

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

# CAVE LAKE STATE PARK SITE

Post Office Box 151761  
Ely, Nevada 89315

**Site Number: 9946**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report distributed in May 2021

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

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

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

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

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

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

**Class Definitions**

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

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

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

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

**PRIORITY CLASS 3 - (Four to Ten Years)**

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

Site number: 9946

## 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 |
|---------|--------------------------------------|----------|-----------|-------------|--------------------|--------------------|--------------------|----------------------|-----------------|------|
| 2257    | CXT RESTROOM #1 - BOAT RAMP          | 112      | 2002      | 5/23/2017   | \$2,500            | \$102,240          | \$0                | \$104,740            | \$18,000        | 582% |
|         | P. O. Box 151761                     |          |           |             |                    |                    |                    |                      |                 |      |
|         | Cave Lake                            |          |           |             |                    |                    |                    |                      |                 |      |
| 1289    | RESTROOM #3 - ELK FLAT               | 380      | 1991      | 5/23/2017   | \$32,500           | \$65,600           | \$0                | \$98,100             | \$38,000        | 258% |
|         | P. O. Box 151761                     |          |           |             |                    |                    |                    |                      |                 |      |
|         | Cave Lake                            |          |           |             |                    |                    |                    |                      |                 |      |
| 3022    | ELK FLAT INFORMATION KIOSK           | 15       | 2003      | 5/23/2017   | \$0                | \$2,400            | \$0                | \$2,400              | \$1,500         | 160% |
|         | P. O. Box 151761                     |          |           |             |                    |                    |                    |                      |                 |      |
|         | Cave Lake                            |          |           |             |                    |                    |                    |                      |                 |      |
| 1288    | RESTROOM #2 - DAY USE                | 330      | 1981      | 5/23/2017   | \$22,500           | \$11,620           | \$0                | \$34,120             | \$33,000        | 103% |
|         | P. O. Box 151761                     |          |           |             |                    |                    |                    |                      |                 |      |
|         | Cave Lake                            |          |           |             |                    |                    |                    |                      |                 |      |
| 3021    | CAVE LAKE INFORMATION BOOTH          | 96       | 1991      | 5/23/2017   | \$2,500            | \$1,440            | \$0                | \$3,940              | \$4,800         | 82%  |
|         | P. O. Box 151761                     |          |           |             |                    |                    |                    |                      |                 |      |
|         | Cave Lake                            |          |           |             |                    |                    |                    |                      |                 |      |
| 1295    | RESIDENCE #2 - ELK FLAT              | 1008     | 1991      | 5/23/2017   | \$27,500           | \$43,280           | \$0                | \$70,780             | \$151,200       | 47%  |
|         | P. O. Box 151761                     |          |           |             |                    |                    |                    |                      |                 |      |
|         | Cave Lake                            |          |           |             |                    |                    |                    |                      |                 |      |
| 1294    | RESIDENCE #1 - LAKEVIEW              | 1200     | 1981      | 5/23/2017   | \$1,000            | \$81,250           | \$0                | \$82,250             | \$180,000       | 46%  |
|         | P. O. Box 151761                     |          |           |             |                    |                    |                    |                      |                 |      |
|         | Cave Lake                            |          |           |             |                    |                    |                    |                      |                 |      |
| 1280    | RESTROOM #1 - LAKEVIEW CAMPGROUND    | 380      | 1981      | 5/23/2017   | \$0                | \$16,000           | \$0                | \$16,000             | \$38,000        | 42%  |
|         | P. O. Box 151761                     |          |           |             |                    |                    |                    |                      |                 |      |
|         | Cave Lake                            |          |           |             |                    |                    |                    |                      |                 |      |
| 1293    | EQUIPMENT STORAGE BUILDING           | 204      | 1981      | 5/23/2017   | \$0                | \$4,040            | \$0                | \$4,040              | \$10,200        | 40%  |
|         | P. O. Box 151761                     |          |           |             |                    |                    |                    |                      |                 |      |
|         | Cave Lake                            |          |           |             |                    |                    |                    |                      |                 |      |
| 1284    | CAVE LAKE OFFICE/ SHOP               | 1360     | 1981      | 5/23/2017   | \$28,800           | \$62,230           | \$0                | \$91,030             | \$272,000       | 33%  |
|         | P. O. Box 151761                     |          |           |             |                    |                    |                    |                      |                 |      |
|         | Cave Lake                            |          |           |             |                    |                    |                    |                      |                 |      |
| 3020    | LAKEVIEW CAMPGROUND YURT             | 160      | 2003      | 5/23/2017   | \$1,000            | \$320              | \$0                | \$1,320              | \$4,500         | 29%  |
|         | P. O. Box 151761                     |          |           |             |                    |                    |                    |                      |                 |      |
|         | Cave Lake                            |          |           |             |                    |                    |                    |                      |                 |      |
| 2259    | CXT RESTROOM #3 - OVERLOOK TRAILHEAD | 112      | 2002      | 5/23/2017   | \$2,500            | \$2,240            | \$0                | \$4,740              | \$18,000        | 26%  |
|         | P. O. Box 151761                     |          |           |             |                    |                    |                    |                      |                 |      |
|         | Cave Lake                            |          |           |             |                    |                    |                    |                      |                 |      |
| 2258    | CXT RESTROOM #2 - GROUP USE AREA     | 112      | 2002      | 5/23/2017   | \$2,500            | \$2,240            | \$0                | \$4,740              | \$18,000        | 26%  |
|         | P. O. Box 151761                     |          |           |             |                    |                    |                    |                      |                 |      |
|         | Cave Lake                            |          |           |             |                    |                    |                    |                      |                 |      |
| 3019    | FISH CLEANING STATION                | 100      | 2003      | 5/23/2017   | \$0                | \$1,000            | \$0                | \$1,000              | \$25,000        | 4%   |
|         | P. O. Box 151761                     |          |           |             |                    |                    |                    |                      |                 |      |
|         | Cave Lake                            |          |           |             |                    |                    |                    |                      |                 |      |
| 9946    | CAVE LAKE STATE PARK SITE            |          |           | 5/23/2017   | \$338,750          | \$68,750           | \$0                | \$407,500            | \$0             | 0%   |
|         | P. O. Box 151761                     |          |           |             |                    |                    |                    |                      |                 |      |
|         | Cave Lake                            |          |           |             |                    |                    |                    |                      |                 |      |

| Site number: 9946   |                             | 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 |
| 3794                | WATER TANK #1               | 121                                   | 1973      | 5/23/2017   | \$0                | \$0                | \$0                |                      |                 | 0%   |
|                     | P. O. Box 151761            |                                       |           |             |                    |                    |                    |                      |                 |      |
|                     | Cave Lake                   |                                       |           |             |                    |                    |                    |                      |                 |      |
| 3795                | WATER TANK #2               | 121                                   | 1973      | 5/23/2017   | \$0                | \$0                | \$0                |                      |                 | 0%   |
|                     | P. O. Box 151761            |                                       |           |             |                    |                    |                    |                      |                 |      |
|                     | Cave Lake                   |                                       |           |             |                    |                    |                    |                      |                 |      |
| 1282                | METAL STORAGE #1 - LAKEVIEW | 80                                    | 1981      | 5/23/2017   | \$0                | \$0                | \$0                |                      | \$800           |      |
|                     | P. O. Box 151761            |                                       |           |             |                    |                    |                    |                      |                 |      |
|                     | Cave Lake                   |                                       |           |             |                    |                    |                    |                      |                 |      |
| Report Totals.....: |                             | 5,891                                 |           |             | \$462,050          | \$464,650          | \$0                | \$926,700            | \$813,000       | 114% |

### Acronyms List

| Acronym                                                 | Definition                                                           |
|---------------------------------------------------------|----------------------------------------------------------------------|
| <i>Building Codes, Laws, Regulations and Guidelines</i> |                                                                      |
| AHJ                                                     | Authority Having Jurisdiction                                        |
| AWWA                                                    | American Water Works Association                                     |
| HVAC                                                    | Heating, Ventilating & Air Conditioning                              |
| IBC                                                     | International Building Code                                          |
| ICC                                                     | International Code Council                                           |
| IEBC                                                    | International Existing Building Code                                 |
| IECC                                                    | International Energy Conservation Code                               |
| IFC                                                     | International Fire Code                                              |
| IFGC                                                    | International Fuel Gas Code                                          |
| IRC                                                     | International Residential Code                                       |
| NFPA                                                    | National Fire Protection Association                                 |
| NEC                                                     | National Electrical Code                                             |
| OSHA                                                    | Occupational Safety and Health Administration                        |
| SAD                                                     | Standards for Accessible Design                                      |
| SMACNA                                                  | Sheet Metal and Air Conditioning Contractors<br>National Association |
| UMC                                                     | Uniform Mechanical Code                                              |
| UPC                                                     | Uniform Plumbing Code                                                |
| <i>State of Nevada</i>                                  |                                                                      |
| CIP                                                     | Capital Improvement Project                                          |
| FCA                                                     | Facility Condition Analysis                                          |
| FCNI                                                    | Facility Condition Needs Index                                       |
| FRC                                                     | Facility Replacement Cost                                            |
| NAC                                                     | Nevada Administrative Code                                           |
| NDEP                                                    | Nevada Department of Environmental Protection                        |
| NRS                                                     | Nevada Revised Statutes                                              |
| SFM                                                     | State Fire Marshal                                                   |
| SHPO                                                    | State Historic Preservation Office                                   |
| SPWD                                                    | State Public Works Division                                          |
| <i>Miscellaneous</i>                                    |                                                                      |
| DDC                                                     | Direct Digital Controls                                              |
| FRP                                                     | Fiberglass Reinforced Plastic                                        |
| GFCI                                                    | Ground Fault Circuit Interrupter                                     |
| LED                                                     | Light Emitting Diode                                                 |
| PRV                                                     | Pressure Regulating Valve                                            |
| TDD                                                     | Telecommunications Device for the Deaf                               |
| VCT                                                     | Vinyl Composite Tile                                                 |
|                                                         |                                                                      |

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

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| WATER TANK #2                        | 3795           | No Current Projects |
| WATER TANK #1                        | 3794           | No Current Projects |
| ELK FLAT INFORMATION KIOSK           | 3022           |                     |
| CAVE LAKE INFORMATION BOOTH          | 3021           |                     |
| LAKEVIEW CAMPGROUND YURT             | 3020           |                     |
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| CXT RESTROOM #3 - OVERLOOK TRAILHEAD | 2259           |                     |
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| RESIDENCE #2 - ELK FLAT              | 1295           |                     |
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| METAL STORAGE #1 - LAKEVIEW          | 1282           | No Current Projects |
| RESTROOM #1 - LAKEVIEW CAMPGROUND    | 1280           |                     |

**CAVE LAKE STATE PARK SITE**

SPWD Facility Condition Analysis - 9946

Survey Date: 5/23/2017

**CAVE LAKE STATE PARK SITE****BUILDING REPORT**

Cave Lake State Park is located in the Schell Creek Mountain Range about 15 miles southeast of Ely. The park encompasses 1240 acres. One of the major attractions is the 32 acre Cave Lake. The area provides boating, fishing, hiking, picnicking and camping opportunities year round. The facilities at the site are served by a spring fed water system. This system supplies water to the two 10,000 gallon underground water storage tanks, which provide gravity fed water to the facilities. The power for the facilities is supplied by individual solar panels that have batteries for stored power.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$338,750****Currently Critical****Immediate to Two Years****ADA UPGRADES - BOAT DOCK****Project Index #: 9946ADA1****Construction Cost \$25,000**

The ADA provides for accessibility to sites and services for people with physical limitations. The existing ADA parking space at the boat dock does not meet the ADA requirements. The boat dock has a picnic area that should be ADA accessible. This project provides funding to bring the existing ADA parking space up to code including the removal of the asphalt and replacement with P.C. concrete, updated signage, re-striping, re-grading and any other necessary upgrades. The project funding will also provide for an accessible path of travel from the parking space and an accessible picnic table at the picnic area. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and ADAAG - 2010 were referenced for this project. This project should be implemented concurrently with the BOAT DOCK REPAIRS project.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**ADA UPGRADES - DAY USE****Project Index #: 9946ADA4****Construction Cost \$10,000**

The ADA provides for accessibility to sites and services for people with physical limitations. A compliant path of travel from the accessible parking space to the restroom and picnic area and an accessible picnic table are necessary to comply with ADA accessibility requirements. This project provides funding for a compliant path of travel and an accessible picnic table. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and ADAAG - 2010 were referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**ADA UPGRADES - GROUP USE****Project Index #: 9946ADA5****Construction Cost \$20,000**

The ADA provides for accessibility to sites and services for people with physical limitations. The Group Use area does not have an accessible path of travel to the restroom, picnic area or presentation area. This project provides funding to install a compliant path of travel from the accessible parking space to these three areas as well as upgrading the picnic table to an accessible table. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and ADAAG - 2010 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

## **ADA UPGRADES - LAKEVIEW CAMPGROUND**

**Project Index #: 9946ADA3**

**Construction Cost \$8,750**

The Lakeview Campground currently has one accessible space that is well graded, but is not in compliance with ADA regulations. Upgrades to the campsite should include 20'-0" wide concrete drive aisles for RV/ tent trailer sites and accessible amenities on an accessible route including grills, picnic tables, fire rings and water & electric utilities. This project provides for upgrading the existing accessible campsite to a fully compliant accessible campsite. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and ADAAG – 2010 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

## **PHOTOVOLTAIC EQUIPMENT REPLACEMENT**

**Project Index #: 9946ENR1**

**Construction Cost \$260,000**

The existing photovoltaic equipment site wide is over 25 years old. This original equipment has a design life of 7 years. The batteries no longer hold a full charge and replacement parts are no longer available. This project will replace the photovoltaic equipment site wide including, but not limited to: the solar panels; tracking systems; control panels; inverters and the batteries. The removal and the disposal of the existing equipment are included in this estimate. This project will provide for new photovoltaic equipment for the Cave Lake Office/ Shop, the two residences, three restrooms and the Fish Cleaning Station.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

## **STAIR REPLACEMENT - GROUP USE**

**Project Index #: 9946SFT1**

**Construction Cost \$15,000**

There is a flight of stairs in the group use area that provides access to the shoreline. The stairs are made of wood that are set in the dirt and they do not have the proper handrails per IBC. This project would provide for replacing the existing stairs with concrete steps and compliant handrails in accordance with IBC Section 1012.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$68,750**

**Necessary - Not Yet Critical**

**Two to Four Years**

## **BOAT DOCK REPAIRS**

**Project Index #: 9946SIT3**

**Construction Cost \$6,250**

The boat dock has an area covered by concrete pavers which is settling and due for repairs. The settled area causes a tripping hazard and will continue to settle due to ponding water. This project would provide for the removal of the existing pavers, adding fill, compacting and installing new pavers. This project should be implemented concurrently with the ADA UPGRADES - BOAT DOCK project.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

## **CRACK FILL & SEAL ASPHALT PAVING**

**Project Index #: 9946SIT2**

**Construction Cost \$62,500**

It is important to maintain the asphalt concrete paving on the site. This project would provide for: minor crack filling; slurry sealing of the paving site wide, including parking areas; the turnout at the information kiosk; the boat ramp access, the maintenance yard and striping. All other paving is maintained by NDOT. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 50,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.



**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                   |           |
|-------------------|-----------|
| Priority Class 1: | \$338,750 |
| Priority Class 2: | \$68,750  |
| Priority Class 3: | \$0       |
| Grand Total:      | \$407,500 |

**ELK FLAT INFORMATION KIOSK**

SPWD Facility Condition Analysis - 3022

Survey Date: 5/23/2017

## ELK FLAT INFORMATION KIOSK BUILDING REPORT

The Elk Flat Information Kiosk is a wood framed signage structure located in the Elk Flat Campground adjacent to the restroom.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$2,400****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 3022EXT1****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 exterior of the building. Included in the cost is sanding and sealing the wood 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**ROOF REPLACEMENT****Project Index #: 3022EXT2****Construction Cost \$1,440**

The corrugated metal 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 standing seam metal roofing system. This estimate includes removal and disposal of the old roof.

**BUILDING INFORMATION:**

|                                                      |                                        |
|------------------------------------------------------|----------------------------------------|
| <b>Gross Area (square feet): 15</b>                  | <b>IBC Occupancy Type 1: 100 % U</b>   |
| <b>Year Constructed: 2003</b>                        | <b>IBC Occupancy Type 2: 0 %</b>       |
| <b>Exterior Finish 1: 100 % Wood Post &amp; Beam</b> | <b>Construction Type: Wood Framing</b> |
| <b>Exterior Finish 2: 0 %</b>                        | <b>IBC Construction Type: V-B</b>      |
| <b>Number of Levels (Floors): 1</b>                  | <b>Percent Fire Suppressed: 0 %</b>    |
| <b>Basement? No</b>                                  |                                        |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                                  |                                                              |
|----------------------------------|--------------------------------------------------------------|
| <b>Priority Class 1: \$0</b>     | <b>Project Construction Cost per Square Foot: \$160.00</b>   |
| <b>Priority Class 2: \$2,400</b> | <b>Total Facility Replacement Construction Cost: \$2,000</b> |
| <b>Priority Class 3: \$0</b>     | <b>Facility Replacement Cost per Square Foot: \$100</b>      |
| <b>Grand Total: \$2,400</b>      | <b>FCNI: 120%</b>                                            |

**CAVE LAKE INFORMATION BOOTH**

SPWD Facility Condition Analysis - 3021

Survey Date: 5/23/2017

## CAVE LAKE INFORMATION BOOTH BUILDING REPORT

The Cave Lake Information Booth is a wood framed structure with a metal roofing system on a concrete slab-on-grade foundation. The building is located at the entrance to Cave Lake Road. It provides informational material to the public which is posted inside.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$2,500**  
**Currently Critical** **Immediate to Two Years**

**ADA PARKING SPACE**

**Project Index #: 3021ADA1**  
**Construction Cost \$2,500**

The 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 walkway to the information booth. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and ADAAG - 2010 were referenced for this project.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$1,440**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 3021EXT1**  
**Construction Cost \$480**

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. Included in the cost is sanding and sealing the wood 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.

**INTERIOR FINISHES**

**Project Index #: 3021INT1**  
**Construction Cost \$960**

It is recommended to paint the interior walls and ceilings 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 adequately prepared to receive the coating. 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**BUILDING INFORMATION:**

|                                      |                                 |
|--------------------------------------|---------------------------------|
| Gross Area (square feet): 96         | IBC Occupancy Type 1: 100 % U   |
| Year Constructed: 1991               | IBC Occupancy Type 2: 0 %       |
| Exterior Finish 1: 100 % Wood Siding | Construction Type: Wood Framing |
| Exterior Finish 2: 0 %               | IBC Construction Type: V-B      |
| Number of Levels (Floors): 1         | Percent Fire Suppressed: 0 %    |
| Basement? No                         |                                 |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                   |         |                                               |         |
|-------------------|---------|-----------------------------------------------|---------|
| Priority Class 1: | \$2,500 | Project Construction Cost per Square Foot:    | \$41.04 |
| Priority Class 2: | \$1,440 | Total Facility Replacement Construction Cost: | \$5,000 |
| Priority Class 3: | \$0     | Facility Replacement Cost per Square Foot:    | \$50    |
| Grand Total:      | \$3,940 | FCNI:                                         | 79%     |

**LAKEVIEW CAMPGROUND YURT**

SPWD Facility Condition Analysis - 3020

Survey Date: 5/23/2017

## **LAKEVIEW CAMPGROUND YURT BUILDING REPORT**

The Lakeview Campground Yurt is a prefabricated canvas structure located in site No. 34 which provides a unique camping experience for the public.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$1,000**  
**Currently Critical** **Immediate to Two Years**

**EXTERIOR HANDRAIL REPLACEMENT**

**Project Index #: 3020SFT1**  
**Construction Cost \$1,000**

The exterior stairs and deck have handrails and a guardrail that do not meet building code requirements for safety. The gripping surfaces are incorrect, they are not continuous from the top to bottom landings and the deck is lacking a guardrail. This project recommends the installation of guardrails and handrails in accordance with the 2018 IBC Section 1012 and 1013.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$320**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR/ INTERIOR FINISHES**

**Project Index #: 3020EXT1**  
**Construction Cost \$320**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior and interior of the building. Included in the cost is sanding and sealing the wood framing. It is recommended that the wood framing be 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**BUILDING INFORMATION:**

|                                                   |                                                 |
|---------------------------------------------------|-------------------------------------------------|
| Gross Area (square feet): 160                     | IBC Occupancy Type 1: 100 % U                   |
| Year Constructed: 2003                            | IBC Occupancy Type 2: 0 %                       |
| Exterior Finish 1: 100 % Canvas                   | Construction Type: Wood and canvas construction |
| Exterior Finish 2: 0 %                            | IBC Construction Type: V-B                      |
| Number of Levels (Floors): 1      Basement?    No | Percent Fire Suppressed: 0 %                    |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                   |         |                                               |         |
|-------------------|---------|-----------------------------------------------|---------|
| Priority Class 1: | \$1,000 | Project Construction Cost per Square Foot:    | \$8.25  |
| Priority Class 2: | \$320   | Total Facility Replacement Construction Cost: | \$4,000 |
| Priority Class 3: | \$0     | Facility Replacement Cost per Square Foot:    | \$28    |
| Grand Total:      | \$1,320 | FCNI:                                         | 33%     |

**FISH CLEANING STATION**

SPWD Facility Condition Analysis - 3019

Survey Date: 5/23/2017

## FISH CLEANING STATION BUILDING REPORT

The Fish Cleaning Station is a steel post and beam shade structure which provides shelter for the solar powered fish cleaning apparatus. It is a biodegradable type system which uses wood shavings and natural decomposition systems which discharge into a leach field.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: \$1,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 3019EXT1

Construction Cost \$1,000

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure and it is recommended 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**BUILDING INFORMATION:**

|                                              |                                      |
|----------------------------------------------|--------------------------------------|
| Gross Area (square feet): 100                | IBC Occupancy Type 1: 100 % U        |
| Year Constructed: 2003                       | IBC Occupancy Type 2: 0 %            |
| Exterior Finish 1: 100 % Steel Post & Beam / | Construction Type: Steel Post & Beam |
| Exterior Finish 2: 0 %                       | IBC Construction Type: V-B           |
| Number of Levels (Floors): 1                 | Percent Fire Suppressed: 0 %         |
| Basement? No                                 |                                      |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                   |         |                                               |          |
|-------------------|---------|-----------------------------------------------|----------|
| Priority Class 1: | \$0     | Project Construction Cost per Square Foot:    | \$10.00  |
| Priority Class 2: | \$1,000 | Total Facility Replacement Construction Cost: | \$25,000 |
| Priority Class 3: | \$0     | Facility Replacement Cost per Square Foot:    | \$250    |
| Grand Total:      | \$1,000 | FCNI:                                         | 4%       |

**CXT RESTROOM #3 - OVERLOOK TRAILHEAD**

SPWD Facility Condition Analysis - 2259

Survey Date: 5/23/2017

## **CXT RESTROOM #3 - OVERLOOK TRAILHEAD BUILDING REPORT**

The CXT Restroom #3 – Overlook Trailhead is a unisex precast structure located in the Overlook Trailhead area of the park.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$2,500****Currently Critical****Immediate to Two Years****Project Index #: 2259ADA1****ADA PARKING SPACE****Construction Cost \$2,500**

The 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 walkway to the restroom. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and ADAAG - 2010 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$2,240****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2259EXT1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$2,240**

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. Epoxy paint is recommended on the interior precast concrete. 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**BUILDING INFORMATION:**

|                                                         |                                            |
|---------------------------------------------------------|--------------------------------------------|
| <b>Gross Area (square feet):</b> 112                    | <b>IBC Occupancy Type 1:</b> 100 % B       |
| <b>Year Constructed:</b> 2002                           | <b>IBC Occupancy Type 2:</b> %             |
| <b>Exterior Finish 1:</b> 100 % Precast Concrete        | <b>Construction Type:</b> Precast Concrete |
| <b>Exterior Finish 2:</b> %                             | <b>IBC Construction Type:</b> III-B        |
| <b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No | <b>Percent Fire Suppressed:</b> 0 %        |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                          |                |                                                      |                 |
|--------------------------|----------------|------------------------------------------------------|-----------------|
| <b>Priority Class 1:</b> | <b>\$2,500</b> | <b>Project Construction Cost per Square Foot:</b>    | <b>\$42.32</b>  |
| <b>Priority Class 2:</b> | <b>\$2,240</b> | <b>Total Facility Replacement Construction Cost:</b> | <b>\$18,000</b> |
| <b>Priority Class 3:</b> | <b>\$0</b>     | <b>Facility Replacement Cost per Square Foot:</b>    | <b>\$161</b>    |
| <b>Grand Total:</b>      | <b>\$4,740</b> | <b>FCNI:</b>                                         | <b>26%</b>      |

**CXT RESTROOM #2 - GROUP USE AREA**

SPWD Facility Condition Analysis - 2258

Survey Date: 5/23/2017

**CXT RESTROOM #2 - GROUP USE AREA****BUILDING REPORT**

The CXT Restroom #2 –Group Use Area is a unisex precast structure located in the group use/ float tube launch area of the park.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$2,500****Currently Critical****Immediate to Two Years****Project Index #: 2258ADA1****ADA PARKING SPACE****Construction Cost \$2,500**

The 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 walkway to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$2,240****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2258EXT1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$2,240**

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. Epoxy paint is recommended on the interior precast concrete. 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**BUILDING INFORMATION:**

|                                                         |                                            |
|---------------------------------------------------------|--------------------------------------------|
| <b>Gross Area (square feet):</b> 112                    | <b>IBC Occupancy Type 1:</b> 100 % B       |
| <b>Year Constructed:</b> 2002                           | <b>IBC Occupancy Type 2:</b> %             |
| <b>Exterior Finish 1:</b> 100 % Precast Concrete        | <b>Construction Type:</b> Precast Concrete |
| <b>Exterior Finish 2:</b> %                             | <b>IBC Construction Type:</b> III-B        |
| <b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No | <b>Percent Fire Suppressed:</b> 0 %        |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                          |                |                                                      |                 |
|--------------------------|----------------|------------------------------------------------------|-----------------|
| <b>Priority Class 1:</b> | <b>\$2,500</b> | <b>Project Construction Cost per Square Foot:</b>    | <b>\$42.32</b>  |
| <b>Priority Class 2:</b> | <b>\$2,240</b> | <b>Total Facility Replacement Construction Cost:</b> | <b>\$18,000</b> |
| <b>Priority Class 3:</b> | <b>\$0</b>     | <b>Facility Replacement Cost per Square Foot:</b>    | <b>\$161</b>    |
| <b>Grand Total:</b>      | <b>\$4,740</b> | <b>FCNI:</b>                                         | <b>26%</b>      |

**CXT RESTROOM #1 - BOAT RAMP**

SPWD Facility Condition Analysis - 2257

Survey Date: 5/23/2017

**CXT RESTROOM #1 - BOAT RAMP****BUILDING REPORT**

The CXT Restroom #1 – Boat Ramp is a unisex precast structure on a concrete slab-on-grade foundation located in the boat ramp parking area of the park.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$2,500****Currently Critical****Immediate to Two Years****Project Index #: 2257ADA1****Construction Cost \$2,500****ADA PARKING SPACE**

The 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 walkway to the restroom. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and ADAAG - 2010 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$102,240****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2257EXT1****Construction Cost \$2,240****EXTERIOR/ INTERIOR FINISHES**

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. Epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**Project Index #: 2257PLM1****Construction Cost \$100,000****SEPTIC SYSTEM REPLACEMENT**

The septic system serving the restroom is failing. This project recommends replacing the septic tank. The estimate includes abandoning and filling the old septic tank and the installation of a new tank and leach field. This estimate is for an engineered system which will conform to all required environmental rules and regulations including NDEP.

**BUILDING INFORMATION:**

|                                                  |                                            |
|--------------------------------------------------|--------------------------------------------|
| <b>Gross Area (square feet): 112</b>             | <b>IBC Occupancy Type 1: 100 % B</b>       |
| <b>Year Constructed: 2002</b>                    | <b>IBC Occupancy Type 2: %</b>             |
| <b>Exterior Finish 1: 100 % Precast Concrete</b> | <b>Construction Type: Precast Concrete</b> |
| <b>Exterior Finish 2: %</b>                      | <b>IBC Construction Type: III-B</b>        |
| <b>Number of Levels (Floors): 1</b>              | <b>Percent Fire Suppressed: 0 %</b>        |
| <b>Basement? No</b>                              |                                            |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                                    |                                                               |
|------------------------------------|---------------------------------------------------------------|
| <b>Priority Class 1: \$2,500</b>   | <b>Project Construction Cost per Square Foot: \$935.18</b>    |
| <b>Priority Class 2: \$102,240</b> | <b>Total Facility Replacement Construction Cost: \$18,000</b> |
| <b>Priority Class 3: \$0</b>       | <b>Facility Replacement Cost per Square Foot: \$161</b>       |
| <b>Grand Total: \$104,740</b>      | <b>FCNI: 582%</b>                                             |



**RESIDENCE #2 - ELK FLAT**

SPWD Facility Condition Analysis - 1295

Survey Date: 5/23/2017

**RESIDENCE #2 - ELK FLAT  
BUILDING REPORT**

Residence #2 – Elk Flat is a wood framed modular home with an asphalt composition roofing system on a concrete slab-on-grade foundation. The home is heated by propane heat and a wood stove. Water is provided from the spring fed water system that serves the entire park.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$27,500****Currently Critical****Immediate to Two Years****GENERATOR REPLACEMENT****Project Index #: 1295ENR1****Construction Cost \$25,000**

There is a propane-fired generator on site that has reached the end of its expected life and is no longer operating. The generator provides backup power when the photovoltaic system cannot keep up with demand. It is recommended that a new 12 kW propane-fired generator be installed.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**SMOKE DETECTOR UPGRADE****Project Index #: 1295SFT1****Construction Cost \$2,500**

IRC 2018 Section R314 and R315.3 explains the requirements for smoke alarms in dwelling units. This includes: installing and maintaining smoke alarms in each sleeping room; having a carbon monoxide and smoke detector on the ceiling or wall outside of each sleeping area; in the immediate vicinity of bedrooms when an alteration, repair or addition requiring a permit occurs. IRC 2018, requires that smoke detectors and carbon monoxide alarms be UL rated. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring in a building and include a battery for emergency backup power. This project would provide funding for the purchase and installation of smoke alarms and carbon monoxide alarms in accordance with IRC and NAC laws.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$43,280****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1295EXT1****Construction Cost \$10,080**

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. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**INTERIOR FINISHES****Project Index #: 1295INT1****Construction Cost \$10,080**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next three to four years. 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**Project Index #: 1295EXT2**  
**Construction Cost \$15,120**

## ROOF REPLACEMENT

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 two to three years with a new 50 year asphalt composition shingle roof and new underlayment. This estimate includes removal and disposal of the old roof.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**Project Index #: 1295ENR2**  
**Construction Cost \$8,000**

## WINDOW REPLACEMENT

The windows are original, dual pane construction in a metal frame. These older windows have damaged seals, are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 8 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

## BUILDING INFORMATION:

|                                                     |                                                    |
|-----------------------------------------------------|----------------------------------------------------|
| <b>Gross Area (square feet): 1,008</b>              | <b>IBC Occupancy Type 1: 100 % R-3</b>             |
| <b>Year Constructed: 1991</b>                       | <b>IBC Occupancy Type 2: %</b>                     |
| <b>Exterior Finish 1: 100 % Painted Wood Siding</b> | <b>Construction Type: Wood Framed Modular Home</b> |
| <b>Exterior Finish 2: %</b>                         | <b>IBC Construction Type: V-B</b>                  |
| <b>Number of Levels (Floors): 1 Basement? No</b>    | <b>Percent Fire Suppressed: 0 %</b>                |

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

|                                   |                                                                |
|-----------------------------------|----------------------------------------------------------------|
| <b>Priority Class 1: \$27,500</b> | <b>Project Construction Cost per Square Foot: \$70.22</b>      |
| <b>Priority Class 2: \$43,280</b> | <b>Total Facility Replacement Construction Cost: \$151,000</b> |
| <b>Priority Class 3: \$0</b>      | <b>Facility Replacement Cost per Square Foot: \$150</b>        |
| <b>Grand Total: \$70,780</b>      | <b>FCNI: 47%</b>                                               |

**RESIDENCE #1 - LAKEVIEW**

SPWD Facility Condition Analysis - 1294

Survey Date: 5/23/2017

**RESIDENCE #1 - LAKEVIEW****BUILDING REPORT**

Residence #1 – Lakeview is a wood framed modular home with an asphalt composition roofing system on a concrete slab-on-grade foundation. The home is heated by propane heat and a wood stove. Water is provided from the spring fed water system that serves the entire park.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$1,000****Currently Critical****Immediate to Two Years****SMOKE DETECTOR UPGRADE****Project Index #: 1294SFT1****Construction Cost \$1,000**

IRC 2018 Section R314 and R315.3 explains the requirements for smoke alarms in dwelling units. This includes: installing and maintaining smoke alarms in each sleeping room; having a carbon monoxide and smoke detector on the ceiling or wall outside of each sleeping area; in the immediate vicinity of bedrooms when an alteration, repair or addition requiring a permit occurs. IRC 2018 require that smoke detectors and carbon monoxide alarms be UL rated. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring in a building and include a battery for emergency backup power. This project would provide funding for the purchase and installation of smoke alarms and carbon monoxide alarms in accordance with IRC and NAC laws.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$81,250****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1294EXT1****Construction Cost \$12,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**HEATER REPLACEMENT****Project Index #: 1294HVA1****Construction Cost \$2,500**

The building is heated by one propane-fired furnace. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing furnace and the replacement with a new propane-fired furnace to include the connections to the existing utilities and cleaning the ductwork.

**INTERIOR FINISHES****Project Index #: 1294INT1****Construction Cost \$12,000**

It is recommended to paint the interior walls and ceilings 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**KITCHEN REMODEL****Project Index #: 1294INT2****Construction Cost \$35,000**

The kitchen was in fair to poor condition at the time of the survey. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, countertops, fixtures and equipment with mid-range, high quality components.

**ROOF REPLACEMENT****Project Index #: 1294EXT2****Construction Cost \$18,000**

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 shingle roof and new underlayment. This estimate includes removal and disposal of the old roof.

**WATER HEATER REPLACEMENT****Project Index #: 1294PLM1****Construction Cost \$1,750**

There is a 50 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten 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 2-3 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**BUILDING INFORMATION:**

|                                                     |                                                    |
|-----------------------------------------------------|----------------------------------------------------|
| <b>Gross Area (square feet):</b> 1,200              | <b>IBC Occupancy Type 1:</b> 100 % R-3             |
| <b>Year Constructed:</b> 1981                       | <b>IBC Occupancy Type 2:</b> %                     |
| <b>Exterior Finish 1:</b> 100 % Painted Wood Siding | <b>Construction Type:</b> Wood Framed Modular Home |
| <b>Exterior Finish 2:</b> %                         | <b>IBC Construction Type:</b> V-B                  |
| <b>Number of Levels (Floors):</b> 1                 | <b>Percent Fire Suppressed:</b> 0 %                |
| <b>Basement?</b> No                                 |                                                    |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                          |                 |                                                      |                  |
|--------------------------|-----------------|------------------------------------------------------|------------------|
| <b>Priority Class 1:</b> | <b>\$1,000</b>  | <b>Project Construction Cost per Square Foot:</b>    | <b>\$68.54</b>   |
| <b>Priority Class 2:</b> | <b>\$81,250</b> | <b>Total Facility Replacement Construction Cost:</b> | <b>\$180,000</b> |
| <b>Priority Class 3:</b> | <b>\$0</b>      | <b>Facility Replacement Cost per Square Foot:</b>    | <b>\$150</b>     |
| <b>Grand Total:</b>      | <b>\$82,250</b> | <b>FCNI:</b>                                         | <b>46%</b>       |

**EQUIPMENT STORAGE BUILDING**

SPWD Facility Condition Analysis - 1293

Survey Date: 5/23/2017

## EQUIPMENT STORAGE BUILDING BUILDING REPORT

The Equipment Storage Building is a wood framed structure with a metal roofing system on a post and pier foundation. It is unheated and uninsulated and is used for equipment storage.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$4,040****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1293EXT1****Construction Cost \$2,040**

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. This project includes the cost for sanding, priming and painting and the caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**GARAGE DOOR REPLACEMENT****Project Index #: 1293EXT2****Construction Cost \$2,000**

The garage door is original to the building and has deteriorated from weather exposure. Because it is constructed of wood it is harder to maintain. It is recommended for a new door to be installed.

**BUILDING INFORMATION:**

|                                                     |                                        |
|-----------------------------------------------------|----------------------------------------|
| <b>Gross Area (square feet): 204</b>                | <b>IBC Occupancy Type 1: 100 % B</b>   |
| <b>Year Constructed: 1981</b>                       | <b>IBC Occupancy Type 2: %</b>         |
| <b>Exterior Finish 1: 100 % Painted Wood Siding</b> | <b>Construction Type: Wood Framing</b> |
| <b>Exterior Finish 2: %</b>                         | <b>IBC Construction Type: V-B</b>      |
| <b>Number of Levels (Floors): 1</b>                 | <b>Percent Fire Suppressed: 0 %</b>    |
| <b>Basement? No</b>                                 |                                        |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                          |                |                                                      |                 |
|--------------------------|----------------|------------------------------------------------------|-----------------|
| <b>Priority Class 1:</b> | <b>\$0</b>     | <b>Project Construction Cost per Square Foot:</b>    | <b>\$19.80</b>  |
| <b>Priority Class 2:</b> | <b>\$4,040</b> | <b>Total Facility Replacement Construction Cost:</b> | <b>\$10,000</b> |
| <b>Priority Class 3:</b> | <b>\$0</b>     | <b>Facility Replacement Cost per Square Foot:</b>    | <b>\$50</b>     |
| <b>Grand Total:</b>      | <b>\$4,040</b> | <b>FCNI:</b>                                         | <b>40%</b>      |

**RESTROOM #3 - ELK FLAT**

SPWD Facility Condition Analysis - 1289

Survey Date: 5/23/2017

**RESTROOM #3 - ELK FLAT  
BUILDING REPORT**

Restroom #3 - Elk Flat is a wood framed structure with a metal roofing system on a concrete slab-on-grade foundation. There is a total of 4 unisex restrooms and 2 unisex showers. There is a designated loading zone next to the facility. Water is supplied by a gravity fed water and storage system, propane heat and solar panels for power with a battery backup.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$32,500****Currently Critical****Immediate to Two Years****BATTERY STORAGE****Project Index #: 1289SFT1****Construction Cost \$25,000**

Section 608 of the 2018 IFC explains the requirements for stationary storage of battery systems. Batteries shall have safety caps, spill control and neutralization, mechanical ventilation and/or cabinet ventilation, supervision over the mechanical ventilation, building or cabinet signage, seismically braced and a smoke alarm. This project will provide funding for the requirements of Section 608 of the 2018 IFC proper way to store, charge and/or use batteries indoors.

**SHOWER REPAIRS****Project Index #: 1289INT2****Construction Cost \$7,500**

There are two shower rooms in the building that are showing signs of failure in the walls and should be scheduled for repairs. The walls are constructed of gypsum board covered by FRP. The gypsum board is failing in the wet environment and should be replaced with a cementitious backerboard. This project would provide for removing the gypsum board and replacing it with a more appropriate wall board, such as Hardiboard, covered with new FRP. Removal and disposal of the existing materials is included in the estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$65,600****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 1289EXT3****Construction Cost \$21,000**

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the seven door assemblies with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

**EXTERIOR FINISHES****Project Index #: 1289EXT1****Construction Cost \$3,800**

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. Included in the cost is replacing the wood trim around the building, sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the trim be replaced and 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

#### EXTERIOR SIDING REPLACEMENT

**Project Index #: 1289EXT4**

**Construction Cost \$1,600**

The restroom has painted T1-11 siding that is in poor condition and due for replacement. It is cracking and buckling from exposure and will no longer hold paint. This project recommends removing the T1-11 siding and replacing it with new Cementitious T1-11.

#### HEATER REPLACEMENT

**Project Index #: 1289HVA1**

**Construction Cost \$1,500**

The building is heated by one wall mounted propane-fired heating unit. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement with a new propane-fired unit including connections to utilities.

#### INTERIOR FINISHES

**Project Index #: 1289INT1**

**Construction Cost \$3,800**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 2-3 years. 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

#### JANITORS CLOSET REPAIRS

**Project Index #: 1289INT3**

**Construction Cost \$1,400**

The mop sink in the plumbing chase is mounted adjacent to studs without a wall backing and is showing signs of water damage. This project would provide for a Cementitious Backer and FRP to be installed on the walls adjacent to the mop sink. The Cementitious Backer and FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

#### RESTROOM REMODEL

**Project Index #: 1289INT4**

**Construction Cost \$30,000**

The restrooms in the building were in poor condition at the time of the survey. They are original to the building and are due for a complete remodel. This project would provide for a complete remodel of the restroom fixtures, hardware, floor and wall finishes.

#### WATER HEATER REPLACEMENT

**Project Index #: 1289PLM1**

**Construction Cost \$2,500**

There is an on-demand propane-fired water heater in the building. The average life span of a water heater is eight to ten 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 2-3 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 this estimate.

#### BUILDING INFORMATION:

|                                                     |                                        |
|-----------------------------------------------------|----------------------------------------|
| <b>Gross Area (square feet):</b> 380                | <b>IBC Occupancy Type 1:</b> 100 % B   |
| <b>Year Constructed:</b> 1991                       | <b>IBC Occupancy Type 2:</b> %         |
| <b>Exterior Finish 1:</b> 100 % Painted Wood Siding | <b>Construction Type:</b> Wood Framing |
| <b>Exterior Finish 2:</b> %                         | <b>IBC Construction Type:</b> V-B      |
| <b>Number of Levels (Floors):</b> 1                 | <b>Percent Fire Suppressed:</b> 0 %    |
| <b>Basement?</b> No                                 |                                        |

#### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

|                                   |                                                               |
|-----------------------------------|---------------------------------------------------------------|
| <b>Priority Class 1:</b> \$32,500 | <b>Project Construction Cost per Square Foot:</b> \$258.16    |
| <b>Priority Class 2:</b> \$65,600 | <b>Total Facility Replacement Construction Cost:</b> \$38,000 |
| <b>Priority Class 3:</b> \$0      | <b>Facility Replacement Cost per Square Foot:</b> \$100       |
| <b>Grand Total:</b> \$98,100      | <b>FCNI:</b> 258%                                             |

**RESTROOM #2 - DAY USE**

SPWD Facility Condition Analysis - 1288

Survey Date: 5/23/2017

**RESTROOM #2 - DAY USE  
BUILDING REPORT**

The Restroom #2 – Day Use is a wood framed structure with a metal roofing system on a concrete slab-on-grade foundation. There are a total of 2 restrooms. Water is supplied by a gravity fed water and storage system, propane heat and solar panels for power with a battery backup.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$22,500****Currently Critical****Immediate to Two Years****ADA SIDEWALK REPLACEMENT****Project Index #: 1288ADA1****Construction Cost \$22,500**

The concrete sidewalk around the building is in need of replacement. It is cracked, spalling and in some areas it exceeds a 2% slope. This project would provide for the removal and replacement of the concrete sidewalks. 1500 SF of 4" thick concrete was used for this estimate. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$11,620****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1288EXT1****Construction Cost \$3,300**

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

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**EXTERIOR SIDING REPLACEMENT****Project Index #: 1288EXT2****Construction Cost \$1,520**

The restroom has painted T1-11 siding that is in poor condition and due for replacement. It is cracking and buckling from exposure and will no longer hold paint. This project recommends removing the T1-11 siding and replacing it with new Cementitious T1-11.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**HEATER REPLACEMENT****Project Index #: 1288ENR1****Construction Cost \$1,500**

The building is heated by one wall mounted propane-fired heating unit. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement with a new energy efficient propane-fired unit including connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.



**Project Index #: 1288INT1**  
**Construction Cost \$3,300**

#### **INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four years. 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**Project Index #: 1288ELE1**  
**Construction Cost \$2,000**

#### **WIRING CLEANUP**

The wiring is disorganized and not in proper electrical boxes. 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 NEC 2017.

#### **BUILDING INFORMATION:**

|                                   |                                  |                                 |                     |
|-----------------------------------|----------------------------------|---------------------------------|---------------------|
| <b>Gross Area (square feet):</b>  | <b>330</b>                       | <b>IBC Occupancy Type 1:</b>    | <b>100 % B</b>      |
| <b>Year Constructed:</b>          | <b>1981</b>                      | <b>IBC Occupancy Type 2:</b>    | <b>%</b>            |
| <b>Exterior Finish 1:</b>         | <b>100 % Painted Wood Siding</b> | <b>Construction Type:</b>       | <b>Wood Framing</b> |
| <b>Exterior Finish 2:</b>         | <b>%</b>                         | <b>IBC Construction Type:</b>   | <b>V-B</b>          |
| <b>Number of Levels (Floors):</b> | <b>1</b>                         | <b>Basement?</b>                | <b>No</b>           |
|                                   |                                  | <b>Percent Fire Suppressed:</b> | <b>0 %</b>          |

#### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                          |                 |                                                      |                 |
|--------------------------|-----------------|------------------------------------------------------|-----------------|
| <b>Priority Class 1:</b> | <b>\$22,500</b> | <b>Project Construction Cost per Square Foot:</b>    | <b>\$103.39</b> |
| <b>Priority Class 2:</b> | <b>\$11,620</b> | <b>Total Facility Replacement Construction Cost:</b> | <b>\$33,000</b> |
| <b>Priority Class 3:</b> | <b>\$0</b>      | <b>Facility Replacement Cost per Square Foot:</b>    | <b>\$100</b>    |
| <b>Grand Total:</b>      | <b>\$34,120</b> | <b>FCNI:</b>                                         | <b>103%</b>     |

**CAVE LAKE OFFICE/ SHOP**

SPWD Facility Condition Analysis - 1284

Survey Date: 5/23/2017

**CAVE LAKE OFFICE/ SHOP  
BUILDING REPORT**

The Cave Lake Office/ Shop is a wood framed structure with a metal roofing system on a concrete masonry unit foundation. There is a small office area, unisex restroom, storage, generator room and a maintenance shop located in the facility. Power is supplied by solar panels with 2 diesel powered generators for backup and emergencies. The shop area has 2 sectional overhead doors which provide space for maintenance or repair of park equipment. The shop is heated with a wood stove and a propane fired heater for the office area.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$28,800****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 1284ADA1****Construction Cost \$15,000**

The building does not have an accessible restroom. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**ADA UPGRADES****Project Index #: 1284ADA2****Construction Cost \$5,000**

Section 4.13.9 of the 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.

**EXIT SIGN AND EGRESS LIGHTING UPGRADE****Project Index #: 1284SFT1****Construction Cost \$1,360**

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

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**FIRE ALARM SYSTEM INSTALLATION****Project Index #: 1284SFT2****Construction Cost \$5,440**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2018 IFC.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**Project Index #: 1284SFT5**  
**Construction Cost \$2,000**

#### **FLUE CLEANING**

At the time of the survey the chimney flue had a buildup of creosote deposits and other debris. Creosote buildup in chimneys can lead to chimney fires or flue blockages. Flue blockage, which may be caused by creosote or other debris, such as animal nesting, can cause dangerous fumes to be forced into the building. It is recommended that the chimney flue be swept to clean and maintain the flue system. The Chimney Safety Institute of America recommends that open masonry fireplaces be cleaned at 1/4" of sooty buildup, and sooner if there is any glaze present in the system. Per NFPA 211 it is recommended that this should be performed once a year.

#### **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$62,230**

**Necessary - Not Yet Critical Two to Four Years**

**Project Index #: 1284SIT1**  
**Construction Cost \$2,000**

#### **CONCRETE APRON REPLACEMENT**

The exterior concrete apron at the shop area has extensive cracking and spalling and is due for replacement. This project would provide for the installation of a new 200 square foot, 4" thick concrete slab-on-grade apron at the vehicle garage doors. Removal and disposal of the existing concrete is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**Project Index #: 1284EXT1**  
**Construction Cost \$13,600**

#### **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. Included in the cost is sanding and sealing, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**Project Index #: 1284HVA1**  
**Construction Cost \$4,000**

#### **HEATER REPLACEMENT**

The building is heated by two wall mounted propane-fired heating units. They are original to the building and are reaching the end of their useful life. This project provides for the disposal of the existing units and the replacement of new propane-fired units including all connections to the utilities.

**Project Index #: 1284INT1**  
**Construction Cost \$13,600**

#### **INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings 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 adequately prepared to receive the coating. 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**Project Index #: 1284INT3**  
**Construction Cost \$1,400**

#### **JANITORS CLOSET REPAIRS**

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

## **LIGHTING UPGRADE**

**Project Index #: 1284ENR1**

**Construction Cost \$10,880**

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

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

## **SAFETY CABINETS**

**Project Index #: 1284SFT4**

**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 OSHA standards or IFC for hazardous materials containment. This project would provide a self-closing hazardous storage container in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d) and IFC Chapter 57 Section 5704.3.2.1.3.

## **SITE BOLLARDS**

**Project Index #: 1284SIT2**

**Construction Cost \$8,000**

There are two above ground fuel tanks on the site, one for diesel and unleaded gasoline, and the other holds propane for the building. These tanks do not have adequate bollard coverage. Per IFC 2018 Section 312 Vehicle Impact Protection, there needs to be steel posts installed, not less than 4 inches in diameter and filled with concrete. The spacing shall not be more than 4 feet between posts on center and located not less than 3 feet from each gas tank. This project would provide funding for eight new bollards to be located in front of the tanks.

## **SMOKE CARBON MONOXIDE ALARM INSTALLATION**

**Project Index #: 1284SFT3**

**Construction Cost \$2,000**

Section 907.2.11 of the 2018 IBC and 2018 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. IFC 2018 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarm. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.

## **WATER HEATER REPLACEMENT**

**Project Index #: 1284PLM1**

**Construction Cost \$1,750**

There is a 50 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten 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 2-3 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**BUILDING INFORMATION:**

|                            |       |                       |                    |                         |                         |   |
|----------------------------|-------|-----------------------|--------------------|-------------------------|-------------------------|---|
| Gross Area (square feet):  | 1,360 | IBC Occupancy Type 1: | 60                 | %                       | S-1                     |   |
| Year Constructed:          | 1981  | IBC Occupancy Type 2: | 40                 | %                       | B                       |   |
| Exterior Finish 1:         | 70    | %                     | Peeled Log         | Construction Type:      | Wood & Concrete Masonry |   |
| Exterior Finish 2:         | 30    | %                     | Concrete Masonry U | IBC Construction Type:  | V-B                     |   |
| Number of Levels (Floors): | 1     | Basement?             | No                 | Percent Fire Supressed: | 0                       | % |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                   |          |                                               |           |
|-------------------|----------|-----------------------------------------------|-----------|
| Priority Class 1: | \$28,800 | Project Construction Cost per Square Foot:    | \$66.93   |
| Priority Class 2: | \$62,230 | Total Facility Replacement Construction Cost: | \$272,000 |
| Priority Class 3: | \$0      | Facility Replacement Cost per Square Foot:    | \$200     |
| Grand Total:      | \$91,030 | FCNI:                                         | 33%       |

**RESTROOM #1 - LAKEVIEW CAMPGROUND**

SPWD Facility Condition Analysis - 1280

Survey Date: 5/23/2017

**RESTROOM #1 - LAKEVIEW CAMPGROUND****BUILDING REPORT**

The Restroom #1 - Lakeview Campground is a wood framed structure with a metal roofing system on a concrete slab-on-grade foundation. There are a total of 4 unisex restrooms and 2 unisex showers. Water is supplied by a gravity fed water and storage system, propane heat and solar panels for power with a battery backup.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$16,000****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1280EXT1****Construction Cost \$3,800**

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 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**HEATER REPLACEMENT****Project Index #: 1280HVA1****Construction Cost \$2,500**

The building is heated by one wall mounted propane-fired heating unit. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement with a new propane-fired unit including connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**INTERIOR FINISHES****Project Index #: 1280INT1****Construction Cost \$3,800**

It is recommended to paint the interior walls and ceilings 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 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**JANITORS CLOSET REPAIRS****Project Index #: 1280INT3****Construction Cost \$1,400**

The mop sink is mounted adjacent to OSB and is showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2017.

**WATER HEATER REPLACEMENT****Project Index #: 1280PLM1****Construction Cost \$2,500**

There is an on-demand propane-fired water heater in the building. The average life span of a water heater is eight to ten 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 2-3 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 this estimate.

**Project Index #: 1280ELE1**  
**Construction Cost \$2,000**

#### **WIRING CLEANUP**

The wiring 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 NEC 2017.

#### **BUILDING INFORMATION:**

|                                   |                                  |                                 |                     |
|-----------------------------------|----------------------------------|---------------------------------|---------------------|
| <b>Gross Area (square feet):</b>  | <b>380</b>                       | <b>IBC Occupancy Type 1:</b>    | <b>100 % B</b>      |
| <b>Year Constructed:</b>          | <b>1981</b>                      | <b>IBC Occupancy Type 2:</b>    | <b>%</b>            |
| <b>Exterior Finish 1:</b>         | <b>100 % Painted Wood Siding</b> | <b>Construction Type:</b>       | <b>Wood Framing</b> |
| <b>Exterior Finish 2:</b>         | <b>%</b>                         | <b>IBC Construction Type:</b>   | <b>V-B</b>          |
| <b>Number of Levels (Floors):</b> | <b>1</b>                         | <b>Basement?</b>                | <b>No</b>           |
|                                   |                                  | <b>Percent Fire Suppressed:</b> | <b>0 %</b>          |

#### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                          |                 |                                                      |                 |
|--------------------------|-----------------|------------------------------------------------------|-----------------|
| <b>Priority Class 1:</b> | <b>\$0</b>      | <b>Project Construction Cost per Square Foot:</b>    | <b>\$42.11</b>  |
| <b>Priority Class 2:</b> | <b>\$16,000</b> | <b>Total Facility Replacement Construction Cost:</b> | <b>\$38,000</b> |
| <b>Priority Class 3:</b> | <b>\$0</b>      | <b>Facility Replacement Cost per Square Foot:</b>    | <b>\$100</b>    |
| <b>Grand Total:</b>      | <b>\$16,000</b> | <b>FCNI:</b>                                         | <b>42%</b>      |

#### **NOTES:**

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

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

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

#### **REPORT DEVELOPMENT:**

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





Cave Lake State Park Site - Site #9946  
Description: Boat Dock ADA Upgrades, Path of Travel.



Cave Lake State Park Site - Site #9946  
Description: Group Use ADA Upgrades, Path of Travel.





Cave Lake State Park Site - Site #9946  
Description: Crack Fill & Slurry Seal Asphalt Paving.



Elk Flat Information Kiosk - Building #3022  
Description: View of the Information Kiosk.





Cave Lake Information Booth - Building #3021  
Description: Exterior Finishes of the Structure.



Lakeview Campground Yurt - Building #3020  
Description: Exterior Handrail Replacement.





Fish Cleaning Station - Building #3019  
Description: Exterior Finishes of the Structure.



CXT Restroom #3 – Overlook Trailhead - Building #2259  
Description: Exterior of the Structure.





CXT Restroom #2 – Group Use Area - Building #2258  
Description: Exterior of the Structure.



CXT Restroom #1 – Boat Ramp – Building #2257  
Description: Exterior of the Structure.



Residence #2 – Elk Flat - Building #1295  
Description: View of the Residence.



Residence #2 – Elk Flat - Building #1295  
Description: Exterior Finishes of the Residence.





Residence #2 – Elk Flat - Building #1295  
Description: Window Replacement.



Residence #1 – Lakeview - Building #1294  
Description: Exterior of the Structure.



Residence #1 – Lakeview - Building #1294  
Description: Roof Replacement.



Equipment Storage Building - Building #1293  
Description: Exterior Finishes of the Structure.





Restroom #3 – Elk Flat - Building #1289  
Description: Exterior Finishes of the Structure.



Restroom #3 – Elk Flat - Building #1289  
Description: Janitors Closet Repairs.





Restroom #2 – Day Use - Building #1288  
Description: Exterior Finishes of the Structure.



Restroom #2 – Day Use - Building #1288  
Description: Interior of the restroom.



Cave Lake Office / Shop - Building #1284  
Description: Exterior of the Structure.



Cave Lake Office / Shop - Building #1284  
Description: ADA Restroom Upgrade.





Cave Lake Office / Shop - Building #1284  
Description: ADA Upgrades, Lever Handles Needed.



Cave Lake Office / Shop - Building #1284  
Description: Janitors Closet Repairs.





Restroom #1 – Lakeview Campground - Building #1280  
Description: Exterior of the Structure.



Restroom #1 – Lakeview Campground - Building #1280  
Description: Janitors Closet Repairs.