

State of Nevada
Department of Conservation and Natural Resources
Division of State Parks
Facility Condition Analysis

ECHO CANYON STATE PARK

HC 74, Box 295
Pioche, Nevada 89043

Site Number: 9945
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in April 2017

State of Nevada
Department of Conservation and Natural Resources
Division of State Parks
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and the State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9945

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0508	PARK OFFICE	147	1986	4/13/2016	\$33,000	\$5,940	\$0	\$38,940	\$29,400	132%
	HC 74 Box 295, Pioche			Echo Canyon						
3727	PARK RESIDENCE METAL SHED #1	90	1990	4/13/2016	\$0	\$5,000	\$180	\$5,180	\$4,500	115%
	HC 74 Box 295, Pioche			Echo Canyon						
1068	RAMADA - GROUP AREA	493	1990	4/13/2016	\$0	\$20,000	\$0	\$20,000	\$25,000	80%
	HC 74 Box 295, Pioche			Echo Canyon						
1067	ADA RAMADA - GROUP AREA	493	1990	4/13/2016	\$0	\$20,000	\$0	\$20,000	\$25,000	80%
	HC 74 Box 295, Pioche			Echo Canyon						
0510	FISH CLEANING STATION - BOAT RAMP	93	1990	4/13/2016	\$12,500	\$1,860	\$0	\$14,360	\$23,250	62%
	HC 74 Box 295, Pioche			Echo Canyon						
1064	COMFORT STATION #1 - NORTH CAMPGROUND	433	1990	4/13/2016	\$72,500	\$4,330	\$4,330	\$81,160	\$173,200	47%
	HC 74 Box 295, Pioche			Echo Canyon						
1063	COMFORT STATION #2 - GROUP AREA	437	1990	4/13/2016	\$72,500	\$4,370	\$4,370	\$81,240	\$174,800	46%
	HC 74 Box 295, Pioche			Echo Canyon						
3081	PARK OFFICE STORAGE SHED #1	288	2008	4/13/2016	\$0	\$2,880	\$3,456	\$6,336	\$14,400	44%
	HC 74 Box 295, Pioche			Echo Canyon						
3082	PARK OFFICE STORAGE SHED #2	288	2004	4/13/2016	\$0	\$6,336	\$0	\$6,336	\$14,400	44%
	HC 74 Box 295, Pioche			Echo Canyon						
1065	PARK WELL HOUSE	48	1970	4/13/2016	\$5,280	\$960	\$0	\$6,240	\$15,000	42%
	HC 74 Box 295, Pioche			Echo Canyon						
0509	COMFORT STATION #3 - BOAT RAMP	250	1994	4/13/2016	\$6,500	\$17,000	\$2,500	\$26,000	\$100,000	26%
	HC 74 Box 295, Pioche			Echo Canyon						
0507	PARK RESIDENCE	1580	1991	4/13/2016	\$2,500	\$0	\$31,600	\$34,100	\$474,000	7%
	HC 74 Box 295, Pioche			Echo Canyon						
3728	PARK RESIDENCE METAL SHED #2	450	0	4/13/2016	\$0	\$0	\$900	\$900	\$22,500	4%
	HC 74 Box 295, Pioche			Echo Canyon						
1101	PARK OFFICE STORAGE SHED #3	198	1990	4/13/2016	\$0	\$396	\$0	\$396	\$9,900	4%
	HC 74 Box 295, Pioche			Echo Canyon						
3750	PARK OFFICE SHADE STRUCTURE	232	1990	4/13/2016	\$0	\$464	\$0	\$464	\$11,600	4%
	HC 74 Box 295, Pioche			Echo Canyon						
3729	RV ADA COMFORT STATION #1	432	2014	4/13/2016	\$0	\$0	\$8,640	\$8,640	\$216,000	4%
	HC 74 Box 295, Pioche			Echo Canyon						

Site number: 9945

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
9945	ECHO CANYON STATE PARK SITE		1970	4/13/2016	\$50,000	\$71,924	\$0	\$121,924	\$0	0%
	HC 74 Box 295, Pioche									
1084	RAMADA #16 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									
1083	RAMADA #15 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									
1082	RAMADA #14 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									
1081	RAMADA #13 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									
1085	RAMADA #17 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									
1076	RAMADA #08 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									
1087	RAMADA #19 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									
1088	RAMADA #20 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									
1086	RAMADA #18 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									
1080	RAMADA #12 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									
1079	RAMADA #11 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									
1089	RAMADA #21 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									
1077	RAMADA #09 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									
1095	RAMADA #27 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									
1075	RAMADA #07 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									
1074	RAMADA #06 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1073	RAMADA #05 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
1072	RAMADA #04 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
1071	RAMADA #03 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
1070	RAMADA #02 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
1069	RAMADA #01 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
0512	RAMADA #34 - PICNIC	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
0511	RAMADA #33 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
1078	RAMADA #10 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
3743	RAMADA #50 - CAMPGROUND	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
	HC 74 Box 295, Pioche									Echo Canyon
1093	RAMADA #25 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
3737	RAMADA #44 - CAMPGROUND	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
	HC 74 Box 295, Pioche									Echo Canyon
3738	RAMADA #45 - CAMPGROUND	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
	HC 74 Box 295, Pioche									Echo Canyon
3739	RAMADA #46 - CAMPGROUND	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
	HC 74 Box 295, Pioche									Echo Canyon
3740	RAMADA #47 - CAMPGROUND	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
	HC 74 Box 295, Pioche									Echo Canyon
3735	RAMADA #42 - CAMPGROUND	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
	HC 74 Box 295, Pioche									Echo Canyon
3742	RAMADA #49 - CAMPGROUND	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
	HC 74 Box 295, Pioche									Echo Canyon
3734	RAMADA #41 - CAMPGROUND	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
	HC 74 Box 295, Pioche									Echo Canyon

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3744	RAMADA #51 - CAMPGROUND	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
	HC 74 Box 295, Pioche									Echo Canyon
3745	RAMADA #52 - CAMPGROUND	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
	HC 74 Box 295, Pioche									Echo Canyon
3746	RAMADA #53 - CAMPGROUND	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
	HC 74 Box 295, Pioche									Echo Canyon
3747	RAMADA #54 - CAMPGROUND	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
	HC 74 Box 295, Pioche									Echo Canyon
3748	RAMADA #55 - CAMPGROUND	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
	HC 74 Box 295, Pioche									Echo Canyon
3749	RAMADA #56 - CAMPGROUND	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
	HC 74 Box 295, Pioche									Echo Canyon
3741	RAMADA #48 - CAMPGROUND	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
	HC 74 Box 295, Pioche									Echo Canyon
1100	RAMADA #32 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
1091	RAMADA #23 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
1092	RAMADA #24 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
1094	RAMADA #26 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
1096	RAMADA #28 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
1097	RAMADA #29 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
3736	RAMADA #43 - CAMPGROUND	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
	HC 74 Box 295, Pioche									Echo Canyon
1099	RAMADA #31 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
1090	RAMADA #22 - CAMPGROUND	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
	HC 74 Box 295, Pioche									Echo Canyon
3083	RAMADA #35 - SOUTH PICNIC AREA	144	2008	4/13/2016	\$0	\$0	\$0		\$7,200	
	HC 74 Box 295, Pioche									Echo Canyon

Site number: 9945

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3084	RAMADA #36 - SOUTH PICNIC AREA HC 74 Box 295, Pioche Echo Canyon	144	2008	4/13/2016	\$0	\$0	\$0		\$7,200	
3730	ADA RAMADA #37 - CAMPGROUND HC 74 Box 295, Pioche Echo Canyon	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
3731	ADA RAMADA #38 - CAMPGROUND HC 74 Box 295, Pioche Echo Canyon	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
3732	RAMADA #39 - CAMPGROUND HC 74 Box 295, Pioche Echo Canyon	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
3733	RAMADA #40 - CAMPGROUND HC 74 Box 295, Pioche Echo Canyon	256	2009	4/13/2016	\$0	\$0	\$0		\$12,800	
1098	RAMADA #30 - CAMPGROUND HC 74 Box 295, Pioche Echo Canyon	224	1990	4/13/2016	\$0	\$0	\$0		\$11,200	
Report Totals.....:		18,976			\$254,780	\$161,460	\$55,976	\$472,216	\$1,984,150	24%

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PARK OFFICE SHADE STRUCTURE	3750	
RAMADA #56 - CAMPGROUND	3749	No Current Projects
RAMADA #55 - CAMPGROUND	3748	No Current Projects
RAMADA #54 - CAMPGROUND	3747	No Current Projects
RAMADA #53 - CAMPGROUND	3746	No Current Projects
RAMADA #52 - CAMPGROUND	3745	No Current Projects
RAMADA #51 - CAMPGROUND	3744	No Current Projects
RAMADA #50 - CAMPGROUND	3743	No Current Projects
RAMADA #49 - CAMPGROUND	3742	No Current Projects
RAMADA #48 - CAMPGROUND	3741	No Current Projects
RAMADA #47 - CAMPGROUND	3740	No Current Projects
RAMADA #46 - CAMPGROUND	3739	No Current Projects
RAMADA #45 - CAMPGROUND	3738	No Current Projects
RAMADA #44 - CAMPGROUND	3737	No Current Projects
RAMADA #43 - CAMPGROUND	3736	No Current Projects
RAMADA #42 - CAMPGROUND	3735	No Current Projects
RAMADA #41 - CAMPGROUND	3734	No Current Projects
RAMADA #40 - CAMPGROUND	3733	No Current Projects
RAMADA #39 - CAMPGROUND	3732	No Current Projects
ADA RAMADA #38 - CAMPGROUND	3731	No Current Projects
ADA RAMADA #37 - CAMPGROUND	3730	No Current Projects
RV ADA COMFORT STATION #1	3729	
PARK RESIDENCE METAL SHED #2	3728	
PARK RESIDENCE METAL SHED #1	3727	
RAMADA #36 - SOUTH PICNIC AREA	3084	No Current Projects
RAMADA #35 - SOUTH PICNIC AREA	3083	No Current Projects
PARK OFFICE STORAGE SHED #2	3082	
PARK OFFICE STORAGE SHED #1	3081	
PARK OFFICE STORAGE SHED #3	1101	
RAMADA #32 - CAMPGROUND	1100	No Current Projects
RAMADA #31 - CAMPGROUND	1099	No Current Projects
RAMADA #30 - CAMPGROUND	1098	No Current Projects

RAMADA #29 - CAMPGROUND	1097	No Current Projects
RAMADA #28 - CAMPGROUND	1096	No Current Projects
RAMADA #27 - CAMPGROUND	1095	No Current Projects
RAMADA #26 - CAMPGROUND	1094	No Current Projects
RAMADA #25 - CAMPGROUND	1093	No Current Projects
RAMADA #24 - CAMPGROUND	1092	No Current Projects
RAMADA #23 - CAMPGROUND	1091	No Current Projects
RAMADA #22 - CAMPGROUND	1090	No Current Projects
RAMADA #21 - CAMPGROUND	1089	No Current Projects
RAMADA #20 - CAMPGROUND	1088	No Current Projects
RAMADA #19 - CAMPGROUND	1087	No Current Projects
RAMADA #18 - CAMPGROUND	1086	No Current Projects
RAMADA #17 - CAMPGROUND	1085	No Current Projects
RAMADA #16 - CAMPGROUND	1084	No Current Projects
RAMADA #15 - CAMPGROUND	1083	No Current Projects
RAMADA #14 - CAMPGROUND	1082	No Current Projects
RAMADA #13 - CAMPGROUND	1081	No Current Projects
RAMADA #12 - CAMPGROUND	1080	No Current Projects
RAMADA #11 - CAMPGROUND	1079	No Current Projects
RAMADA #10 - CAMPGROUND	1078	No Current Projects
RAMADA #09 - CAMPGROUND	1077	No Current Projects
RAMADA #08 - CAMPGROUND	1076	No Current Projects
RAMADA #07 - CAMPGROUND	1075	No Current Projects
RAMADA #06 - CAMPGROUND	1074	No Current Projects
RAMADA #05 - CAMPGROUND	1073	No Current Projects
RAMADA #04 - CAMPGROUND	1072	No Current Projects
RAMADA #03 - CAMPGROUND	1071	No Current Projects
RAMADA #02 - CAMPGROUND	1070	No Current Projects
RAMADA #01 - CAMPGROUND	1069	No Current Projects
RAMADA - GROUP AREA	1068	
ADA RAMADA - GROUP AREA	1067	
PARK WELL HOUSE	1065	
COMFORT STATION #1 - NORTH CAMPGROUND	1064	
COMFORT STATION #2 - GROUP AREA	1063	
RAMADA #34 - PICNIC	0512	No Current Projects
RAMADA #33 - CAMPGROUND	0511	No Current Projects
FISH CLEANING STATION - BOAT RAMP	0510	
COMFORT STATION #3 - BOAT RAMP	0509	

PARK OFFICE

0508

PARK RESIDENCE

0507

ECHO CANYON STATE PARK SITE

SPWD Facility Condition Analysis - 9945

Survey Date: 4/13/2016

ECHO CANYON STATE PARK SITE**BUILDING REPORT**

The Echo Canyon State Park Site offers a 65-acre reservoir with a campground, picnic area, group use facilities and a boat launch. The park is popular for camping, fishing, hiking and enjoying the beautiful scenery of eastern Nevada. Abundant wildlife, a wide variety of native plants and unique rock formations make exploration a favorite activity. Echo Canyon is located 12 miles east of Pioche via State Routes 322 and 323. The park's elevation is 5,200' and although it is open year-round, visitors should be aware of occasional snow during winter months. Echo Canyon State Park is one of five state parks located in Lincoln County. The site has a well located below the dam that pumps water to a 40,000 gallon underground storage tank above the north campground where the water is gravity fed to the site. The park encompasses 1,280 acres.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$50,000****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 9945ADA6****Construction Cost \$30,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the Park Office are necessary to comply with ADA accessibility requirements. This project would provide for a concrete, van accessible, ADA parking and loading space, and a concrete ADA walkway to the existing sidewalk. This will require re-grading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180, and the most current version of the ADA Standards for Accessible Design were used as references for this project. 750 square feet of concrete was used for this estimate. It is recommended that this project coincide with the ADA parking and ADA signage projects.

ADA HANDRAIL INSTALLATION**Project Index #: 9945ADA3****Construction Cost \$15,000**

The Americans with Disabilities Act (ADA) ramp leading up to the amphitheater is missing handrails. This project recommends the installation of handrails on both sides of the ramp and compliant returns and supports. Nevada Revised Statutes (NRS) 338.180, 2012 International Building Code (IBC) Chapter 10, Section 1012, ICC/ANSI A117.1 - 2009, and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

ADA PARKING SPACE**Project Index #: 9945ADA5****Construction Cost \$2,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. At the Park Office a concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide for 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 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180 and the

most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

Project Index #: 9945ADA7
Construction Cost \$2,500

ADA SIGNAGE

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage at the Park Office does not comply with these criteria. This project would provide funding for the purchase and installation of ADA signage, including directional signage from parking to accessible building entrances. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180 and the most current version of the ADA Standards For Accessible Design were used as references for this project.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$71,924

Necessary - Not Yet Critical Two to Four Years

Project Index #: 9945EXT1
Construction Cost \$71,924

EXTERIOR FINISHES

There are 63 wood and steel shade ramadas in different locations throughout the site which are either 144 s.f., 224 s.f., 234 s.f., 256 s.f., or 493 s.f. for a total of 14,010 square feet. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for the painting of the structures. It is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structures.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$50,000
Priority Class 2:	\$71,924
Priority Class 3:	\$0
Grand Total:	\$121,924

PARK OFFICE SHADE STRUCTURE

SPWD Facility Condition Analysis - 3750

Survey Date: 4/13/2016

PARK OFFICE SHADE STRUCTURE BUILDING REPORT

The Park Office Shade Structure is located in the area of the Park Office. It is a wood post and beam structure with a metal roof.

PRIORITY CLASS 2 PROJECTS	Total Construction Cost for Priority 2 Projects:	\$464
Necessary - Not Yet Critical	Two to Four Years	

EXTERIOR FINISHES	Project Index #: 3750EXT1
	Construction Cost \$464

It is important to maintain the finish, weather resistance and appearance of the ramada. This project would provide funding to protect the exterior of the ramada excluding the roof. Included in the cost is power washing and staining the wood. It is recommended that the ramada be stained in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	232
Year Constructed:	1990
Exterior Finish 1:	100 # Wood Post/ Open
Exterior Finish 2:	0 #
Number of Levels (Floors):	1 Basement? No
IBC Occupancy Type 1:	100 # U
IBC Occupancy Type 2:	0 #
Construction Type:	Wood post and beam
IBC Construction Type:	V-B
Percent Fire Suppressed:	0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$464	Total Facility Replacement Construction Cost:	\$12,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$464	FCNI:	4%

RV ADA COMFORT STATION #1

SPWD Facility Condition Analysis - 3729

Survey Date: 4/13/2016

RV ADA COMFORT STATION #1

BUILDING REPORT

The RV ADA Comfort Station #1 is a concrete masonry and steel framed structure on a concrete slab-on-grade foundation with a standing seam metal roof. There are four restrooms and two shower rooms for park visitors located in the RV campground at Echo Canyon State Park. The building is heated by hydronic/ radiant floor heating for year-round use.

PRIORITY CLASS 3 PROJECTSTotal Construction Cost for Priority 3 Projects: **\$8,640****Long-Term Needs****Four to Ten Years**Project Index #: **3729EXT1****EXTERIOR/ INTERIOR FINISHES**Construction Cost **\$8,640**

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 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:Gross Area (square feet): **432**Year Constructed: **2014**Exterior Finish 1: **30 # Painted CMU**Exterior Finish 2: **70 # Painted Stucco / EIFS**Number of Levels (Floors): **1** Basement? **No**IBC Occupancy Type 1: **100 # U**IBC Occupancy Type 2: **0 #**Construction Type: **Concrete masonry and steel framed**IBC Construction Type: **V-B**Percent Fire Suppressed: **0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$216,000
Priority Class 3:	\$8,640	Facility Replacement Cost per Square Foot:	\$500
Grand Total:	\$8,640	FCNI:	4%

PARK RESIDENCE METAL SHED #2

SPWD Facility Condition Analysis - 3728

Survey Date: 4/13/2016

PARK RESIDENCE METAL SHED #2**BUILDING REPORT**

The Park Residence Metal Shed #2 is constructed of a portable metal frame on a concrete slab-on-grade foundation with metal siding and a metal roof. It is located adjacent to the Park Residence.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$900****Long-Term Needs****Four to Ten Years****Project Index #: 3728EXT1****Construction Cost \$900****EXTERIOR FINISHES**

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 caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 450****Year Constructed: 0****Exterior Finish 1: 0 #****Exterior Finish 2: 0 #****Number of Levels (Floors): 0 Basement? No****IBC Occupancy Type 1: 0 #****IBC Occupancy Type 2: 0 #****Construction Type:****IBC Construction Type:****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$22,000
Priority Class 3:	\$900	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$900	FCNI:	4%

PARK RESIDENCE METAL SHED #1

SPWD Facility Condition Analysis - 3727

Survey Date: 4/13/2016

PARK RESIDENCE METAL SHED #1**BUILDING REPORT**

The Park Residence Metal Shed #1 is constructed of a portable metal frame on a concrete slab-on-grade foundation with metal siding and a metal roof. It is located adjacent to the Park Residence.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$5,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3727SFT1****SAFETY CABINETS****Construction Cost \$5,000**

The building contains many different paints, stains, and other hazardous products located on open shelves and on the floor. This does not meet Occupational Safety and Health Administration (OSHA) standards or International Fire Code (IFC) for hazardous materials containment. This project would provide for a self-closing hazardous storage container in the building and the installation of placards on the building's exterior in accordance with OSHA 1910.106 (d) and IFC Chapter 57 Section 5704.3.2.1.3.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$180****Long-Term Needs****Four to Ten Years****Project Index #: 3727EXT1****EXTERIOR FINISHES****Construction Cost \$180**

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 caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 90****Year Constructed: 1990****Exterior Finish 1: 0 #****Exterior Finish 2: 0 #****Number of Levels (Floors): 0 Basement? No****IBC Occupancy Type 1: 0 #****IBC Occupancy Type 2: 0 #****Construction Type:****IBC Construction Type:****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$57.56
Priority Class 2:	\$5,000	Total Facility Replacement Construction Cost:	\$4,000
Priority Class 3:	\$180	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$5,180	FCNI:	130 %

PARK OFFICE STORAGE SHED #2

SPWD Facility Condition Analysis - 3082

Survey Date: 4/13/2016

PARK OFFICE STORAGE SHED #2**BUILDING REPORT**

The Park Office Storage Shed #2 is a portable wood framed structure on a concrete slab-on-grade foundation with a gambrel style asphalt composition roof. It is located adjacent to the Park Office below the dam.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$6,336****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 3082EXT1****Construction Cost \$2,880**

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

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

ROOF REPLACEMENT**Project Index #: 3082EXT2****Construction Cost \$3,456**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes the installation of a new roof and the removal and disposal of the old roofing.

BUILDING INFORMATION:**Gross Area (square feet): 288****Year Constructed: 2004****Exterior Finish 1: 100 # Painted Wood Siding****Exterior Finish 2: 0 #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 # S-2****IBC Occupancy Type 2: 0 #****Construction Type: Portable Wood Shed****IBC Construction Type: V-B****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$22.00
Priority Class 2:	\$6,336	Total Facility Replacement Construction Cost:	\$14,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$6,336	FCNI:	45%

PARK OFFICE STORAGE SHED #1

SPWD Facility Condition Analysis - 3081

Survey Date: 4/13/2016

PARK OFFICE STORAGE SHED #1**BUILDING REPORT**

The Park Office Storage Shed #1 is a portable wood framed structure on a concrete slab-on-grade foundation with a gambrel style asphalt composition roof. It is located adjacent to the Park Office below the dam.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$2,880**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 3081EXT1
Construction Cost \$2,880

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

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$3,456**
Long-Term Needs **Four to Ten Years**

ROOF REPLACEMENT

Project Index #: 3081EXT2
Construction Cost \$3,456

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 4-5 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes the installation of a new roof and the removal and disposal of the old roofing.

BUILDING INFORMATION:

Gross Area (square feet): 288
Year Constructed: 2008
Exterior Finish 1: 100 # Painted Wood Siding
Exterior Finish 2: 0 #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # S-2
IBC Occupancy Type 2: 0 #
Construction Type: Portable Wood Shed
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$22.00
Priority Class 2:	\$2,880	Total Facility Replacement Construction Cost:	\$14,000
Priority Class 3:	\$3,456	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$6,336	FCNI:	45%

PARK OFFICE STORAGE SHED #3

SPWD Facility Condition Analysis - 1101

Survey Date: 4/13/2016

PARK OFFICE STORAGE SHED #3 BUILDING REPORT

The Park Office Storage Shed #3 is a portable metal shed on a concrete slab-on-grade foundation. It is located adjacent to the Park Office below the dam.

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$396**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 1101EXT1

Construction Cost **\$396****EXTERIOR FINISHES**

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

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

BUILDING INFORMATION:

Gross Area (square feet): 198

Year Constructed: 1990

Exterior Finish 1: 100 # Metal Siding

Exterior Finish 2: #

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 # S-2

IBC Occupancy Type 2: #

Construction Type: Portable Metal Building

IBC Construction Type: V-B

Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$396	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$396	FCNI:	4%

RAMADA - GROUP AREA

SPWD Facility Condition Analysis - 1068

Survey Date: 4/13/2016

RAMADA - GROUP AREA BUILDING REPORT

The Ramada is a wood post and beam structure with a metal roofing system. The Ramada is located in the group use area on the south side of the reservoir.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$20,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1068EXT1****Construction Cost \$20,000****REBUILD STRUCTURE**

The ramada is structurally failing and should be scheduled for replacement. This project would provide for demolishing the existing structure and rebuilding a new one. The new structure will have new concrete footings, steel framing and a metal standing seam roof. The design plans and permitting fees are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

BUILDING INFORMATION:**Gross Area (square feet): 493****Year Constructed: 1990****Exterior Finish 1: 100 # Wood Post & Beam/****Exterior Finish 2: #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 # U****IBC Occupancy Type 2: #****Construction Type: Wood Post & Beam****IBC Construction Type: V-B****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$40.57
Priority Class 2:	\$20,000	Total Facility Replacement Construction Cost:	\$25,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$51
Grand Total:	\$20,000	FCNI:	80%

ADA RAMADA - GROUP AREA

SPWD Facility Condition Analysis - 1067

Survey Date: 4/13/2016

ADA RAMADA - GROUP AREA
BUILDING REPORT

The ADA Ramada is a wood post and beam structure with a metal roofing system. This Ramada is located in the group use area on the south side of the reservoir. This Ramada has an ADA accessible route from a parking space to the facility.

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$20,000**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: **1067EXT1****REBUILD STRUCTURE**Construction Cost **\$20,000**

The ramada is structurally failing and should be scheduled for replacement. This project would provide for demolishing the existing structure and rebuilding a new one. The new structure will have new concrete footings, steel framing and a metal standing seam roof. The design plans and permitting fees are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

BUILDING INFORMATION:Gross Area (square feet): **493**Year Constructed: **1990**Exterior Finish 1: **100 # Wood Post & Beam/**Exterior Finish 2: **#**Number of Levels (Floors): **1** Basement? **No**IBC Occupancy Type 1: **100 # U**IBC Occupancy Type 2: **#**Construction Type: **Wood Post & Beam**IBC Construction Type: **V-B**Percent Fire Suppressed: **0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$40.57
Priority Class 2:	\$20,000	Total Facility Replacement Construction Cost:	\$25,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$51
Grand Total:	\$20,000	FCNI:	80%

PARK WELL HOUSE

SPWD Facility Condition Analysis - 1065

Survey Date: 4/13/2016

PARK WELL HOUSE BUILDING REPORT

The Park Well House is a precast concrete structure on a concrete slab-on-grade foundation. The well head and pumping system is located in this building and is the primary source of potable water for the park.

PRIORITY CLASS 1 PROJECTS	Total Construction Cost for Priority 1 Projects:	\$5,280
Currently Critical	Immediate to Two Years	

CONCRETE PATCH/ ROOFING**Project Index #: 1065EXT2****Construction Cost \$5,280**

It is important to maintain the water proofing and structural integrity of the concrete roof deck on the building. This project would provide funding to repair the spalling concrete using an epoxy patch (to repair and seal) and then painting with an epoxy-based paint on the concrete roof decking. Included in the cost is the preparation of the concrete roof decking by cleaning, sanding, and removing all paint, loose concrete and aggregate from the roof decking. Per 2012 International Energy Conservation Code (IECC), the minimum insulation in a zone 5 entirely above the deck per Table C402.2 is R-25. After the concrete roof decking is completely repaired, an R-25 insulation is to be fastened to the concrete roof decking, and a fully adhered single ply membrane should be installed over the insulation. The current roof decking was installed in 1970 and it is recommended that the work be performed in the next year.

PRIORITY CLASS 2 PROJECTS	Total Construction Cost for Priority 2 Projects:	\$960
Necessary - Not Yet Critical	Two to Four Years	

EXTERIOR/ INTERIOR FINISHES**Project Index #: 1065EXT1****Construction Cost \$960**

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 is repairing cracked concrete, painting the precast concrete and caulking of any exterior penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended for this work to be performed in the next 2-3 years and for this project to be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

BUILDING INFORMATION:

Gross Area (square feet): 48
Year Constructed: 1970
Exterior Finish 1: 100 # Painted Precast Conc
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # U
IBC Occupancy Type 2: #
Construction Type: Precast Concrete
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,280	Project Construction Cost per Square Foot:	\$130.00
Priority Class 2:	\$960	Total Facility Replacement Construction Cost:	\$15,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$313
Grand Total:	\$6,240	FCNI:	42%

SPWD Facility Condition Analysis - 1064

Survey Date: 4/13/2016

COMFORT STATION #1 - NORTH CAMPGROUND

BUILDING REPORT

The Comfort Station #1 - North Campground is a wood framed structure on a concrete slab-on-grade foundation with a metal roofing system. There are Men's and Women's restrooms and a janitor's closet located in the facility.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$72,500

Currently Critical

Immediate to Two Years

ADA PARKING AND PATH OF TRAVEL

Project Index #: 1064ADA1

Construction Cost \$30,000

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the restroom are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

ADA RESTROOM UPGRADE

Project Index #: 1064ADA2

Construction Cost \$40,000

The Men's and Women's restrooms do not comply with the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding to remodel one Men's and one Women's accessible restroom in the building. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. Nevada Revised Statutes (NRS) 338.180, International Building Code (IBC) 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

ADA SIGNAGE

Project Index #: 1064ADA3

Construction Cost	\$2,500
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Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with these criteria. It is recommended that applicable signage be installed where required. Nevada Revised Statutes (NRS) 338.180, International Building Code (IBC) 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as references for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$4,330****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1064INT1****INTERIOR FINISHES****Construction Cost \$4,330**

It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,330****Long-Term Needs****Four to Ten Years****Project Index #: 1064EXT2****EXTERIOR FINISHES****Construction Cost \$4,330**

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, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 433****Year Constructed: 1990****Exterior Finish 1: 100 # Painted Wood Siding****Exterior Finish 2: #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 # B****IBC Occupancy Type 2: #****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$72,500	Project Construction Cost per Square Foot:	\$187.44
Priority Class 2:	\$4,330	Total Facility Replacement Construction Cost:	\$173,000
Priority Class 3:	\$4,330	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$81,160	FCNI:	47%

COMFORT STATION #2 - GROUP AREA

SPWD Facility Condition Analysis - 1063

Survey Date: 4/13/2016

**COMFORT STATION #2 - GROUP AREA
BUILDING REPORT**

The Comfort Station #2 - Group Area is a wood framed structure on a concrete slab-on-grade foundation with a metal roofing system. There are Men's and Women's restrooms and a janitor's closet located in the facility.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$72,500****Currently Critical****Immediate to Two Years****Project Index #: 1063ADA1****ADA ACCESSIBLE PATH OF TRAVEL****Construction Cost \$30,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the restrooms are necessary to comply with ADA accessibility requirements. This project would provide for a concrete, van accessible, ADA parking and loading space, and a concrete ADA walkway to the existing sidewalk. This will require re-grading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as references for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

Project Index #: 1063ADA2**ADA RESTROOM UPGRADE****Construction Cost \$40,000**

The Men's and Women's restrooms do not comply with the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding remodel one Men's and one Women's accessible restroom in the building. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. Nevada Revised Statutes (NRS) 338.180, International Building Code (IBC) 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

Project Index #: 1063ADA3**ADA SIGNAGE****Construction Cost \$2,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with these criteria. It is recommended that applicable signage be installed where required. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$4,370****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1063INT1****INTERIOR FINISHES****Construction Cost \$4,370**

It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,370****Long-Term Needs****Four to Ten Years****Project Index #: 1063EXT2****EXTERIOR FINISHES****Construction Cost \$4,370**

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, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 437****Year Constructed: 1990****Exterior Finish 1: 100 # Painted Wood Siding****Exterior Finish 2: #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 # B****IBC Occupancy Type 2: #****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$72,500	Project Construction Cost per Square Foot:	\$185.90
Priority Class 2:	\$4,370	Total Facility Replacement Construction Cost:	\$175,000
Priority Class 3:	\$4,370	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$81,240	FCNI:	46%

FISH CLEANING STATION - BOAT RAMP

SPWD Facility Condition Analysis - 0510

Survey Date: 4/13/2016

**FISH CLEANING STATION - BOAT RAMP
BUILDING REPORT**

The Fish Cleaning Station is a wood framed structure on a concrete slab-on-grade foundation with a metal roofing system. There is an ADA accessible parking space and route of travel to the cleaning area.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$12,500****Currently Critical****Immediate to Two Years****ADA SIGNAGE****Project Index #: 0510ADA1****Construction Cost \$2,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with these criteria. It is recommended that applicable signage be installed where required. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

FISH CLEANING STATION REPLACEMENT**Project Index #: 0510ADA2****Construction Cost \$10,000**

The Fish Cleaning Station is original to the building, has reached the end of its expected life and does not meet the Americans with Disabilities Act (ADA) requirements. A complete replacement of the fish cleaning equipment is necessary. This project would provide for removal and disposal of the existing equipment and the replacement with a new accessible fish cleaning station equipped with a grinder and sprayer. Nevada Revised Statutes (NRS) 338.180, International Building Code (IBC) 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,860****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0510EXT1****Construction Cost \$930**

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, painting and caulking 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 be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

INTERIOR FINISHES**Project Index #: 0510INT1****Construction Cost \$930**

It is recommended that the Fiberglass Reinforced Panels be power washed and re-caulked as needed. This project should be done at least once in the next 2-3 years and scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

BUILDING INFORMATION:

Gross Area (square feet): 93
Year Constructed: 1990
Exterior Finish 1: 100 # Painted Wood Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # U
IBC Occupancy Type 2: #
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$12,500	Project Construction Cost per Square Foot:	\$154.41
Priority Class 2:	\$1,860	Total Facility Replacement Construction Cost:	\$23,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$14,360	FCNI:	62%

COMFORT STATION #3 - BOAT RAMP

SPWD Facility Condition Analysis - 0509

Survey Date: 4/13/2016

COMFORT STATION #3 - BOAT RAMP BUILDING REPORT

The Comfort Station #3 is a wood framed structure on a concrete slab-on-grade foundation with a metal roofing system. There are Men's and Women's restrooms and a janitor's closet located in the facility. There is an adjacent ADA accessible parking space and route of travel to the restroom.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$6,500****Currently Critical****Immediate to Two Years****ADA SIGNAGE****Project Index #: 0509ADA2****Construction Cost \$2,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with these criteria. It is recommended that applicable signage be installed where required. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0509ADA1****Construction Cost \$4,000**

There is a water fountain mounted on the exterior of this building. The 2012 International Building Code (IBC) Section 1109.5 states where a water fountain is provided, at least half should be accessible for people who use a wheelchair. This project would provide funding for the purchase and installation of a ADA new accessible fixed high/ low drinking fountain.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$17,000****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0509EXT1****Construction Cost \$2,500**

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 brick masonry and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

INTERIOR FINISHES**Project Index #: 0509INT1****Construction Cost \$2,500**

It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

Project Index #: 0509ENR1
Construction Cost \$10,000

PHOTOVOLTAIC SYSTEM INSTALLATION

There is a propane-fired furnace and a propane-fired water heater in the building that are not connected to power. The existing photovoltaic system only has enough power for the lighting and it is recommended to install a second photovoltaic system to provide additional power. This project would provide for the purchase and installation of a photovoltaic system including solar panels, deep cycle solar batteries and all associated electrical boxes and hardware to connect it to the furnace and water heater.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

Project Index #: 0509ELE2
Construction Cost \$2,000

WIRING CLEANUP

The wiring inside the Comfort Station #3 - Boat Ramp is disorganized and not in proper electrical boxes, particularly the old main service wires. This creates a safety issue during repairs or upgrades. This project would provide for organization, proper labeling and for the wiring to be placed in electrical boxes per National Electrical Code (NEC) 2011.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$2,500

Long-Term Needs

Four to Ten Years

Project Index #: 0509PLM1
Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is an on-demand propane-fired water heater in the building. The average life span of a water heater is 8-10 years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4-5 years. It is recommended that a new on-demand propane-fired water heater be installed. Removal and disposal of the existing equipment is included in the estimate.

BUILDING INFORMATION:

Gross Area (square feet): 250
Year Constructed: 1994
Exterior Finish 1: 100 # Brick Masonry
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: #
Construction Type: Brick Masonry & Wood
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$6,500	Project Construction Cost per Square Foot:	\$104.00
Priority Class 2:	\$17,000	Total Facility Replacement Construction Cost:	\$100,000
Priority Class 3:	\$2,500	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$26,000	FCNI:	26%

PARK OFFICE

SPWD Facility Condition Analysis - 0508

Survey Date: 4/13/2016

**PARK OFFICE
BUILDING REPORT**

The Park Office is a wood framed structure on a concrete slab-on-grade foundation with metal siding and a metal roof. It is located in the park office complex below the dam.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$33,000****Currently Critical****Immediate to Two Years****ADA DOOR & THRESHOLD REPLACEMENT****Project Index #: 0508ADA1****Construction Cost \$30,000**

The existing exterior entrance door and threshold to the Park Office is not accessible. This project would provide for a new accessible door and threshold assembly including removal of the existing door assembly and installation of the new accessible door assembly. ADA compliant signage is also included in this project. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (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 there of was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2016.

ADA PARKING SPACE**Project Index #: 0508ADA2****Construction Cost \$2,500**

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 for a concrete, van accessible, ADA parking and loading space and a walkway. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

ADA UPGRADES**Project Index #: 0508ADA3****Construction Cost \$500**

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

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$5,940****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0508EXT1****Construction Cost \$1,470**

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

This project or a portion there of was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

Project Index #: 0508INT1
Construction Cost \$1,470

INTERIOR FINISHES

It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

This project or a portion there of was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

Project Index #: 0508EXT2
Construction Cost \$3,000

WINDOW REPLACEMENT

The windows are original, double pane construction with metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 147
Year Constructed: 1986
Exterior Finish 1: 100 # Metal Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: #
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$33,000	Project Construction Cost per Square Foot:	\$264.90
Priority Class 2:	\$5,940	Total Facility Replacement Construction Cost:	\$29,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$38,940	FCNI:	134%

PARK RESIDENCE

SPWD Facility Condition Analysis - 0507

Survey Date: 4/13/2016

**PARK RESIDENCE
BUILDING REPORT**

The Park Residence is a wood framed structure on a concrete slab-on-grade foundation with a metal roofing system.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$2,500****Currently Critical****Immediate to Two Years****WATER HEATER REPLACEMENT****Project Index #: 0507PLM1****Construction Cost \$2,500**

There is a 74 gallon propane water heater in the building. The average lifespan of a water heater is eight to ten years. This unit was installed in 2004. It is recommended that a new propane water heater, seismic straps, braided steel hose, expansion tank, ball valves, new flex gas line and a pan be installed. The removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$31,600****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0507EXT1****Construction Cost \$15,800**

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, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

INTERIOR FINISHES**Project Index #: 0507INT1****Construction Cost \$15,800**

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

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/13/2016.

BUILDING INFORMATION:

Gross Area (square feet): 1,580
Year Constructed: 1991
Exterior Finish 1: 100 # Painted Wood Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # R-3
IBC Occupancy Type 2: #
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,500	Project Construction Cost per Square Foot:	\$21.58
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$474,000
Priority Class 3:	\$31,600	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$34,100	FCNI:	7%

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Echo Canyon State Park Site - Site #9945

Description: New campground with shade ramadas, utility hook-ups and a comfort station.



ADA CXT Comfort Station #1 – Building #3729

Description: Exterior finishes.



Park Residence Metal Shed #1 - Building #3727
Description: Safety cabinet needed.



Park Office Storage Shed #2 - Building #3082
Description: Roofing replacement needed.



Park Office Storage Shed - Building #1101
Description: Exterior finishes needed.



Fish Cleaning Station – Boat Ramp #0510
Description: ADA Fish Cleaning Station replacement needed.



Comfort Station #3 - Building #0509
Description: Wiring cleanup needed.



Park Office - Building #0508
Description: ADA upgrades needed.



Park Residence - Building #0507
Description: Exterior finishes needed.



Comfort Station #1 – North Campground #1064
Description: ADA parking and path of travel needed.



Park Well House - Building #1065
Description: Concrete patch/ roofing needed.