



DEPT OF CONSERVATION AND NATURAL RESOURCES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

SOUTH REGION

-

9944 - KERSHAW-RYAN STATE PARK SITE
300 KERSHAW CANYON RD
CALIENTE, NV 89008-
LINCOLN COUNTY

SURVEY DATE: 03/05/2024



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*The **FCA PROGRAM**, established by the State Public Works Division (SPWD), fulfills oversight responsibilities under **NRS 341.128** (periodically inspect state-owned institutions) and **NRS 331.110** (inventory of state property).*

*The **Property Portfolio Review** is a two-part evaluation offering an assessment of a property's condition and prioritized project recommendations with preliminary cost estimates.*

INTRODUCTION

The **Facility Insights** report serves as the foundation of the **Property Portfolio Review**, evaluating the property and its facilities. The Project Addendum, part two, builds on this foundation by detailing specific projects and their preliminary cost estimates, excluding soft costs (e.g., consultant fees, permits, furnishings).

This report emphasizes the **Facility Condition Index (FCI)**, (see Appendix A), a critical metric used to assess the overall health, functionality, and maintenance priorities of each facility. The observations and data in this report are based on a visual assessment conducted at the time of the review and reflect the conditions observed.

The data in this report was gathered through the following methods:

- **Research:** Historical data of past repairs and improvements. Current trends in energy enhancements.
- **Document Review:** Examination of building plans, maintenance logs, and previous reports.
- **Interviews:** Consultations with key stakeholders to gather insights.
- **Site Visit:** Visual and photographic inspection of the site and facilities. Inspections include review of building systems such as fire alarm, electrical and HVAC systems as well as interior and exterior finishes, roofing systems, paving and landscape.

- **Disclaimer:** Observations are limited to **accessible areas** and conditions present during the survey.
- **Accurate Forecasting:** Updated estimates must be obtained that include soft costs and professional evaluations.

KEY FINDINGS

OVERALL RECOMMENDATIONS

The following recommendations address the primary concerns identified during the assessment and prioritize actions for the site and building.

Property: The overall condition of the site is classified as GOOD derived from the average FCI of its buildings. The Park is very well maintained. The interior and exterior finishes for all the buildings except the Garden Shed were in good condition. The most significant improvements needed are investments in accessible projects making the site accessible to those with mobility impairments.

OVERALL SITE CONDITION

- **Infrastructure:** Good, with no issues reported. Paved areas, including parking lots and walkways, are in fair condition.
- **Findings:** Issues were identified that will require <Manual Update >;
 - Accessible improvements needed at the Upper Group Ramada area.
 - Re-seal the asphalt pavement needed.
 - Removal of combustible fuels and create defensible space around all buildings.
 - Stain & Seal the Garden shed needed.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Good with no issues reported.
- **Electrical Systems:** Adequate with no issues.
- **Stormwater Drainage:** Adequate with no issues.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is not compliant with current ADA and safety standards.
- **Fire Safety:** Fuels reduction around buildings needed.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces appear in good condition.

PROPERTY MAP, 300 KERSHAW CANYON RD, CALIENTE

SITE IS:

OWNED

OCCUPIED

5 BUILDINGS



B#	NAME	STATUS	RIGHTS
2935	ENTRANCE KIOSK	OCCUPIED	OWNED
3687	RAMADA #1	OCCUPIED	OWNED
3715	ENTRANCE FEE STATION	OCCUPIED	OWNED
4424	RAMADA #16	OCCUPIED	OWNED
9944	KERSHAW-RYAN STATE PARK SITE	OCCUPIED	OWNED

PROPERTY MAP, 300 KERSHAW CANYON RD, CALIENTE

SITE IS:

OWNED

OCCUPIED

15 BUILDINGS



B#	NAME	STATUS	RIGHTS
2934	COMFORT STATION #2 - LOWER	OCCUPIED	OWNED
3688	RAMADA #2	OCCUPIED	OWNED
3689	RAMADA #3	OCCUPIED	OWNED
3690	RAMADA #4	OCCUPIED	OWNED
3691	RAMADA #5	OCCUPIED	OWNED
3692	RAMADA #6	OCCUPIED	OWNED
3693	RAMADA #7	OCCUPIED	OWNED
3694	RAMADA #8	OCCUPIED	OWNED
3695	RAMADA #9	OCCUPIED	OWNED
3696	RAMADA #10	OCCUPIED	OWNED
3697	RAMADA #11	OCCUPIED	OWNED
3698	RAMADA #12	OCCUPIED	OWNED
3699	RAMADA #13- ADA	OCCUPIED	OWNED
3700	RAMADA #14	OCCUPIED	OWNED
3701	RAMADA #15	OCCUPIED	OWNED

PROPERTY MAP, 300 KERSHAW CANYON RD, CALIENTE

SITE IS:

OWNED

OCCUPIED

5 BUILDINGS



B#	NAME	STATUS	RIGHTS
2252	PARK RESIDENCE	OCCUPIED	OWNED
2930	EQUIPMENT SHOP	OCCUPIED	OWNED
2931	GREENHOUSE	OCCUPIED	OWNED
2932	PARK RESIDENCE GARAGE	OCCUPIED	OWNED
3702	PARK MAINTENANCE BUILDING	OCCUPIED	OWNED

PROPERTY MAP, 300 KERSHAW CANYON RD, CALIENTE

SITE IS:

OWNED

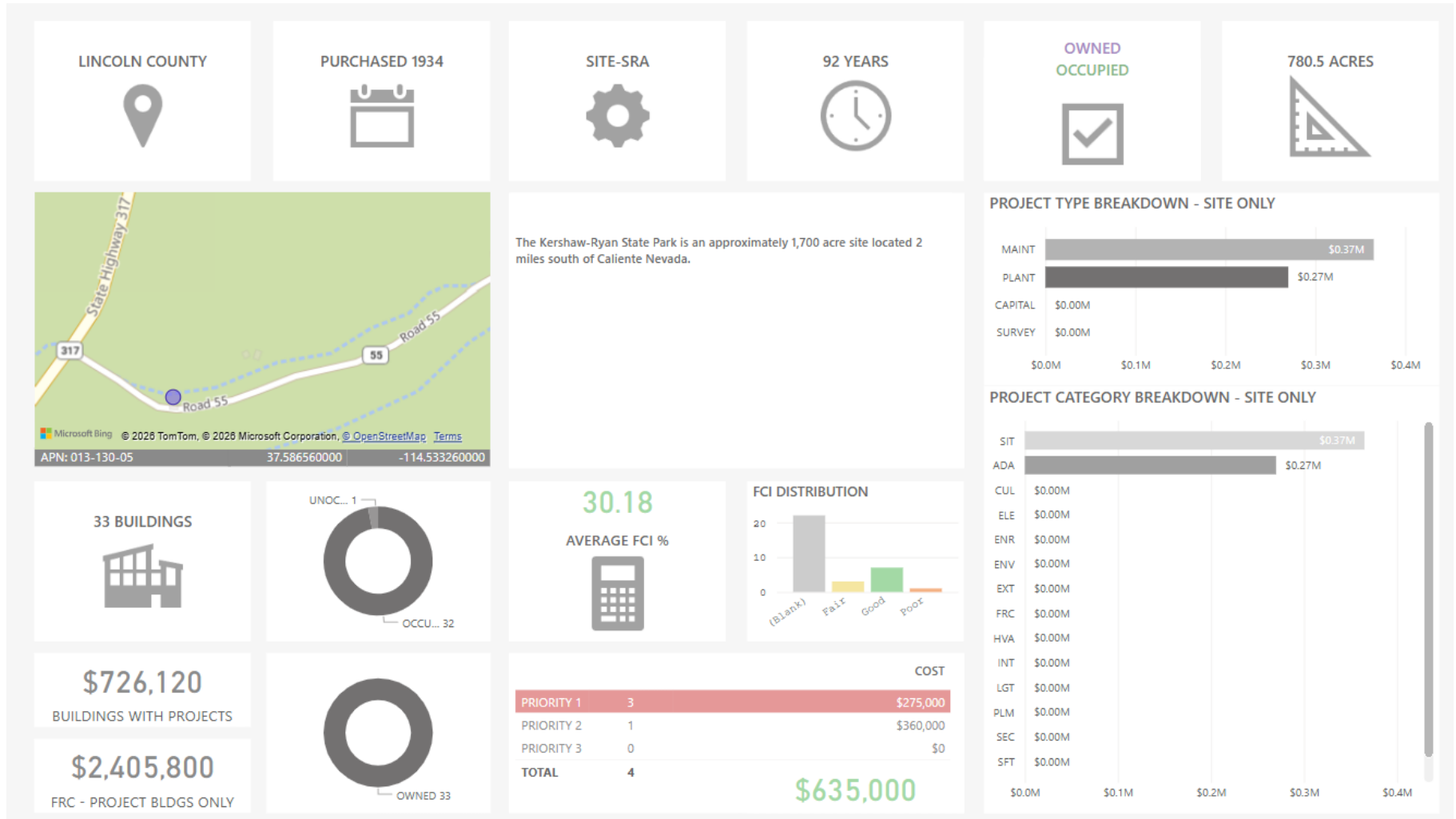
OCCUPIED

8 BUILDINGS



B#	NAME	STATUS	RIGHTS
0527	GROUP USE RAMADA - LOWER	OCCUPIED	OWNED
0529	BRICK PUMP HOUSE	OCCUPIED	OWNED
0549	GROUP USE RAMADA - UPPER	OCCUPIED	OWNED
0552	COMFORT STATION #1 - UPPER	OCCUPIED	OWNED
0553	CCC RESTROOM	UNOCCUPIED	OWNED
2929	GARDEN SHED	OCCUPIED	OWNED
2933	FEE KIOSK	OCCUPIED	OWNED
3716	PUMP HOUSE	OCCUPIED	OWNED

PROPERTY SNAPSHOT, KERSHAW-RYAN STATE PARK SITE



FACILITY DETAILS, GROUP USE RAMADA - LOWER

YEAR BUILT 1996
CONSTRUCTED 1996



OUTDOOR



30 YEARS



OWNED
OCCUPIED



612 SF



FCI %

3.81



The Ramada #1 - Lower is a concrete masonry and steel framed structure on a concrete slab-on-grade foundation with a standing seam metal roof. It is located in the lower garden and has a barbeque area. The area is not fully ADA compliant and is lacking a designated ADA parking area and route of travel to the Ramada. Numerous shade trees and gardens surround the area.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

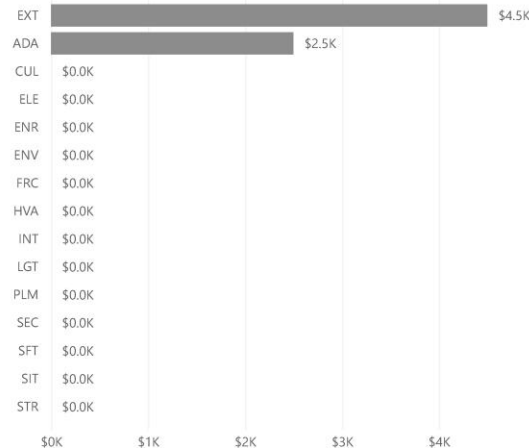
FIRE: 0% suppressed

0527 - BUILDING COMPONENTS

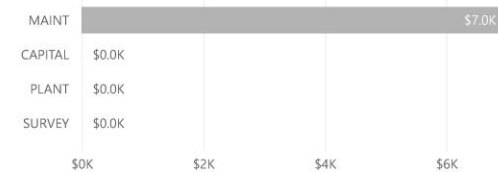
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: PREFABRICATED
EXPOSURE: OPEN

\$183,600
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$2,500
PRIORITY 2	1	\$4,500
PRIORITY 3	0	\$0
TOTAL	2	\$7,000

\$7,000

FACILITY DETAILS, BRICK PUMP HOUSE

YEAR BUILT 2008
 CONSTRUCTED 2008



UTILITY



18 YEARS



OWNED
 OCCUPIED



100 SF



FCI %

2.31



The Brick Pump House is a CMU and steel framed structure on a concrete slab-on-grade foundation with a standing seam metal roof. It contains the pumping equipment and controls for the adjacent well.



CODE COMPLIANCE SUMMARY

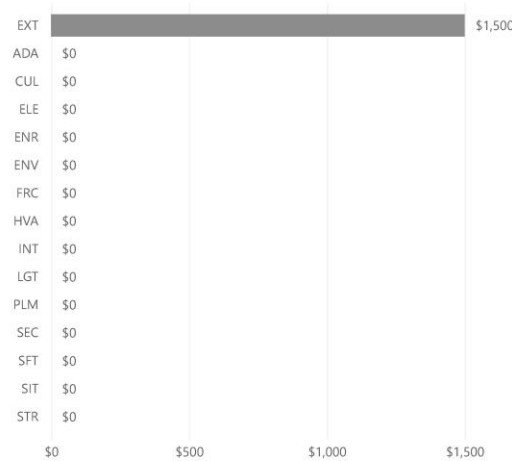
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

0529 - BUILDING COMPONENTS

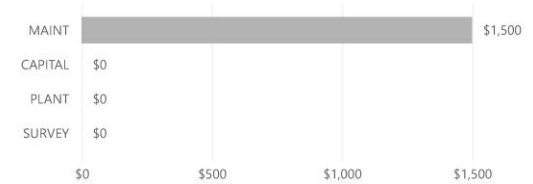
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

\$65,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,500
TOTAL	1	\$1,500

\$1,500

FACILITY DETAILS, GROUP USE RAMADA - UPPER

YEAR BUILT 1996
 CONSTRUCTED 1996



OUTDOOR



30 YEARS



OWNED
 OCCUPIED



612 SF



FCI %

2.45



The Ramada #1 - Upper is a concrete masonry and steel framed structure on a concrete slab-on-grade foundation with a standing seam metal roof. It is located in the upper garden area and has a concrete bar with sinks and a barbeque area. The wading pond is located adjacent to the building. The area is not fully ADA compliant and is lacking a designated ADA parking area and route of travel to the Ramada. Numerous shade trees and gardens surround the area.



CODE COMPLIANCE SUMMARY

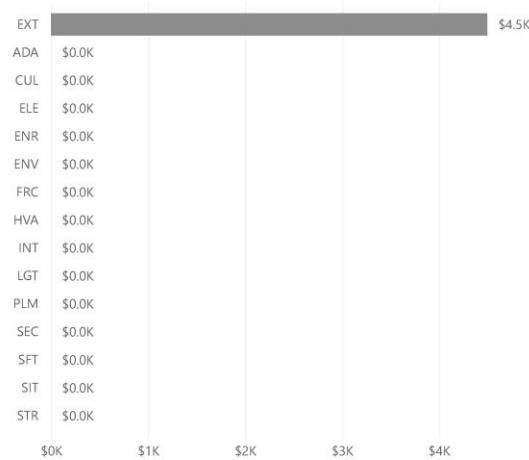
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

0549 - BUILDING COMPONENTS

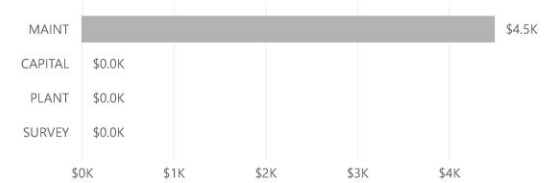
FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: PREFABRICATED
 EXPOSURE: OPEN

\$183,600
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$4,500
PRIORITY 3	0	\$0
TOTAL	1	\$4,500

\$4,500

FACILITY DETAILS, COMFORT STATION #1 - UPPER

YEAR BUILT 1996
 CONSTRUCTED 1996



RESTROOM



30 YEARS



OWNED
 OCCUPIED



452 SF



FCI %

6.19



The Comfort Station #1 - Upper is a concrete masonry and steel framed structure on a concrete slab-on-grade foundation with a standing seam metal roof. It provides restroom facilities with flush toilets, sinks and has ADA accessible restrooms. There are wall mounted electrical heaters which allow this building to remain operational year round. There is a designated ADA parking stall which is gravel with a hard surface loading zone providing access to the building. Numerous shade trees surround the area.



CODE COMPLIANCE SUMMARY

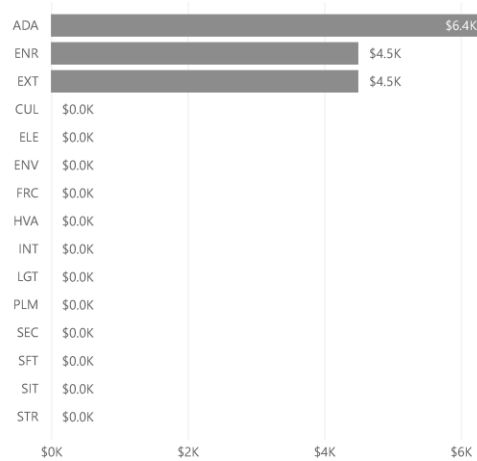
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - B
 Offices or Higher Education Offices
 FIRE: 0% suppressed

0552 - BUILDING COMPONENTS

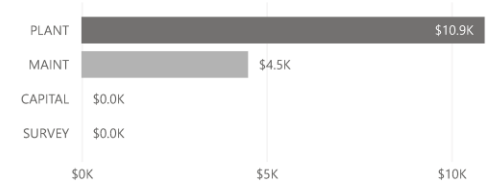
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

\$248,600
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$6,400
PRIORITY 2	1	\$4,500
PRIORITY 3	1	\$4,500
TOTAL	3	\$15,400

\$15,400

FACILITY DETAILS, CCC RESTROOM

YEAR BUILT 1934
 PURCHASED 1934



RESTROOM



92 YEARS



OWNED
 UNOCCUPIED



78 SF



FCI %

14.00



The CCC Restroom is a native stone outhouse that was built by the Civilian Conservation Corps around 1934. It is a historical structure which is no longer in use. There is a short trail from the picnic area to the outhouse for the public to access.



CODE COMPLIANCE SUMMARY

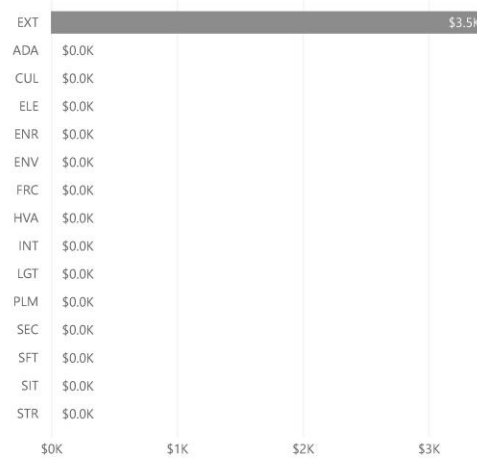
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

0553 - BUILDING COMPONENTS

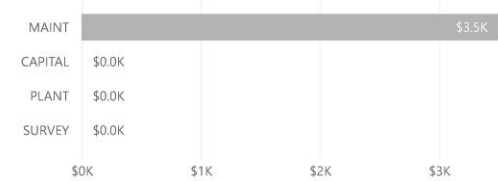
FOUNDATION: -
 FRAME: SITE-ASSEMBLED – 100% CONCRETE
 SEISMIC: UNKNOWN
 ROOF: FLAT – 100% WOOD
 SEISMIC: UNKNOWN
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: SITE-BUILT
 EXPOSURE: ENCLOSED

\$25,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$3,500
PRIORITY 3	0	\$0
TOTAL	1	\$3,500

\$3,500

FACILITY DETAILS, PARK RESIDENCE

YEAR BUILT 1998
 PURCHASED 1998



RESIDENCE



28 YEARS



OWNED
 OCCUPIED



1,585 SF



FCI %

5.89



The Park Residence is a modular home located on the north side of the park entrance road. It contains bedrooms, bathrooms, a kitchen and living areas. There is a propane fired furnace with an air cooled condensing unit outside.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: HUD CODE 24 CRF PART 3280 Manufactured Home Construction Code

OCC: 100% - R-3

Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.

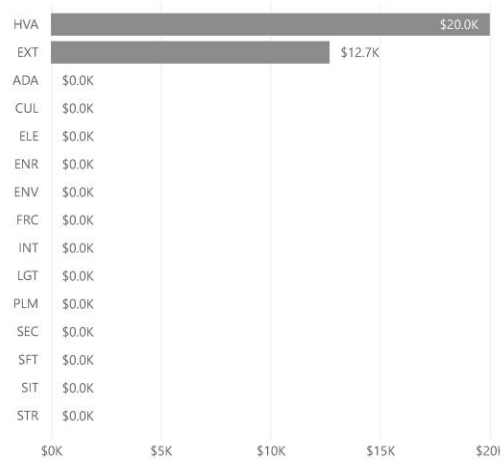
FIRE: 0% suppressed

2252 - BUILDING COMPONENTS

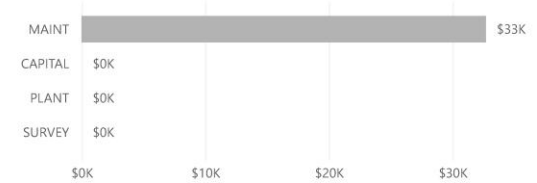
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: PREFABRICATED
- EXPOSURE: ENCLOSED

\$554,800
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$20,000
PRIORITY 3	1	\$12,700
TOTAL	2	\$32,700

\$32,700

FACILITY DETAILS, GARDEN SHED

YEAR BUILT 1996
 CONSTRUCTED 1996



NONHAZARD



30 YEARS



OWNED
 OCCUPIED



120 SF



FCI %

8.00



The Garden Shed is a wood framed structure on a concrete slab-on-grade foundation with a standing seam metal roof. It provides storage for tools and other equipment for park maintenance personnel. The building is located adjacent to the Park Maintenance Office.



CODE COMPLIANCE SUMMARY

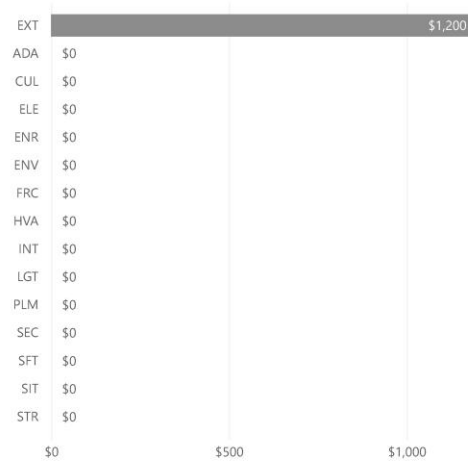
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - S-2
 Low hazard storage
 FIRE: 0% suppressed

2929 - BUILDING COMPONENTS

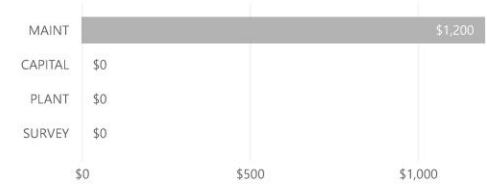
FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: SITE-BUILT
 EXPOSURE: ENCLOSED

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

Priority	Count	COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$1,200
PRIORITY 3	0	\$0
TOTAL	1	\$1,200

\$1,200

FACILITY DETAILS, EQUIPMENT SHOP

YEAR BUILT 2006
 CONSTRUCTED 2006



MAINTENANCE



20 YEARS



OWNED
 OCCUPIED



355 SF



FCI %



The Park Maintenance Building is an insulated pre-engineered steel structure on a concrete slab-on-grade foundation. The interior is finished and it has a wall mounted HVAC unit. It provides work space for park personnel to store and service equipment used in the day to day operations of the park.



CODE COMPLIANCE SUMMARY

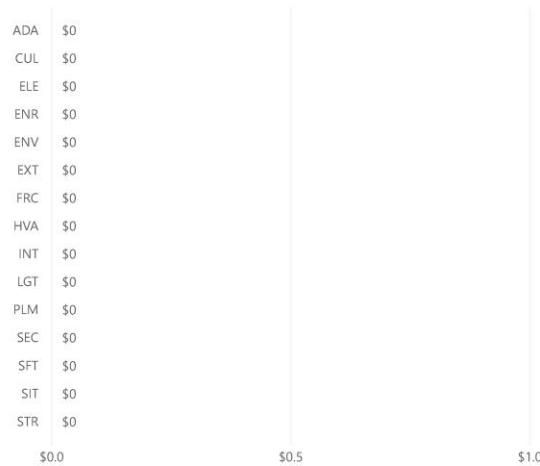
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - S-2
 Low hazard storage
 FIRE: 0% suppressed

2930 - BUILDING COMPONENTS

FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: PRE-ENGINEERED
 EXPOSURE: ENCLOSED

\$88,800
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, GREENHOUSE

YEAR BUILT 2006
 CONSTRUCTED 2006



AGRICULTURAL



20 YEARS



OWNED
 OCCUPIED



495 SF



FCI %



The Greenhouse is a prefabricated structure on a concrete slab-on-grade foundation located in the Park Residence area. There is an evaporative cooler, propane-fired heaters and electrical service to the structure.



CODE COMPLIANCE SUMMARY

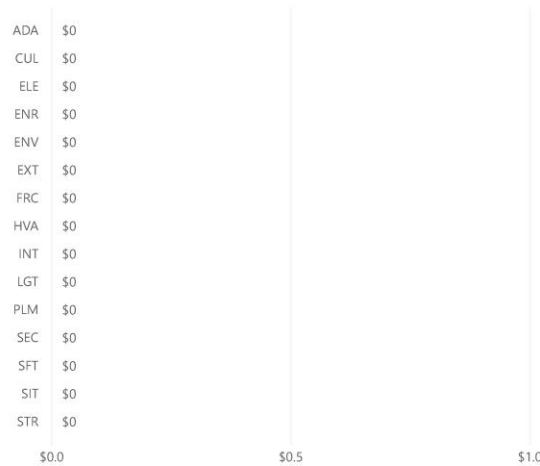
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

2931 - BUILDING COMPONENTS

FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: PREFABRICATED
 EXPOSURE: ENCLOSED

\$24,800
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, PARK RESIDENCE GARAGE

YEAR BUILT 2006
 CONSTRUCTED 2006



PARKING



20 YEARS



OWNED
 OCCUPIED



290 SF



FCI %

--



The Park Residence Garage is an engineered steel structure on a concrete slab-on-grade foundation. The building is located adjacent to the Park Residence.



CODE COMPLIANCE SUMMARY

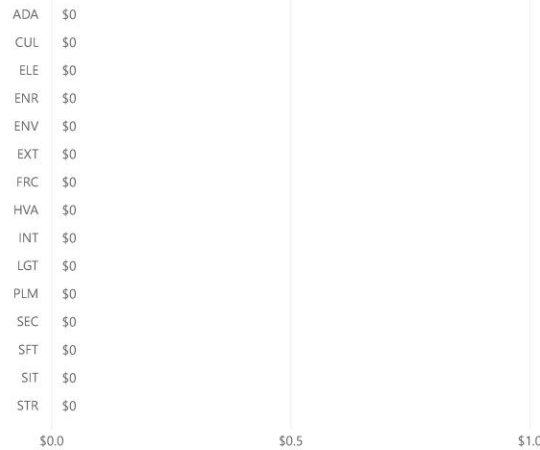
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

2932 - BUILDING COMPONENTS

FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: PRE-ENGINEERED
 EXPOSURE: ENCLOSED

\$65,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, FEE KIOSK

YEAR BUILT 1996
 CONSTRUCTED 1996



KIOSK



30 YEARS



OWNED
 OCCUPIED



18 SF



FCI %



The Fee Kiosk is a wood post and beam signage structure with a standing seam metal roof which displays information to park visitors. There is also a drop box located next to the kiosk for payment collection.



CODE COMPLIANCE SUMMARY

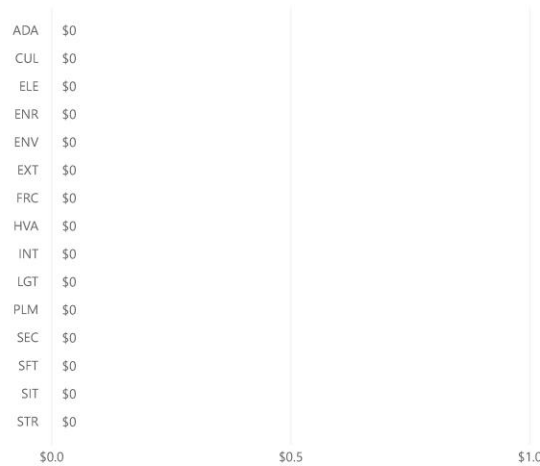
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 0% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

2933 - BUILDING COMPONENTS

FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: SITE-BUILT
 EXPOSURE: ENCLOSED

\$7,500
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, COMFORT STATION #2 - LOWER

YEAR BUILT 2003
 CONSTRUCTED 2003



RESTROOM



23 YEARS



OWNED
 OCCUPIED



1,024 SF



FCI %

1.82



The Comfort Station #2 - Lower is a concrete masonry and steel framed structure on a concrete slab-on-grade foundation with a standing seam metal roof. It provides restroom and shower facilities with flush toilets, sinks and is equipped with ADA accessible restrooms. There are wall mounted electrical heaters which allow this building to remain operational year round.



CODE COMPLIANCE SUMMARY

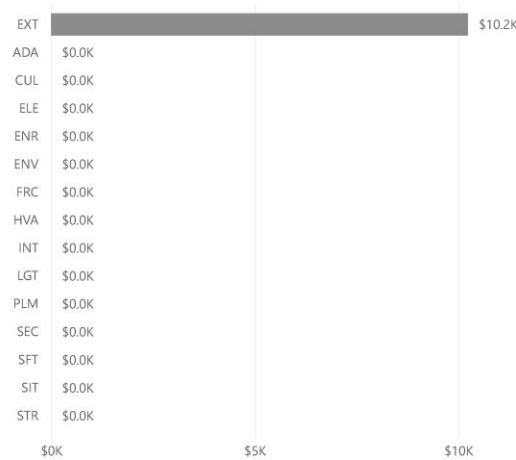
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - B
 Offices or Higher Education Offices
 FIRE: 0% suppressed

2934 - BUILDING COMPONENTS

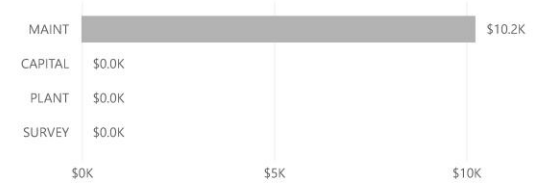
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

\$563,200
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$10,240
TOTAL	1	\$10,240

\$10,240

FACILITY DETAILS, ENTRANCE KIOSK

YEAR BUILT 1996
 CONSTRUCTED 1996



KIOSK



30 YEARS



OWNED
 OCCUPIED



32 SF



FCI %

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The Entrance Kiosk is a wood post and beam signage structure with a standing seam metal roof which displays information to park visitors.



CODE COMPLIANCE SUMMARY

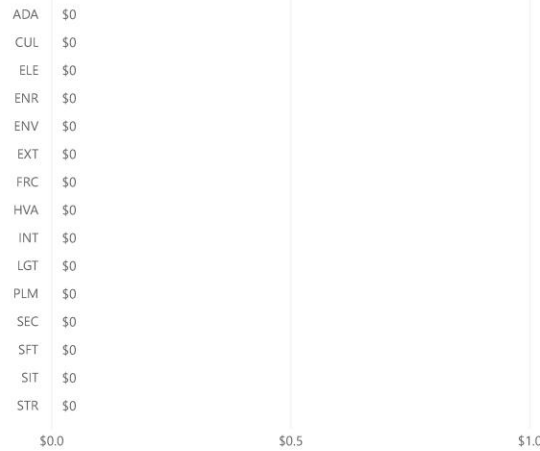
CODE YR: UNKNOWN
 CONS TYPE: V-B
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

2935 - BUILDING COMPONENTS

FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: SITE-BUILT
 EXPOSURE: ENCLOSED

\$7,500
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, RAMADA #1

YEAR BUILT 2009
 CONSTRUCTED 2009



OUTDOOR



17 YEARS



OWNED
 OCCUPIED



108 SF



FCI %



The Ramada is a steel shade structure on a concrete slab, on-grade foundation in the campground.



CODE COMPLIANCE SUMMARY

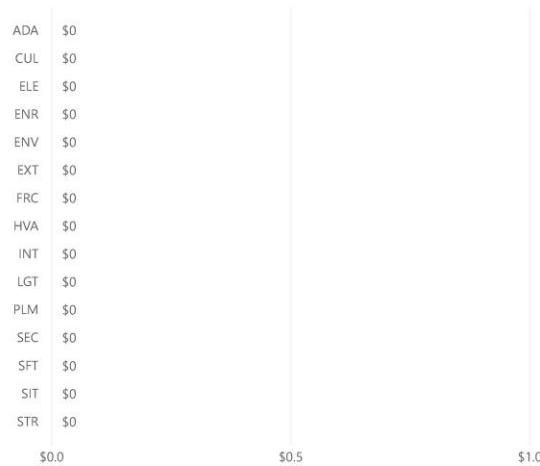
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3687 - BUILDING COMPONENTS

FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: PREFABRICATED
 EXPOSURE: OPEN

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS RAMADA #2

YEAR BUILT 2009
 CONSTRUCTED 2009



OUTDOOR



17 YEARS



OWNED
 OCCUPIED



108 SF



FCI %



The Ramada is a steel shade structure on a concrete slab, on-grade foundation in the campground.



CODE COMPLIANCE SUMMARY

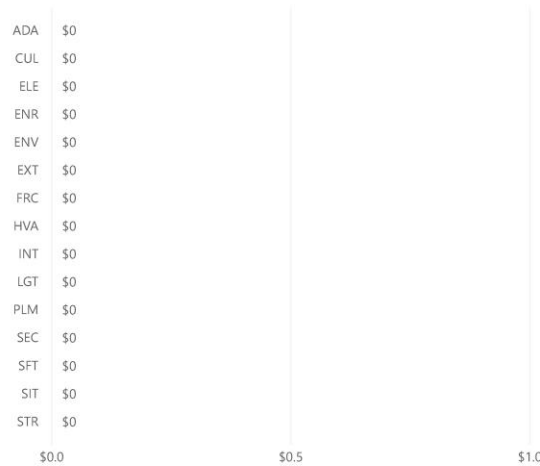
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3688 - BUILDING COMPONENTS

FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: PREFABRICATED
 EXPOSURE: OPEN

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, RAMADA #3

YEAR BUILT 2009
 CONSTRUCTED 2009



OUTDOOR



17 YEARS



OWNED
 OCCUPIED



108 SF



FCI %



The Ramada is a steel shade structure on a concrete slab, on-grade foundation in the campground.



CODE COMPLIANCE SUMMARY

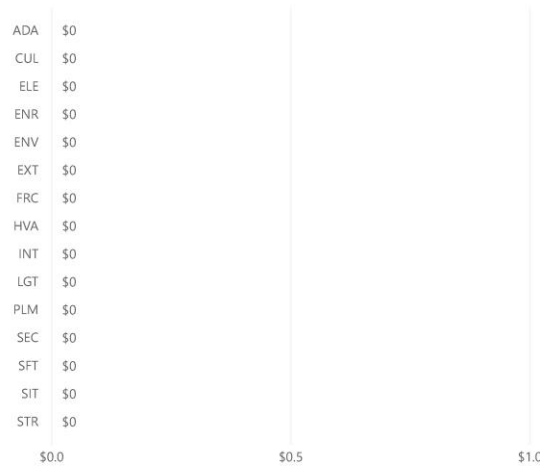
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3689 - BUILDING COMPONENTS

- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: PREFABRICATED
- EXPOSURE: OPEN

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, RAMADA #4

YEAR BUILT 2009
 CONSTRUCTED 2009



OUTDOOR



17 YEARS



OWNED
 OCCUPIED



108 SF



FCI %

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The Ramada is a steel shade structure on a concrete slab, on-grade foundation in the campground.



CODE COMPLIANCE SUMMARY

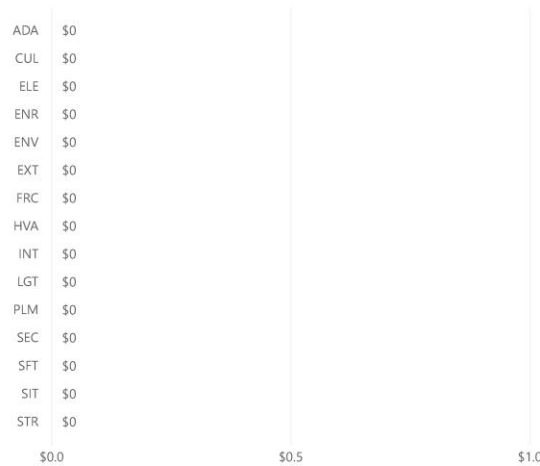
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3690 - BUILDING COMPONENTS

- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: PREFABRICATED
- EXPOSURE: OPEN

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, RAMADA #5

YEAR BUILT 2009
 CONSTRUCTED 2009



OUTDOOR



17 YEARS



OWNED
 OCCUPIED



108 SF



FCI %



The Ramada is a steel shade structure on a concrete slab, on-grade foundation in the campground.



CODE COMPLIANCE SUMMARY

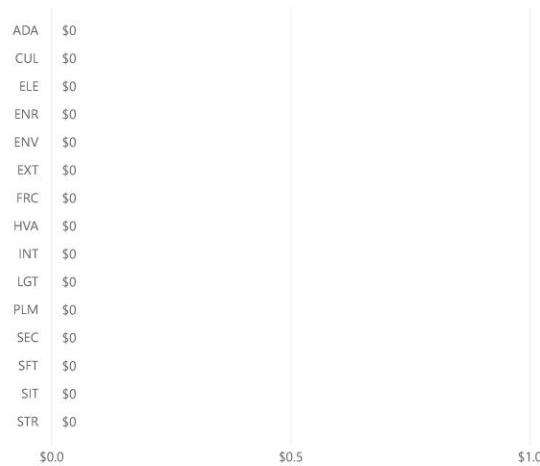
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3691 - BUILDING COMPONENTS

FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 0
 BSMT: -
 ASSEMBLY: PREFABRICATED
 EXPOSURE: OPEN

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, RAMADA #6

YEAR BUILT 2009
 CONSTRUCTED 2009



OUTDOOR



17 YEARS



OWNED
 OCCUPIED



108 SF



FCI %



The Ramada is a steel shade structure on a concrete slab, on-grade foundation in the campground.



CODE COMPLIANCE SUMMARY

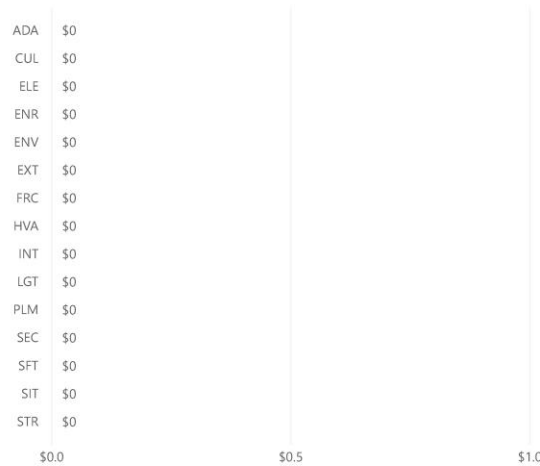
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3692 - BUILDING COMPONENTS

- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: PREFABRICATED
- EXPOSURE: OPEN

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, RAMADA #7

YEAR BUILT 2009
 CONSTRUCTED 2009



OUTDOOR



17 YEARS



OWNED
 OCCUPIED



108 SF



FCI %

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The Ramada is a steel shade structure on a concrete slab, on-grade foundation in the campground.



CODE COMPLIANCE SUMMARY

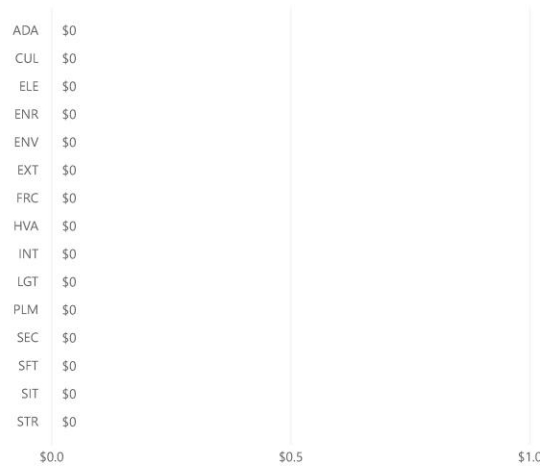
CODE YR: UNKNOWN
 CONS YR: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3693 - BUILDING COMPONENTS

- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: PREFABRICATED
- EXPOSURE: OPEN

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, RAMADA #8

YEAR BUILT 2009
 CONSTRUCTED 2009



OUTDOOR



17 YEARS



OWNED
 OCCUPIED



108 SF



FCI %



The Ramada is a steel shade structure on a concrete slab, on-grade foundation in the campground.



CODE COMPLIANCE SUMMARY

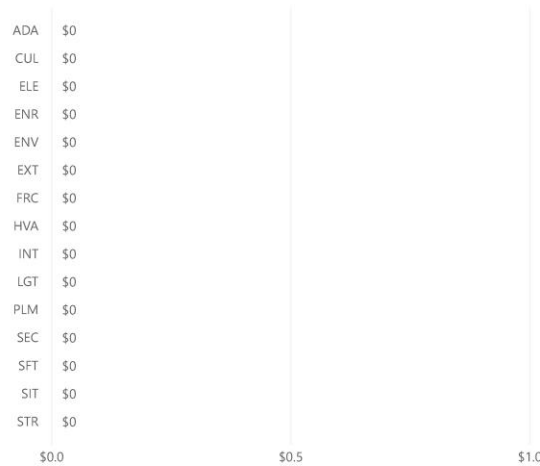
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3694 - BUILDING COMPONENTS

- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: PREFABRICATED
- EXPOSURE: OPEN

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, RAMADA #9

YEAR BUILT 2009
 CONSTRUCTED 2009



OUTDOOR



17 YEARS



OWNED
 OCCUPIED



108 SF



FCI %



The Ramada is a steel shade structure on a concrete slab, on-grade foundation in the campground.



CODE COMPLIANCE SUMMARY

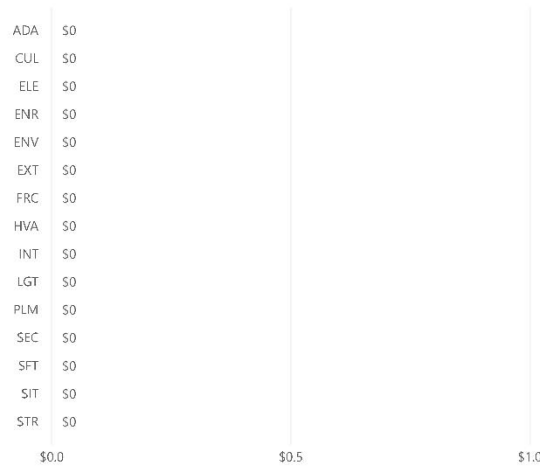
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3695 - BUILDING COMPONENTS

FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: PREFABRICATED
 EXPOSURE: OPEN

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, RAMADA #10

YEAR BUILT 2009
 CONSTRUCTED 2009



OUTDOOR



17 YEARS



OWNED
 OCCUPIED



108 SF



FCI %



The Ramada is a steel shade structure on a concrete slab, on-grade foundation in the campground.



CODE COMPLIANCE SUMMARY

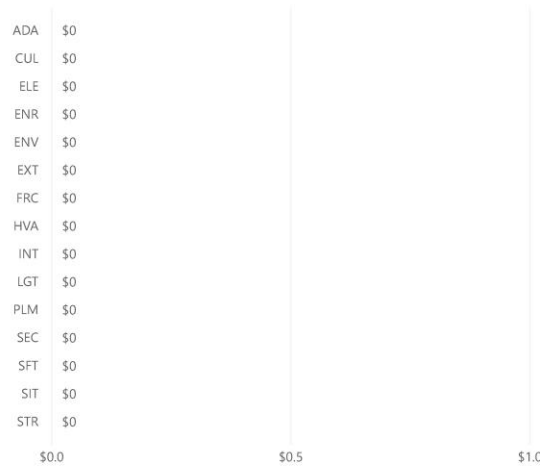
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3696 - BUILDING COMPONENTS

- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: PREFABRICATED
- EXPOSURE: OPEN

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, RAMADA #11

YEAR BUILT 2009
 CONSTRUCTED 2009



OUTDOOR



17 YEARS



OWNED
 OCCUPIED



108 SF



FCI %



The Ramada is a steel shade structure on a concrete slab, on-grade foundation in the campground.



CODE COMPLIANCE SUMMARY

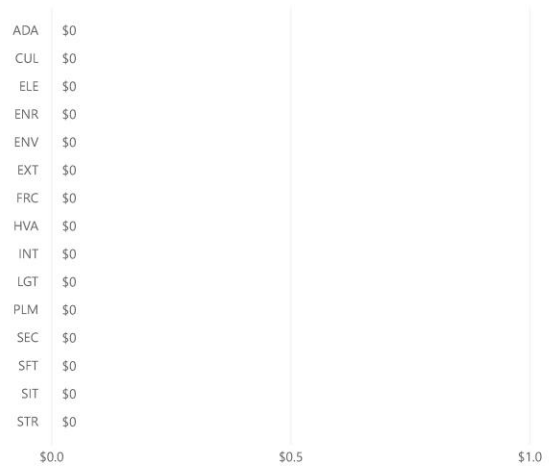
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3697 - BUILDING COMPONENTS

FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: PREFABRICATED
 EXPOSURE: OPEN

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, RAMADA #12

YEAR BUILT 2009
 CONSTRUCTED 2009



OUTDOOR



17 YEARS



OWNED
 OCCUPIED



108 SF



FCI %



The Ramada is a steel shade structure on a concrete slab, on-grade foundation in the campground.



CODE COMPLIANCE SUMMARY

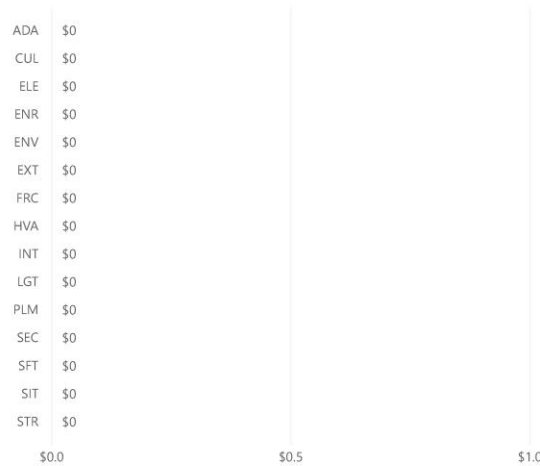
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3698 - BUILDING COMPONENTS

FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: PREFABRICATED
 EXPOSURE: OPEN

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, RAMADA #13- ADA

YEAR BUILT 2009
 CONSTRUCTED 2009



OUTDOOR



17 YEARS



OWNED
 OCCUPIED



108 SF



FCI %



The Ramada is a steel shade structure on a concrete slab, on-grade foundation in the campground. The site is paved and identified as accessible.



CODE COMPLIANCE SUMMARY

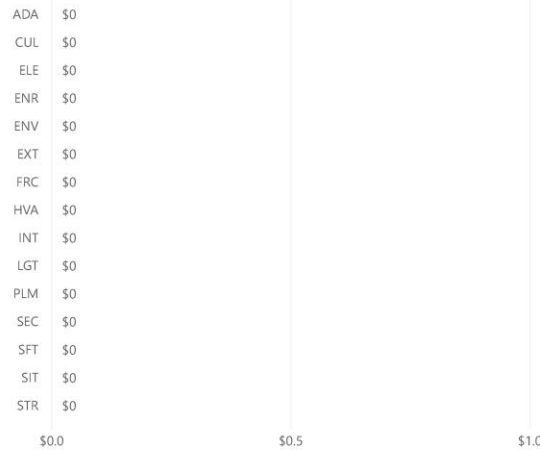
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3699 - BUILDING COMPONENTS

FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: PREFABRICATED
 EXPOSURE: OPEN

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, RAMADA #14

YEAR BUILT 2009
 CONSTRUCTED 2009



OUTDOOR



17 YEARS



OWNED
 OCCUPIED



108 SF



FCI %



The Ramada is a steel shade structure on a concrete slab, on-grade foundation in the campground.



CODE COMPLIANCE SUMMARY

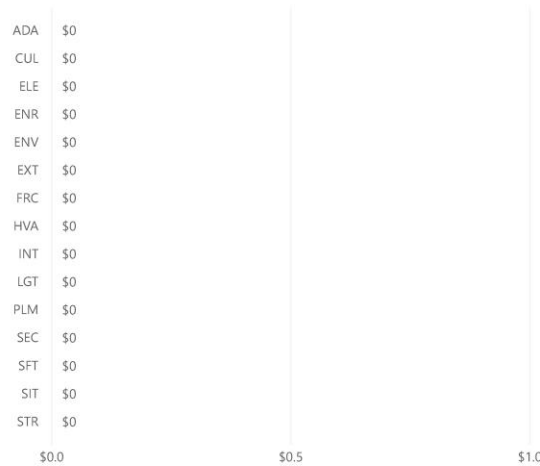
CODE YR: UNKNOWN
 CONS YR: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3700 - BUILDING COMPONENTS

- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: PREFABRICATED
- EXPOSURE: OPEN

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, RAMADA #15

YEAR BUILT 2009
 CONSTRUCTED 2009



OUTDOOR



17 YEARS



OWNED
 OCCUPIED



108 SF



FCI %

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The Ramada is a steel shade structure on a concrete slab, on-grade foundation in the campground.



CODE COMPLIANCE SUMMARY

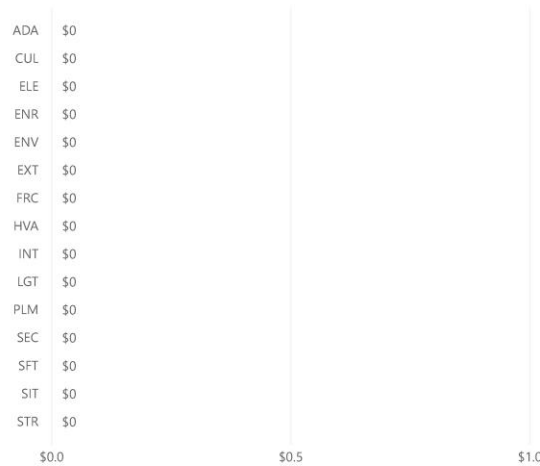
CODE YR: UNKNOWN
 CONS YR: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - U
 Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers
 FIRE: 0% suppressed

3701 - BUILDING COMPONENTS

FOUNDATION: -
 FRAME: -
 ROOF: -
 EXTERIOR: -
 FLRS: 1
 BSMT: -
 ASSEMBLY: PREFABRICATED
 EXPOSURE: OPEN

\$15,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

FACILITY DETAILS, PARK MAINTENANCE BUILDING

YEAR BUILT 2014
 CONSTRUCTED 2014



NONHAZARD



12 YEARS



OWNED
 OCCUPIED



900 SF



FCI %

3.33



The Park Maintenance Building is a wood framed structure on a slab-on-grade foundation with composite shingle roofing and Hardie Board siding. Overhead fire suppression is installed.



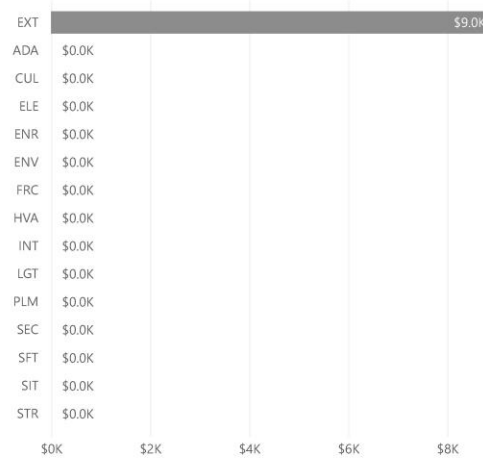
CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - S-2
 Low hazard storage
 FIRE: 100% suppressed

3702 - BUILDING COMPONENTS

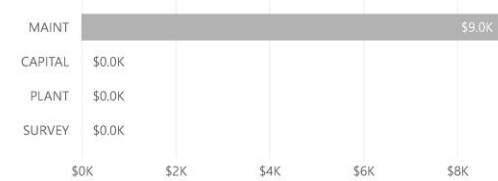
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING



\$270,000
 REPLACEMENT COST

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$9,000
TOTAL	1	\$9,000

\$9,000

FACILITY DETAILS, ENTRANCE FEE STATION

YEAR BUILT 2010
 CONSTRUCTED 2010



OFFICE



16 YEARS



OWNED
 OCCUPIED



420 SF



FCI %

1.98



The Entrance Fee Station is a CMU masonry structure with a concrete slab-on-grade foundation and has a seamless metal roofing system. It is located at the entrance road to the park. The facility is a fee collection and information station for park visitors. There is a paved area for parking vehicles which includes designated ADA parking spaces.



CODE COMPLIANCE SUMMARY

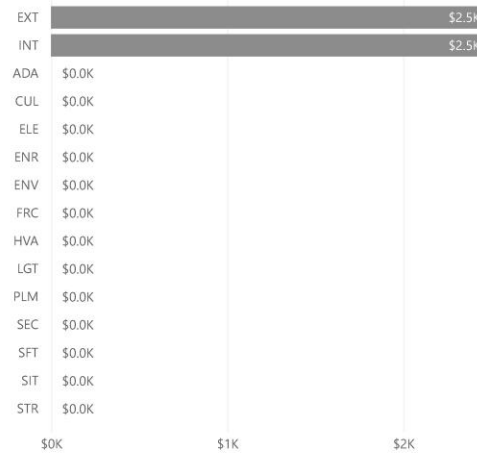
CODE YR: UNKNOWN
 CONS TYPE: TYPE: UNKNOWN UNKNOWN
 OCC: 100% - B
 Offices or Higher Education Offices
 FIRE: 100% suppressed

3715 - BUILDING COMPONENTS

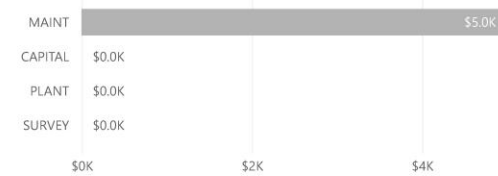
- FOUNDATION: -
- FRAME: -
- ROOF: -
- EXTERIOR: -
- FLRS: 1
- BSMT: -
- ASSEMBLY: SITE-BUILT
- EXPOSURE: ENCLOSED

\$252,000
 REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	2	\$5,000
TOTAL	2	\$5,000

\$5,000

FACILITY DETAILS, PUMP HOUSE

YEAR BUILT 2009
CONSTRUCTED 2009



UTILITY



17 YEARS



OWNED
OCCUPIED



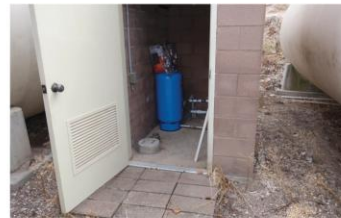
32 SF



FCI %
2.40



The Pump House is a concrete masonry unit (CMU) structure with a concrete roof on a slab-on-grade foundation. The Pump House is a facility that has equipment for pumping water from the wells to the storage tanks.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

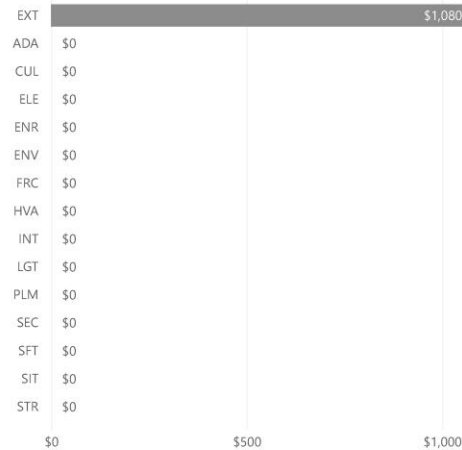
FIRE: 100% suppressed

3716 - BUILDING COMPONENTS

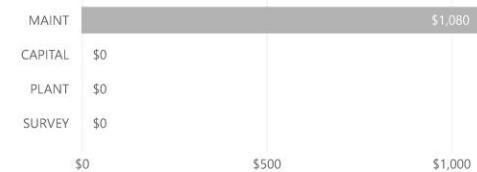
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$45,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,080
TOTAL	1	\$1,080

\$1,080

FACILITY DETAILS, RAMADA #16

YEAR BUILT 2009
CONSTRUCTED 2009



OUTDOOR



17 YEARS



OWNED
OCCUPIED



108 SF



FCI %



The Ramada is a steel shade structure on a concrete slab, on-grade foundation in the campground.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

4424 - BUILDING COMPONENTS

FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: PREFABRICATED
EXPOSURE: OPEN

\$15,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING

ADA \$0
CUL \$0
ELE \$0
ENR \$0
ENV \$0
EXT \$0
FRC \$0
HVA \$0
INT \$0
LGT \$0
PLM \$0
SEC \$0
SFT \$0
SIT \$0
STR \$0

PROJECT TYPE BREAKDOWN - BY BUILDING

CAPITAL \$0
MAINT \$0
PLANT \$0
SURVEY \$0

TOTAL COST BY PRIORITY

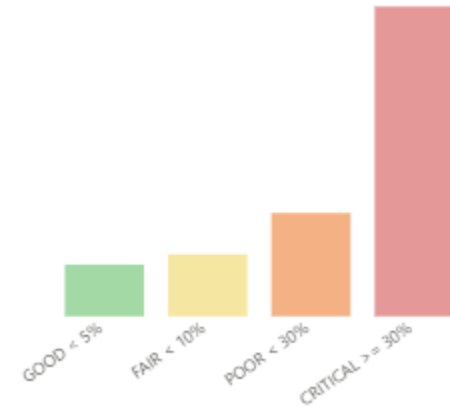
		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

APPENDIX A - FACILITY CONDITION INDEX (FCI)

- **What It Is:** A widely used critical metric to evaluate the overall health, functionality, and maintenance priorities of each facility
- **Purpose:**
 - Provides a quick snapshot of a facility's health, expressed as a percentage
 - **Lower FCI Values:**
 - **0.05:** Indicates a facility is good condition
 - **0.06 – 0.10:** Indicates a facility is in fair condition
 - **Higher FCI Values:**
 - **0.11 – 0.30:** Indicates a facility is in poor condition
 - **0.30:** Indicates a facility is in critical condition
- **Use Cases:**
 - Helps prioritize repairs
 - Guides funding allocation by comparing conditions across multiple facilities in a portfolio
- **Calculation:**

$$FCI = \frac{\text{Cost of necessary repairs or Deferred Maintenance}}{\text{Current Replacement Value}}$$
- **Example:** The facility's replacement cost is \$11,540,000, and the required repairs total \$2,236,200, resulting in an FCI of **19%** (0.19)



APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD

BUILDING SYSTEMS



EXTERIOR



INTERIOR



APPENDIX C – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	TITLE
CNR	DIRECTOR
CNR	DEPUTY DIRECTOR
CNR	DIVISION ADMINISTRATOR, STATE PARKS
CNR	SUPERVISOR, PROFESSIONAL ENGINEER
CNR	PARK SUPERVISOR 1

STATEWIDE CONTACTS CC'D

The following positions across various departments are CC'D:

- **GFO Budget**
 - Executive Branch Budget Officer
- **DCNR Lands Division**
 - Division Administrator
 - Deputy Division Administrator
 - State Land Agent 2
- **Legislative Counsel Bureau**
 - Senior Program Analyst
 - Principal Program Analyst
- **Administration Risk Management Division**
 - Division Administrator
 - Insurance/Loss Prevention Specialist
 - Program Officer
 - Management Analyst 4
 - Safety Specialist Consultant

APPENDIX D - FCA RESOURCES



KEN FORBES

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APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	4/20/2026	Initial.