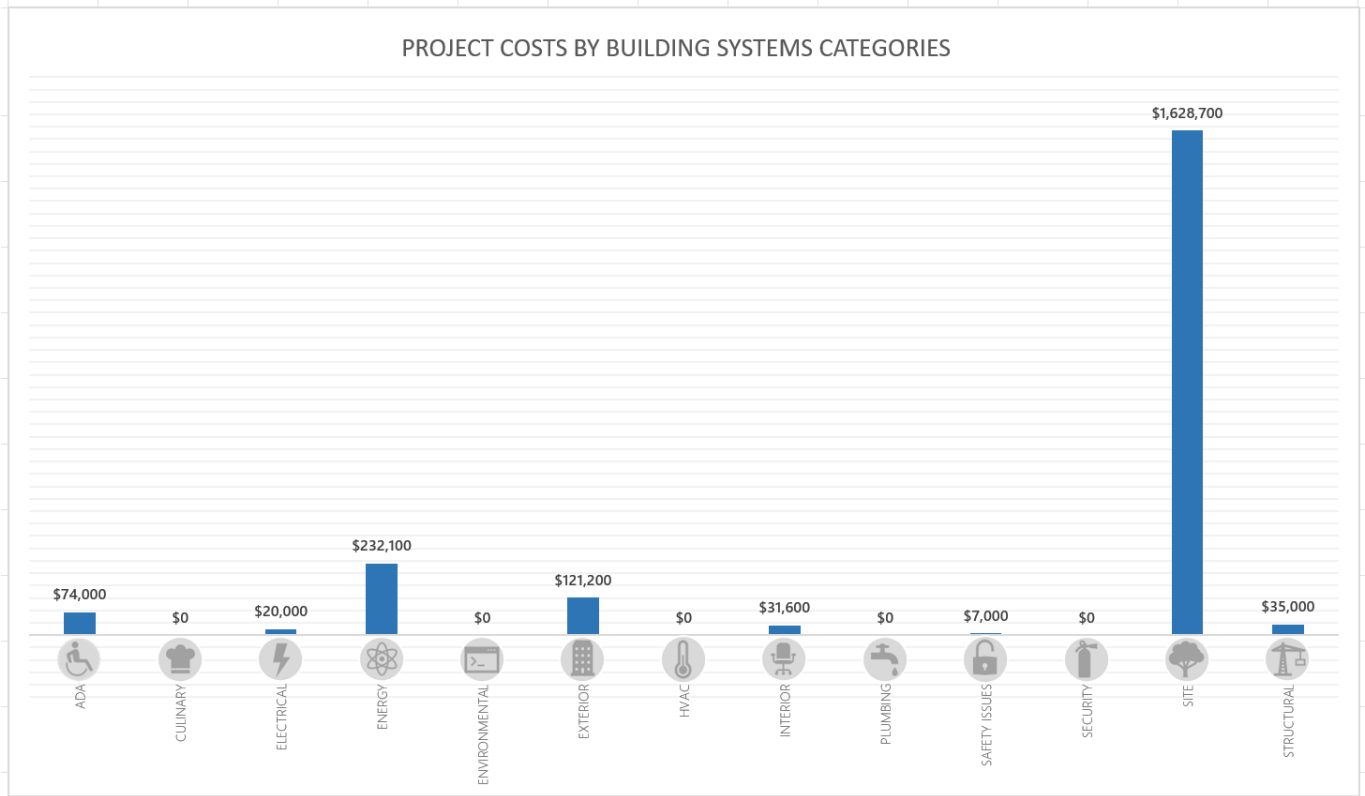
PRIORITY 1 – CURRENTLY CRITICAL				
BLDG #	PROJECT #	STATUS	DESC	COST
2737	2737ADA1	DEFERRED	ADA PARKING INSTALLATION	20,000.00
2741	2741ADA1	DEFERRED	ADA PARKING INSTALLATION	25,000.00
3350	3350ADA1	DEFERRED	ADA PARKING INSTALLATION	25,000.00
3353	3353SFT1	NEW	FIRE SUPPRESSION UPGRADE	7,000.00
9936	9936ADA3	DEFERRED	ADA UPGRADES - PRESENTATION AREA	4,000.00
				\$81,000.00
PRIORITY 2 – NECESSARY, NOT YET CRITICAL				
BLDG #	PROJECT #	STATUS	DESC	COST
546	0546ENR1	NEW	WINTERIZATION UPGRADE	220,000.00
546	0546INT2	NEW	INTERIOR FINISHES	8,600.00
546	0546SIT1	NEW	SIDEWALK REPAIRS	7,500.00
547	0547ENR1	DEFERRED	LIGHTING UPGRADE	12,100.00
547	0547INT4	DEFERRED	JANITORS CLOSET REPAIRS	2,000.00
547	0547SIT1	DEFERRED	CONCRETE PAVING INSTALLATION	30,000.00
547	0547STR1	DEFERRED	STRUCTURAL POST PROTECTION	25,000.00
2299	2299ELE1	NEW	UTILITIES CONNECTION	20,000.00
2299	2299EXT2	NEW	PROTECTION AGAINST DECAY	10,000.00
2300	2300EXT3	NEW	PROTECTION AGAINST DECAY	10,000.00
2753	2753EXT2	NEW	EXTERIOR FINISHES	1,400.00
3354	3354STR1	NEW	TANK INSPECTION	10,000.00
9936	9936SIT1	DEFERRED	ASPHALT PAVING INSTALLATION	676,000.00
9936	9936SIT7	NEW	FUELING STATION REFURBISHMENT	40,000.00
				\$1,072,600.00
PRIORITY 3 – LONG TERM NEEDS				
BLDG #	PROJECT #	STATUS	DESC	COST
546	0546EXT3	NEW	EXTERIOR FINISHES	8,600.00
547	0547EXT1	DEFERRED	EXTERIOR FINISHES	17,300.00
578	0578EXT2	NEW	EXTERIOR FINISHES	6,400.00
580	0580EXT3	NEW	EXTERIOR FINISHES	2,100.00
581	0581EXT2	NEW	HISTORIC BUILDING MAINTENANCE	10,000.00
2299	2299EXT3	NEW	EXTERIOR FINISHES	1,200.00
2300	2300EXT2	NEW	EXTERIOR FINISHES	1,500.00
2301	2301EXT3	NEW	EXTERIOR FINISHES	7,200.00
2321	2321EXT2	NEW	EXTERIOR / INTERIOR FINISHES	1,300.00
2737	2737EXT2	NEW	EXTERIOR / INTERIOR FINISHES	1,200.00
2739	2739EXT2	NEW	EXTERIOR / INTERIOR FINISHES	1,200.00
2740	2740EXT2	NEW	EXTERIOR / INTERIOR FINISHES	1,200.00
2741	2741EXT2	NEW	EXTERIOR / INTERIOR FINISHES	1,200.00
3350	3350EXT1	DEFERRED	EXTERIOR / INTERIOR FINISHES	1,200.00

3351	3351EXT2	NEW	EXTERIOR / INTERIOR FINISHES	1,200.00
3352	3352EXT2	NEW	EXTERIOR FINISHES	10,500.00
3352	3352INT2	NEW	INTERIOR FINISHES	10,500.00
3353	3353EXT2	NEW	EXTERIOR FINISHES	10,500.00
3353	3353INT2	NEW	INTERIOR FINISHES	10,500.00
9936	9936EXT2	NEW	EXTERIOR FINISHES, SHADE RAMADAS	16,000.00
9936	9936SIT3	DEFERRED	BOAT DOCK AND RAMP REPLACEMENT	625,600.00
9936	9936SIT6	NEW	CRACK FILL & SEAL ASPHALT PAVING	249,600.00
				\$996,000.00
GRAND TOTAL				\$2,149,600.00

CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

DISCLAIMER

- 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.



9936 SOUTH FORK STATE RECREATION AREA SITE

OCCUPIED

The South Fork State Recreation Area is located 16 miles south of Elko. The area occupies 2,200 acres surrounding the 1,650-acre South Fork Reservoir. Facilities include camping, picnicking, swimming, fishing and boating, and are open year-round. There are developed facilities on both east and west shores of the reservoir. The recreation area has a well which pumps water to a 65,000-gallon water tank which then gravity feeds the residences, park office / shop and campground areas on the east side of the park. There is electrical service and propane gas for heating appliances.



9936 SOUTH FORK STATE RECREATION AREA SITE

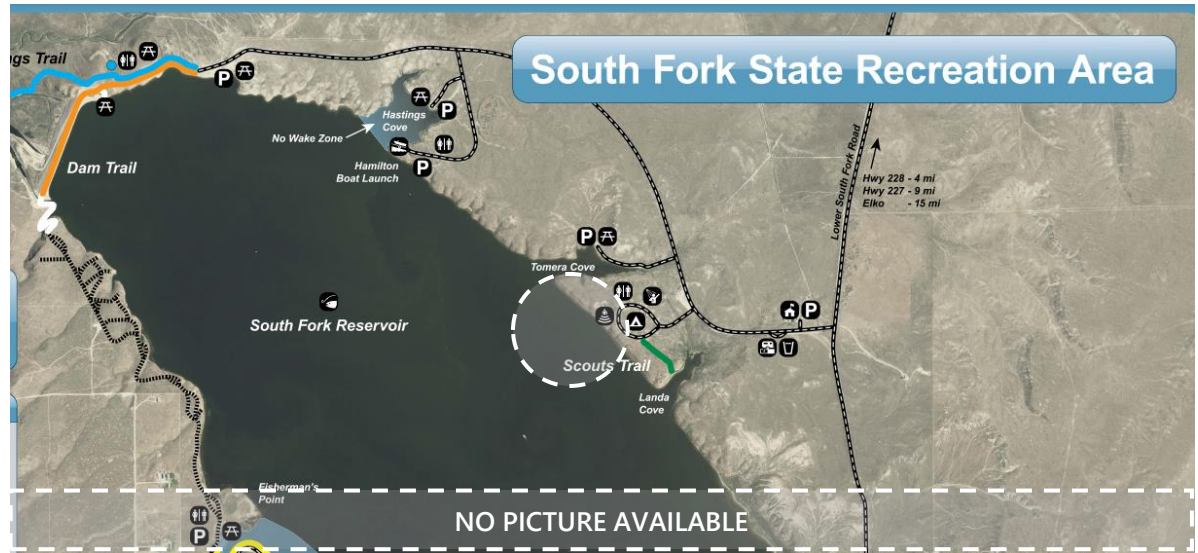
PRIORITY #: 1

PROJECT ID: 9936-ADA-3

CONST COST: \$4,000

DEFERRED ADA UPGRADES - PRESENTATION AREA

The Presentation Area in the campground is used by the rangers for educational and interpretive talks to the public. There are benches provided but there is no accessible path of travel or accessible viewing area for the disabled. This project would provide for the installation of signage and 300 SF of 4" thick concrete for an ADA compliant sidewalk and viewing area. 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. The Presentation Area was not surveyed, or photos taken. This project or a portion thereof was previously recommended in the FCA report dated 07/22/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/16/2023.



9936 SOUTH FORK STATE RECREATION AREA SITE

PRIORITY #: 2
PROJECT ID: 9936-SIT-1
CONST COST: \$676,000

DEFERRED ASPHALT PAVING INSTALLATION

The campground loop and the individual campsite parking areas are not currently paved. This project would provide asphalt paving for a 10' wide access road around the campground and 10' wide parking spaces at each campsite. The estimate includes grading, compaction and installation of 4" thick asphalt cement. This project or a portion thereof was previously recommended in the FCA report dated 01/07/2007 and 07/22/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/16/2023.

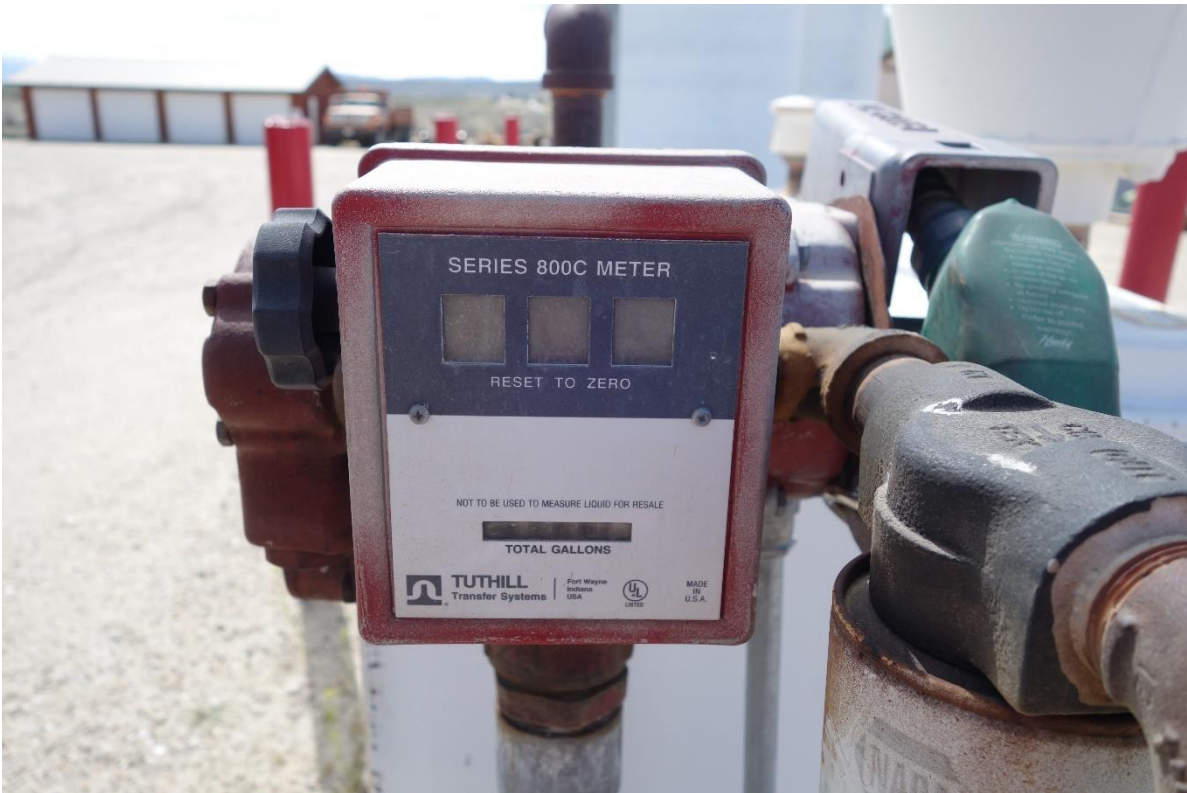


9936 SOUTH FORK STATE RECREATION AREA SITE

PRIORITY #: 2
PROJECT ID: 9936-SIT-7
CONST COST: \$40,000

NEW FUELING STATION REFURBISHMENT

The fuel dispensing equipment is aging due to the extreme weather conditions at the site. The UV radiation has severely 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.



9936 SOUTH FORK STATE RECREATION AREA SITE

PRIORITY #: 3
PROJECT ID: 9936-SIT-6
CONST COST: \$249,600

NEW CRACK FILL & SEAL ASPHALT PAVING

The site paving is in fair condition and should be re-sealed in the next 4 - 6 years. 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 and parking areas. Striping is included in this estimate. This project should be scheduled on a 5-year cyclical basis to maintain the integrity of the paving and prevent premature failure. 312,000 square feet of asphalt area was used to generate this estimate which includes the new paving in the campground.



9936 SOUTH FORK STATE RECREATION AREA SITE

PRIORITY #: 3

PROJECT ID: 9936-EXT-2

CONST COST: \$16,000

NEW EXTERIOR FINISHES, SHADE RAMADAS

The exterior finishes of the shade ramadas are in good condition. There are 52 steel shade ramadas in different locations throughout the site which are either 144 SF. or 400 SF. for a total of 8,000 square feet. The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for painting of the structures, and it is recommended that this project be scheduled in the next 6 - 8 years and on a cyclical basis to maintain the integrity of the structures.



9936 SOUTH FORK STATE RECREATION AREA SITE

PRIORITY #: 3
PROJECT ID: 9936-SIT-3
CONST COST: \$625,600

DEFERRED BOAT DOCK AND RAMP REPLACEMENT

The boat dock and concrete ramp are approaching the end of their expected life due to extreme climatic conditions and heavy use. The existing ramp and dock should be scheduled for replacement. The concrete ramp is cracking and spalling. It is important for the concrete to be in good shape to ensure proper traction for tow vehicles and to prevent accidents. This project would provide for purchase and installation of a new boat dock and concrete ramp. Removal and disposal of the existing concrete ramp and dock is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 01/07/2007 and 07/22/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/16/2022.



9936 SOUTH FORK STATE RECREATION AREA SITE

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$4,000.00
PRIORITY CLASS 2:	\$716,000.00
PRIORITY CLASS 3:	\$891,200.00
GRAND TOTAL:	\$1,611,200.00

3354 WATER TANK

OCCUPIED

STEEL CONSTRUCTION

IBC CONS TYPE:	V-B	YEAR:	0
IBC OCC TYPE 1:	0% U	SQ FT:	
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Painted Steel	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	0 %

The water tank at South Fork SRA is an above ground 65,000-gallon capacity tank which is fed from the well / pump house down by the park office.



3354 WATER TANK

PRIORITY #: 2
PROJECT ID: 3354-STR-1
CONST COST: \$10,000

NEW TANK INSPECTION

In addition to the periodic maintenance inspections, it is recommended a detailed maintenance/cleaning inspection be performed every 5 - 10 years depending on water quality and usage. Inspection tasks include but are not limited to exterior foundations, surfaces, equipment and controls and interior roof/sidewall structure, liners and general debris/sediment cleanup. This project would provide funding for engaging the services of a certified tank inspection company. Any required cleaning and/or repairs are not included in this estimate.



3354 WATER TANK

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$10,000.00
PRIORITY CLASS 3:	\$0.00
GRAND TOTAL:	\$10,000.00
PROJECT COST PER SQ FT:	
TOTAL FRC:	\$200,000.00
FRC PER SQ FT:	
FCI:	5.00%

3353 RESIDENCE 2

OCCUPIED

WOOD FRAMING

IBC CONS TYPE:	V-B	YEAR:	2012
IBC OCC TYPE 1:	100% R-3	SQ FT:	1,500
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Painted Wood Siding	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	100 %

The residence is a wood framed modular style home with a kitchen and dining area, bedrooms and a living space. The building has a fire sprinkler system and a back-up emergency generator. It does not have a garage.



3353 RESIDENCE 2

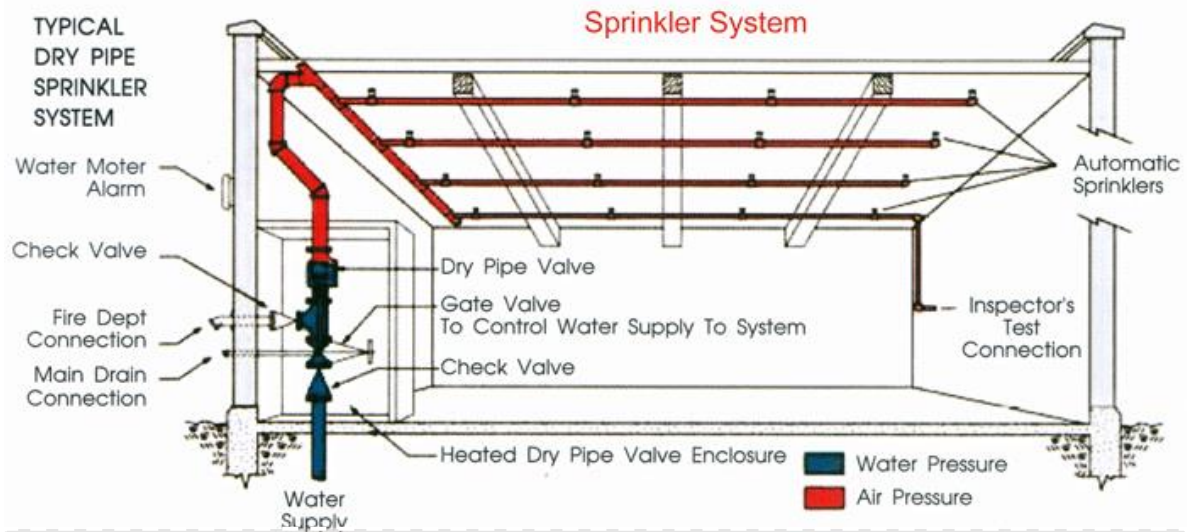
PRIORITY #: 1

PROJECT ID: 3353-SFT-1

CONST COST: \$7,000

NEW FIRE SUPPRESSION UPGRADE

The interior was not surveyed, or photos taken as the residence was not available but was informed that the fire suppression system has not been upgraded to a glycol system. The residence is currently protected by a standard residential fire suppression system and is at risk of freezing. Residence 1 has experienced interior damage due to freezing fire suppression piping and has been upgraded to a glycol system. This project recommends upgrading existing fire suppression system in a similar manner.



NO PICTURE AVAILABLE

3353 RESIDENCE 2

PRIORITY #: 3
PROJECT ID: 3353-EXT-2
CONST COST: \$10,500

NEW EXTERIOR FINISHES

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 is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.



3353 RESIDENCE 2

PRIORITY #: 3
PROJECT ID: 3353-INT-2
CONST COST: \$10,500

NEW INTERIOR FINISHES

The interior was not surveyed, or photos taken as the residence was not available but was informed that the interior finishes were in fair to good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project is 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.



3353 RESIDENCE 2

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$7,000.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$21,000.00
GRAND TOTAL:	\$28,000.00
PROJECT COST PER SQ FT:	\$18.67
TOTAL FRC:	\$450,000.00
FRC PER SQ FT:	\$300.00
FCI:	6.22%

3352 RESIDENCE 1

OCCUPIED

WOOD FRAMING

IBC CONS TYPE:	V-B	YEAR:	2012
IBC OCC TYPE 1:	100% R-3	SQ FT:	1,500
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Painted Wood Siding	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	100 %

The residence is a wood framed modular style home with a kitchen and dining area, bedrooms and a living space. The building has a glycol protected fire suppression system and a back-up emergency generator. It does not have a garage. The residence was under an interior refresh during the time of the 2022 survey with new paint and flooring.



3352 RESIDENCE 1

PRIORITY #: 3

PROJECT ID: 3352-EXT-2

CONST COST: \$10,500

NEW EXTERIOR FINISHES

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 is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.



3352 RESIDENCE 1

PRIORITY #: 3

PROJECT ID: 3352-INT-2

CONST COST: \$10,500

NEW INTERIOR FINISHES

The interior design was completed during the survey and in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project is 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.



3352 RESIDENCE 1

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$21,000.00
GRAND TOTAL:	\$21,000.00
PROJECT COST PER SQ FT:	\$14.00
TOTAL FRC:	\$450,000.00
FRC PER SQ FT:	\$300.00
FCI:	4.67%

3351 COYOTE COVE CXT RESTROOM

OCCUPIED

PRECAST CONCRETE

IBC CONS TYPE:	V-B	YEAR:	2014
IBC OCC TYPE 1:	100% B	SQ FT:	196
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Painted Concrete	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	0 %

The CXT restroom is a precast dual stall restroom located along the west shore of the lake in the campground area. It is an ADA accessible unit with an ADA compliant parking space and access to the facility.



3351 COYOTE COVE CXT RESTROOM

PRIORITY #: 3

PROJECT ID: 3351-EXT-2

CONST COST: \$1,200

NEW EXTERIOR / INTERIOR FINISHES

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 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.



3351 COYOTE COVE CXT RESTROOM
PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$1,200.00
GRAND TOTAL:	\$1,200.00
PROJECT COST PER SQ FT:	\$6.12
TOTAL FRC:	\$75,000.00
FRC PER SQ FT:	\$382.65
FCI:	1.60%

3350 SADDLE DAM CXT RESTROOM

OCCUPIED

PRECAST CONCRETE

IBC CONS TYPE:	V-B	YEAR:	2008
IBC OCC TYPE 1:	100% B	SQ FT:	98
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Precast Concrete	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	0 %

The CXT Restroom is a precast single use structure located in the Saddle Dam area of the park. It has some ADA accessible improvements but lacks an ADA accessible parking area and route of travel to the facility.



3350 SADDLE DAM CXT RESTROOM

PRIORITY #: 1

PROJECT ID: 3350-ADA-1

CONST COST: \$25,000

DEFERRED ADA PARKING INSTALLATION

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide a concrete van accessible ADA parking and loading space and accessible path to the restroom. This will require regrading, installing P.C. concrete, striping, signage 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 07/22/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/16/2023.



3350 SADDLE DAM CXT RESTROOM

PRIORITY #: 3

PROJECT ID: 3350-EXT-1

CONST COST: \$1,200

DEFERRED EXTERIOR / INTERIOR FINISHES

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 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.



3350 SADDLE DAM CXT RESTROOM
PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$25,000.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$1,200.00
GRAND TOTAL:	\$26,200.00
PROJECT COST PER SQ FT:	\$267.35
TOTAL FRC:	\$75,000.00
FRC PER SQ FT:	\$765.31
FCI:	34.93%

2753 IRRIGATION PUMP HOUSE

OCCUPIED

WOOD FRAMING

IBC CONS TYPE:	V-B	YEAR:	2006
IBC OCC TYPE 1:	100% U	SQ FT:	144
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Painted Wood Siding	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	0 %

The Irrigation Pump House is a wood framed structure located on the old ranch site adjacent to the reservoir. It contains irrigation water pump equipment for the park. It is in good shape.



2753 IRRIGATION PUMP HOUSE

PRIORITY #: 2

PROJECT ID: 2753-EXT-2

CONST COST: \$1,400

NEW EXTERIOR FINISHES

The exterior finishes were 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 sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.



2753 IRRIGATION PUMP HOUSE

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$1,400.00
PRIORITY CLASS 3:	\$0.00
GRAND TOTAL:	\$1,400.00
PROJECT COST PER SQ FT:	\$9.72
TOTAL FRC:	\$25,000.00
FRC PER SQ FT:	\$173.61
FCI:	5.60%

2741 CXT RESTROOM #3 WEST

OCCUPIED

PRECAST CONCRETE

IBC CONS TYPE:	V-B	YEAR:	2006
IBC OCC TYPE 1:	100% B	SQ FT:	196
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Precast Concrete	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	0 %

This CXT restroom is a precast double unit which is located in the day use area along the west shore of the reservoir. This unit is ADA compliant but lacks an accessible parking area and route of travel to the restroom.



2741 CXT RESTROOM #3 WEST

PRIORITY #: 1
PROJECT ID: 2741-ADA-1
CONST COST: \$25,000

DEFERRED ADA PARKING INSTALLATION

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide a concrete van accessible ADA parking and loading space and walkway to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage 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 07/22/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/16/2023.



2741 CXT RESTROOM #3 WEST

PRIORITY #: 3
PROJECT ID: 2741-EXT-2
CONST COST: \$1,200

NEW EXTERIOR / INTERIOR FINISHES

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 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 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.



2741 CXT RESTROOM #3 WEST

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$25,000.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$1,200.00
GRAND TOTAL:	\$26,200.00
PROJECT COST PER SQ FT:	\$133.67
TOTAL FRC:	\$75,000.00
FRC PER SQ FT:	\$382.65
FCI:	34.93%

2740 CXT RESTROOM #2 WEST

OCCUPIED

PRECAST CONCRETE

IBC CONS TYPE:	V-B	YEAR:	2006
IBC OCC TYPE 1:	100% B	SQ FT:	196
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Precast Concrete	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	0 %

This CXT restroom is a precast double unit which is located in the day use area along the west shore of the reservoir. This unit is somewhat ADA compliant but lacks an accessible parking area and route of travel to the restroom. It is in excellent condition.



2740 CXT RESTROOM #2 WEST

PRIORITY #: 3
PROJECT ID: 2740-EXT-2
CONST COST: \$1,200

NEW EXTERIOR / INTERIOR FINISHES

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 would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.



2740 CXT RESTROOM #2 WEST

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$1,200.00
GRAND TOTAL:	\$1,200.00
PROJECT COST PER SQ FT:	\$6.12
TOTAL FRC:	\$75,000.00
FRC PER SQ FT:	\$382.65
FCI:	1.60%

2739 CXT RESTROOM #1 WEST

OCCUPIED

PRECAST CONCRETE

IBC CONS TYPE:	V-B	YEAR:	2006
IBC OCC TYPE 1:	100% B	SQ FT:	196
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Precast Concrete	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	0 %

This CXT restroom is a precast double unit which is located in the day use area along the west shore of the reservoir. This unit is somewhat ADA compliant. It has an accessible parking area and route of travel to the restroom.



2739 CXT RESTROOM #1 WEST

PRIORITY #: 3
PROJECT ID: 2739-EXT-2
CONST COST: \$1,200

NEW EXTERIOR / INTERIOR FINISHES

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 7 - 9 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.



2739 CXT RESTROOM #1 WEST

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$1,200.00
GRAND TOTAL:	\$1,200.00
PROJECT COST PER SQ FT:	\$6.12
TOTAL FRC:	\$75,000.00
FRC PER SQ FT:	\$382.65
FCI:	1.60%

2737 FISHERMAN'S POINT CXT RESTROOM

OCCUPIED

PRECAST CONCRETE

IBC CONS TYPE:	V-B	YEAR:	2006
IBC OCC TYPE 1:	100% B	SQ FT:	98
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Precast Concrete	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	0 %

This CXT restroom is a precast single unit which is located in the day use area along the west shore of the reservoir in an area known as Fisherman's Point.



2737 FISHERMAN'S POINT CXT RESTROOM

PRIORITY #: 1

PROJECT ID: 2737-ADA-1

CONST COST: \$20,000

DEFERRED ADA PARKING INSTALLATION

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide a concrete van accessible ADA parking and loading space and walkway to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage 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.



2737 FISHERMAN'S POINT CXT RESTROOM

PRIORITY #: 3

PROJECT ID: 2737-EXT-2

CONST COST: \$1,200

NEW EXTERIOR / INTERIOR FINISHES

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 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 5 - 7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.



2737 FISHERMAN'S POINT CXT RESTROOM
PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$20,000.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$1,200.00
GRAND TOTAL:	\$21,200.00
PROJECT COST PER SQ FT:	\$216.33
TOTAL FRC:	\$75,000.00
FRC PER SQ FT:	\$765.31
FCI:	28.27%

2321 EAST BOAT RAMP CXT RESTROOM

OCCUPIED

CONCRETE MASONRY UNITS

IBC CONS TYPE:	V-N	YEAR:	0
IBC OCC TYPE 1:	100% B	SQ FT:	250
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	%	FIRE SUPP:	0 %

The East Boat Ramp CXT Restroom is located in the boat ramp parking and day use area. This concrete masonry unit structure is ADA complaint and has stalls for men and women. It is in excellent condition.



2321 EAST BOAT RAMP CXT RESTROOM

PRIORITY #: 3

PROJECT ID: 2321-EXT-2

CONST COST: \$1,300

NEW EXTERIOR / INTERIOR FINISHES

The interior finishes were in fair 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 4 - 7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.



2321 EAST BOAT RAMP CXT RESTROOM
PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$1,300.00
GRAND TOTAL:	\$1,300.00
PROJECT COST PER SQ FT:	\$5.20
TOTAL FRC:	\$75,000.00
FRC PER SQ FT:	\$300.00
FCI:	1.73%

2301 GARAGE/STORAGE BUILDING

OCCUPIED

WOOD FRAMING

IBC CONS TYPE:	V-B	YEAR:	0
IBC OCC TYPE 1:	100% U	SQ FT:	1,200
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Stained Wood Siding	BSMT?	No
EXT FINISH 2 :	%	FIRE SUPP:	0 %

The Garage/Storage building is a wood framed structure on a concrete slab-on-grade foundation. Primarily designed as a garage, it is currently used as storage for park maintenance personnel. It is located in the park office yard and is in good condition.



2301 GARAGE/STORAGE BUILDING

PRIORITY #: 3
PROJECT ID: 2301-EXT-3
CONST COST: \$7,200

NEW EXTERIOR FINISHES

The exterior finishes were in fair 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 of the flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 5 - 7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.



2301 GARAGE/STORAGE BUILDING
PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$7,200.00
GRAND TOTAL:	\$7,200.00
PROJECT COST PER SQ FT:	\$6.00
TOTAL FRC:	\$120,000.00
FRC PER SQ FT:	\$100.00
FCI:	6.00%

2300 WEST FEE BOOTH

OCCUPIED

PORTABLE WOOD BUILDING

IBC CONS TYPE:	V-B	YEAR:	0
IBC OCC TYPE 1:	100% B	SQ FT:	100
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Painted Wood Siding	BSMT?	No
EXT FINISH 2 :	%	FIRE SUPP:	0 %

The West Fee Booth is a wood framed portable structure located along the southwest entrance road to the day use area along the west shore. It is in good shape.



2300 WEST FEE BOOTH

PRIORITY #: 2
PROJECT ID: 2300-EXT-3
CONST COST: \$10,000

NEW PROTECTION AGAINST DECAY

The wood siding of the fee booth is in direct contact with exposed earth. 2018 IBC Section 2304.12.1.5 Protection Against Decay, Wood Siding requires a minimum of 6" clearance to exposed earth. This project provides for the installation of concrete piers in compliance with Code and concrete steps for access.



2300 WEST FEE BOOTH

PRIORITY #: 3

PROJECT ID: 2300-EXT-2

CONST COST: \$1,500

NEW EXTERIOR FINISHES

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



2300 WEST FEE BOOTH

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$10,000.00
PRIORITY CLASS 3:	\$1,500.00
GRAND TOTAL:	\$11,500.00
PROJECT COST PER SQ FT:	\$115.00
TOTAL FRC:	\$60,000.00
FRC PER SQ FT:	\$600.00
FCI:	19.17%

2299 EAST FEE BOOTH

OCCUPIED

PORTABLE WOOD BUILDING

IBC CONS TYPE:	V-B	YEAR:	0
IBC OCC TYPE 1:	100% B	SQ FT:	40
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Painted Wood Siding	BSMT? :	No
EXT FINISH 2 :	%	FIRE SUPP:	0 %

The East Fee Booth is a wood framed portable structure located along the main entrance. It is in good shape.



2299 EAST FEE BOOTH

PRIORITY #: 2
PROJECT ID: 2299-EXT-2
CONST COST: \$10,000

NEW PROTECTION AGAINST DECAY

The wood siding of the fee booth is in direct contact with exposed earth. 2018 IBC Section 2304.12.1.5 Protection Against Decay, Wood Siding requires a minimum of 6" clearance to exposed earth. This project provides for the installation of concrete piers in compliance with Code and concrete steps for access.



2299 EAST FEE BOOTH

PRIORITY #: 2
PROJECT ID: 2299-ELE-1
CONST COST: \$20,000

NEW UTILITIES CONNECTION

The fee booth is used seasonally during the high public traffic periods, typically summer. The fee booth, while prepped for power, does not have an electrical feed or air conditioning. This project provides for the installation of power, electrical feed to the self-serve fee station and air conditioning.



2299 EAST FEE BOOTH

PRIORITY #: 3
PROJECT ID: 2299-EXT-3
CONST COST: \$1,200

NEW EXTERIOR FINISHES

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 is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.



2299 EAST FEE BOOTH

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$30,000.00
PRIORITY CLASS 3:	\$1,200.00
GRAND TOTAL:	\$31,200.00
PROJECT COST PER SQ FT:	\$780.00
TOTAL FRC:	\$40,000.00
FRC PER SQ FT:	\$1,000.00
FCI:	78.00%

0580 PUMP HOUSE

OCCUPIED

CONCRETE MASONRY UNITS

IBC CONS TYPE:	V-B	YEAR:	1992
IBC OCC TYPE 1:	100% U	SQ FT:	104
IBC OCC TYPE 2:	%	LEVEL(s):	1
EXT FINISH 1 :	100% Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	%	FIRE SUPP:	0 %

The Pump house is a concrete masonry unit structure located east of the park office complex. It contains the pump and water treatment equipment which services the entire park. The park well is adjacent to this building. It supplies water to a 65,000 gallon above ground water tank which then feeds the entire park via a gravity feed system.



0580 PUMP HOUSE

PRIORITY #: 3

PROJECT ID: 0580-EXT-3

CONST COST: \$2,100

NEW EXTERIOR FINISHES

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 cleaning and sealing the concrete masonry units, painting the wood and metal trim and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 10 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.



0580 PUMP HOUSE

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$2,100.00
GRAND TOTAL:	\$2,100.00
PROJECT COST PER SQ FT:	\$20.19
TOTAL FRC:	\$62,000.00
FRC PER SQ FT:	\$600.00
FCI:	3.39%

0578 STORAGE BUILDING

OCCUPIED

WOOD FRAMING

IBC CONS TYPE:	V-B	YEAR:	1937
IBC OCC TYPE 1:	100% S-2	SQ FT:	1,064
IBC OCC TYPE 2:	%	LEVEL(s):	1
EXT FINISH 1 :	100% Painted Wood Siding	BSMT?	No
EXT FINISH 2 :	%	FIRE SUPP:	0 %

The Storage Building is a wood framed structure on a concrete slab-on-grade. It used to be a residence from the original ranch prior to the creation of the reservoir. It was relocated to its current location in the park office yard. The building has a newer standing seam metal roof, and it has been rehabilitated.



0578 STORAGE BUILDING

PRIORITY #: 3
PROJECT ID: 0578-EXT-2
CONST COST: \$6,400

NEW EXTERIOR FINISHES

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



0578 STORAGE BUILDING

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$6,400.00
GRAND TOTAL:	\$6,400.00
PROJECT COST PER SQ FT:	\$6.02
TOTAL FRC:	\$106,000.00
FRC PER SQ FT:	\$100.00
FCI:	6.04%

0547 PARK OFFICE/SHOP

OCCUPIED

WOOD AND EIFS FRAMING

IBC CONS TYPE:	V-B	YEAR:	1994
IBC OCC TYPE 1:	60% B	SQ FT:	3,464
IBC OCC TYPE 2:	40% S-1	LEVEL(s):	1
EXT FINISH 1 :	100% Painted Stucco / EIFS	BSMT?:	No
EXT FINISH 2 :	%	FIRE SUPP:	100 %

The Park Office/Shop is a wood framed structure with an exterior insulation and finish system (EIFS) on a concrete slab-on-grade foundation. It has a standing seam metal roof. This facility contains a public visitation area, offices, restrooms, conference room and a shop. Heat is provided by propane fired heaters in the shop and a forced air furnace for the office space. The facility also has a fire sprinkler system.



0547 PARK OFFICE/SHOP

PRIORITY #: 2
PROJECT ID: 0547-SIT-1
CONST COST: \$30,000

DEFERRED CONCRETE PAVING INSTALLATION

The building needs sidewalk replacement, a concrete slab under the carport and replacement of the garage door aprons. The existing concrete is cracked and failing and is due for replacement. The four-bay carport on the North side of the building is not paved and the dirt is insufficient for the heavy use and extreme climate. The drainage away from the building is also insufficient due to erosion of the dirt which also makes it difficult to remove snow from the perimeter of the building. This project would provide for 1,500 square feet of concrete to replace deteriorated concrete sidewalks and aprons, and installation of a proper parking space under the carport and improved drainage in compliance with IBC 2018 Section 2304.12.2.2 Protection Against Decay, Posts or Columns. This project should be implemented concurrently with the Structural Post Protection project.



This project or a portion thereof was previously recommended in the FCA report dated 07/22/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/16/2022.

0547 PARK OFFICE/SHOP

PRIORITY #: 2
PROJECT ID: 0547-INT-4
CONST COST: \$2,000

DEFERRED JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.



0547 PARK OFFICE/SHOP

PRIORITY #: 2
PROJECT ID: 0547-STR-1
CONST COST: \$25,000

DEFERRED STRUCTURAL POST PROTECTION

The wood posts supporting the roof overhang around the building are in direct contact with exposed earth. 2018 IBC Section 2304.12.2.2 Protection Against Decay, Posts or Columns requires a minimum of 8" clearance to exposed earth and/or 1 inch above a slab or deck and separated from the concrete by an impervious moisture barrier. This project provides for the installation of a concrete slab at the required 1" elevation below the posts in compliance with Code. A more economical alternative may be to re-grade soils to the required 8" clearance. This project excludes the carport area which is covered under a separate project. This project should be implemented concurrently with the Concrete Paving Installation in the project. This project or a portion thereof was previously recommended in the FCA report dated 07/22/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/16/2022.



0547 PARK OFFICE/SHOP

PRIORITY #: 2

PROJECT ID: 0547-ENR-1

CONST COST: \$12,100

DEFERRED LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type and are not energy efficient. This project will replace the existing fixtures with higher efficiency LED fixtures. Electrical wiring upgrades are not included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 07/22/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/16/2022.



0547 PARK OFFICE/SHOP

PRIORITY #: 3
PROJECT ID: 0547-EXT-1
CONST COST: \$17,300

DEFERRED EXTERIOR FINISHES

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 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 is scheduled on a cyclical basis to maintain the integrity of the structure.



0547 PARK OFFICE/SHOP

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$69,100.00
PRIORITY CLASS 3:	\$17,300.00
GRAND TOTAL:	\$86,400.00
PROJECT COST PER SQ FT:	\$24.94
TOTAL FRC:	\$1,559,000.00
FRC PER SQ FT:	\$450.00
FCI:	5.54%

0546 CAMPGROUND COMFORT STATION

OCCUPIED

CONCRETE MASONRY UNITS AND WOOD FRAMING

IBC CONS TYPE:	V-B	YEAR:	1991
IBC OCC TYPE 1:	100% B	SQ FT:	864
IBC OCC TYPE 2:	%	LEVEL(s):	1
EXT FINISH 1 :	80% Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	20% Wood Posts	FIRE SUPP:	0 %

The Campground Comfort Station is a concrete masonry unit and wood post and beam structure. It contains restrooms and showers for both Men and Women. The restrooms and showers are mostly ADA compliant and there is an ADA accessible route of travel and parking space to the restrooms. The two ADA campsites nearby have an ADA accessible route to the building. It has a propane fired on demand water heater unit and furnace in the janitorial closet.



0546 CAMPGROUND COMFORT STATION

PRIORITY #: 2
PROJECT ID: 0546-INT-2
CONST COST: \$8,600

NEW INTERIOR FINISHES

The interior finishes were in fair condition; however, the shower rooms needed new finishes. It is recommended to paint the shower rooms and ceilings at least once in the next 4 - 6 years and that this project is 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.



0546 CAMPGROUND COMFORT STATION

PRIORITY #: 2

PROJECT ID: 0546-SIT-1

CONST COST: \$7,500

NEW SIDEWALK REPAIRS

The section of the perimeter sidewalk under the comfort station awning is failing and needs replacement. The sidewalk provides access to accessible restrooms and showers. Repairs are important to be completed before deterioration impacts accessibility.



0546 CAMPGROUND COMFORT STATION

PRIORITY #: 2
PROJECT ID: 0546-ENR-1
CONST COST: \$220,000

NEW WINTERIZATION UPGRADE

The comfort station is open year around to support the year around campground. Half of the building is unheated, and the entire structure is not insulated. Additionally, each restroom stall is directly vented to the outdoors creating freeze risks. This project recommends the installation of an Exterior Insulation Finishing System (EIFS), install new heating and ventilation systems, fixtures and paint.



0546 CAMPGROUND COMFORT STATION

PRIORITY #: 3
PROJECT ID: 0546-EXT-3
CONST COST: \$8,600

NEW EXTERIOR FINISHES

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



0546 CAMPGROUND COMFORT STATION
PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$236,100.00
PRIORITY CLASS 3:	\$8,600.00
GRAND TOTAL:	\$244,700.00
PROJECT COST PER SQ FT:	\$283.22
TOTAL FRC:	\$388,000.00
FRC PER SQ FT:	\$448.84
FCI:	63.07%

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



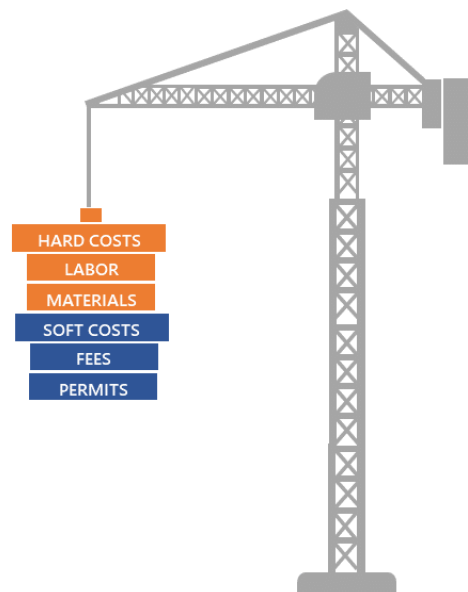
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

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

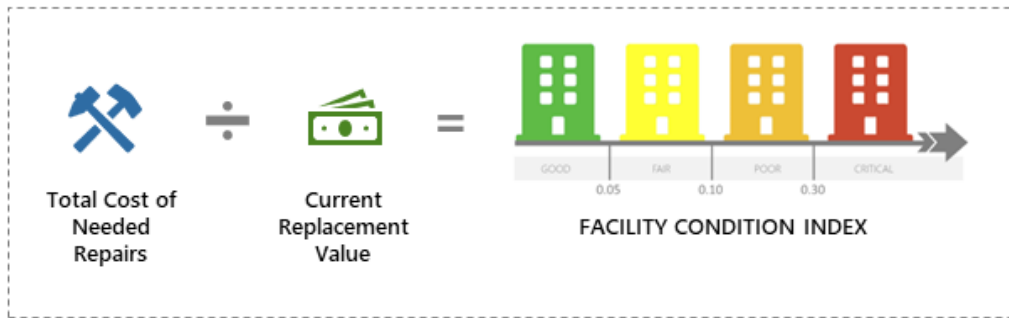
EXCLUDED – (Soft Costs)

- 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
		DIVIDED BY
	CURRENT REPLACEMENT VALUE	\$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:

- 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:

- 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	PARKS	FACILITY MANAGER	John Wells	
CNR	SHPO	ADMIN	Rebecca Palmer	rlpalmer@shpo.nv.gov
CNR	SHPO	HISTORIC PRESERV SPEC 2	Michael "Bret" Bedeau	MBedeau@shpo.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	12/18/2023	Initial.