CATHEDRAL GORGE STATE PARK

Site Number: 9947
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report distributed in May 2021
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.
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<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
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Facility Condition Needs Index Report

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Report Totals: 19,719

Costs:

- $253,320
- $1,448,476
- $218,401
- $1,920,197
- $2,042,006

Total: 94%
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This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.
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CATHEDRAL GORGE STATE PARK SITE

BUILDING REPORT

Cathedral Gorge State Park is located in a long, narrow valley where erosion has carved dramatic and unique patterns in the soft bentonite clay. Trails abound for exploring the cave-like formations and cathedral-like spires. Miller's Point, a scenic overlook just north of the park entrance on U.S. 93, offers excellent views of the scenic canyon. Shaded picnic areas and a tree-shaded campground area are open all year. Hiking, picnicking, camping, nature study, photography and ranger programs are the most common activities at the park. The Cathedral Gorge State Park is located two miles northwest of Panaca. The park encompasses 1,608 acres, and major attractions include the Bullionville Cemetery and Miller's Point.

PRIORITY CLASS 2 PROJECTS

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

Necessary - Not Yet Critical Two to Four Years

Project Index #: 9947EXT3

Construction Cost $1,000,000

EXTERIOR HANDRAIL INSTALLATION

At the Miller Point Overlook, there are no sidewalks or handrails. This is creating a safety hazard due to erosion. This project recommends for the installation of erosion control, new handrails, sidewalks, ramps and for the proper returns and supports to be installed. 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 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $137,831

Long-Term Needs Four to Ten Years

Project Index #: 9947EXT1

Construction Cost $8,456

EXTERIOR FINISHES, SHADE RAMADAS

There are 28 steel shade ramadas in different locations throughout the site which are 151 s.f. each for a total of 4,228 square feet. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for painting of the structures and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structures.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

SLURRY SEAL ASPHALT PAVING

It is important to maintain the asphalt cement paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads, parking areas and the maintenance yard. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 172,500 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.
PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $1,000,000
Priority Class 3: $137,831

Grand Total: $1,137,831
The Residence Shed #5 is a portable steel structure located adjacent to the Park Residence. The building is used for storage.

PRIORITIZED CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $6,160

Necessary - Not Yet Critical Two to Four Years

Project Index #: 2941EXT
Construction Cost $2,800

EXISTING FINISHES

It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof. This shall include sealing or other applied finishes, caulking around flashing, fixtures, and other penetrations to keep the building in a weather tight condition. It is recommended that this project be implemented 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

Project Index #: 2941ENR
Construction Cost $3,360

LIGHTING UPGRADE

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.

BUILDING INFORMATION:

Gross Area (square feet): 280
Year Constructed: 2004
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement? No
Percent Fire Suppressed: 0 %

IBC Occupancy Type 1: 100 % S-2
IBC Construction Type: Portable Steel Building
IBC Construction Type: II-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Total Construction Cost per Square Foot: $22.00
Priority Class 2: $6,160
Total Facility Replacement Construction Cost: $7,000
Priority Class 3: $0
Facility Replacement Cost per Square Foot: $25
Grand Total: $6,160
FCNI: 88%
The NDOW Storage Shed is a portable steel structure on a concrete slab-on-grade foundation. It is located adjacent to the Wood Shop above the maintenance yard.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof. This shall include sealing or other applied finishes, caulking around flashing, fixtures, and other penetrations to keep the building in a weather tight condition. It is recommended that this project be implemented 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

**EXTERIOR LANDING INSTALLATION**

Section R311.4.3 of the 2018 IBC describes the requirements for landings at exterior doors. The landing shall not be more than 7 3/4 inches below the top of the threshold and shall have a minimum dimension of 36 inches measured in the direction of travel. There are two doors that do not comply with this code and pose a safety hazard. This project would provide for the installation of compliant landings for each door.

**GARAGE DOOR REPLACEMENT**

The garage door is constructed of metal and is original to the building. It has deteriorated from weather exposure over time. It is recommended that a new garage door be installed. This estimate includes the removal and the disposal of the existing garage door.

**ROOF REPLACEMENT**

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 4-5 years with a standing seam metal roofing system. This estimate includes the removal and the disposal of the old roof.
BUILDING INFORMATION:

Gross Area (square feet): 420
Year Constructed: 2004
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement? No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot: $41.67</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$11,200</td>
<td>Total Facility Replacement Construction Cost: $10,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$6,300</td>
<td>Facility Replacement Cost per Square Foot: $25</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$17,500</td>
<td>FCNI: 175%</td>
</tr>
</tbody>
</table>
The Wood Shop is an insulated engineered steel structure on a concrete slab-on-grade foundation. It is used for wood working operations. The building has an evaporative cooler and an oil-fired "Clean Burn" heating unit. There is also a small restroom located inside.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $35,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA RESTROOM UPGRADE</td>
<td></td>
<td>Project Index #: 2939ADA1  Construction Cost $15,000</td>
</tr>
<tr>
<td>DUST COLLECTION SYSTEM REPLACEMENT</td>
<td></td>
<td>Project Index #: 2939ENV1  Construction Cost $20,000</td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects: $54,600</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR DOOR REPLACEMENT</td>
<td></td>
<td>Project Index #: 2939EXT2  Construction Cost $9,000</td>
</tr>
<tr>
<td>EXTERIOR FINISHES</td>
<td></td>
<td>Project Index #: 2939EXT1  Construction Cost $12,000</td>
</tr>
</tbody>
</table>

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof. This shall include sealing or other applied finishes, caulking around flashing, fixtures, and other penetrations to keep the building in a weather tight condition. It is recommended that this project be implemented 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.
INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and every 5-6 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

LITITING UPGRADE

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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

SITE DRAINAGE UPGRADES

The grade does not slope away effectively from the buildings. This allows water to pool against the foundation. In the winter months, the water freezes against the foundation, and over time, this can cause damage to the foundation. It is recommended per IBC 1804.3 Site Grading that the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. This project would create a 5% slope away from the buildings. Additional drainage swales shall be installed, as needed. It is recommended that the grading be completed within 2-3 years.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>1,200</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>2002</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100%</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0%</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
</tbody>
</table>

| IBC Occupancy Type 1:     | 100%  |
| IBC Occupancy Type 2:     | 0%    |
| Construction Type:        | Engineered Steel Building |
| IBC Construction Type:    | III-B |

| Percent Fire Suppressed:  | 0%    |

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1:         | $35,000 |
| Priority Class 2:         | $54,600 |
| Priority Class 3:         | $0      |
| Grand Total:              | $89,600 |

Project Construction Cost per Square Foot: $74.67
Total Facility Replacement Construction Cost: $90,000
Facility Replacement Cost per Square Foot: $75
FCNI: 100%
The Comfort Station #5 – Group Use is a concrete masonry and steel framed structure with a standing seam metal roof on a concrete slab-on-grade foundation. It provides restroom and shower facilities with sinks and flush toilets. There is a propane fired heater in the pipe chase/janitor's room but no heat in the restrooms. There is also a 50 gallon electric water heater inside.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof. This shall include sealing or other applied finishes, caulking around flashing, fixtures, and other penetrations to keep the building in a weather tight condition. It is recommended that this project be implemented 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and every 5-6 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

**JANITORS CLOSET REPAIRS**

The mop sink in the plumbing chase is mounted adjacent to CMU walls 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**

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.

**WATER HEATER REPLACEMENT**

There is a 50 gallon electric 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 electric water heater be installed. The removal and disposal of the existing equipment is included in this estimate.
BUILDING INFORMATION:

Gross Area (square feet): 1,024
Year Constructed: 2003
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $31,572
Priority Class 3: $0
Grand Total: $31,572

Project Construction Cost per Square Foot: $30.83
Total Facility Replacement Construction Cost: $179,000
Facility Replacement Cost per Square Foot: $175
FCNI: 18%
The CCC Day Use CXT Comfort Station is a uni-sex precast structure with a slab-on-grade foundation located in the CCC day use area of the park.

**PRIORITY CLASS 2 PROJECTS**

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

Necessary - Not Yet Critical Two to Four Years

**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 to seal and caulk the building in the next 2-3 years. This project should 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 100
- **Year Constructed:** 2002
- **Exterior Finish 1:** 100%
- **Exterior Finish 2:** %
- **Construction Type:** Precast Concrete
- **IBC Construction Type:** II-N
- **Number of Levels (Floors):** 1
- **Basement?:** No
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $2,000
- **Priority Class 3:** $0
- **Grand Total:** $2,000

- **Project Construction Cost per Square Foot:** $20.00
- **Total Facility Replacement Construction Cost:** $15,000
- **Facility Replacement Cost per Square Foot:** $150
- **FCNI:** 13%
The CCC Water Tower is a native stone structure located in the day use area of the park. It was built in the mid 1930's by the Civilian Conservation Corps. The structure is no longer in use.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $10,000

**Necessary - Not Yet Critical** 

**Two to Four Years**

**CONSERVE AND PROTECT VACANT BUILDING**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 59
- **Year Constructed:** 1934
- **Exterior Finish 1:** 100% Native Stone
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **Basement?** No

**IBC Occupancy Type 1:** 100% U

**IBC Occupancy Type 2:** %

**Construction Type:** Native Stone

**IBC Construction Type:** V-B

**Percent Fire Supressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0 
  
  **Project Construction Cost per Square Foot:** $169.49

- **Priority Class 2:** $10,000 
  
  **Total Facility Replacement Construction Cost:** $6,000

- **Priority Class 3:** $0 
  
  **Facility Replacement Cost per Square Foot:** $100

- **Grand Total:** $10,000 
  
  **FCNI:** 167%
PARK RESIDENCE
BUILDING REPORT

The Park Residence is a modular home for the eastern region parks manager located above the main maintenance yard. It contains bedrooms, bathrooms, a kitchen and dining area and living spaces. There is a propane fired HVAC unit. It was completely renovated in 2007.

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Exterior Finishes</th>
<th>Project Index #: 1059EXT1</th>
<th>Construction Cost</th>
<th>$9,100</th>
</tr>
</thead>
<tbody>
<tr>
<td>It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof. This shall include sealing, painting, staining or other applied finishes, caulking around flashing, fixtures, and other penetrations to keep the building in a weather tight condition. It is recommended that this project be implemented 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flooring Replacement</td>
<td>Project Index #: 1059INT2</td>
<td>Construction Cost</td>
<td>$7,280</td>
</tr>
<tr>
<td>The linoleum and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for the removal and the disposal of the existing flooring and the installation of new linoleum with a 6&quot;cove base and a heavy duty commercial grade carpet.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Handrail &amp; Concrete Landing Installation</td>
<td>Project Index #: 1059EXT2</td>
<td>Construction Cost</td>
<td>$5,000</td>
</tr>
<tr>
<td>The entry deck and stairs/landing do not meet current code. This project would provide for a guardrail around the deck, guardrail and handrail at the stairs and a 4&quot; thick concrete landing at the bottom of the stairs. The 2018 IBC Chapter 10, Section's 1009.4, 1012 and 1013 were used as references for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof Replacement</td>
<td>Project Index #: 1059EXT3</td>
<td>Construction Cost</td>
<td>$13,650</td>
</tr>
<tr>
<td>The single-ply membrane 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 single-ply roofing system which will be installed directly over the existing metal roof. This will allow the roof to qualify for the statewide roofing program warranty and preventative maintenance agreement.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Bollards</td>
<td>Project Index #: 1059SIT1</td>
<td>Construction Cost</td>
<td>$6,000</td>
</tr>
<tr>
<td>The Park Residence utilizes a propane tank for the home. The above ground propane tank requires bollards for protection from vehicle impact per IFC 2018. This project would provide for the purchase and installation of 6 - 8&quot; concrete filled steel bollards to protect the propane tank.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SITE DRAINAGE UPGRADES
The grade does not slope away effectively from the buildings. This allows water to pool against the skirting. In the winter months, as the water freezes against the skirting, and over time, this can cause damage. It is recommended per IBC 1804.3 Site Grading that the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. This project would create a 5% slope away from the buildings. Additional drainage swales shall be installed, as needed. It is recommended that the grading be completed within 2-3 years.

PRIORITY CLASS 3 PROJECTS

Long-Term Needs

Four to Ten Years

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and every 5-6 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

BUILDING INFORMATION:

Gross Area (square feet): 910
Year Constructed: 1990
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $46,030
Priority Class 3: $9,100
Grand Total: $55,130

Project Construction Cost per Square Foot: $60.58
Total Facility Replacement Construction Cost: $68,000
Facility Replacement Cost per Square Foot: $75
FCNI: 81%
METAL STORAGE SHED #4
BUILDING REPORT

The Metal Storage Shed #4 is a portable steel building on a concrete slab-on-grade foundation. It is located in the main yard along the east side of the property.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $500

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 1057EXT1

Construction Cost $500

DEMOLISH BUILDING

The metal storage shed is in extremely poor condition and the roof is damaged. This project would provide for the demolition of the structure including debris removal.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

BUILDING INFORMATION:

Gross Area (square feet): 261
Year Constructed: 1980
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: %
Construction Type: Portable Steel Building
IBC Construction Type: V-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $1.92
Priority Class 2: $500 Total Facility Replacement Construction Cost: $3,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $10
Grand Total: $500 FCNI: 17%
WOOD STORAGE SHED #3
BUILDING REPORT

The Wood Storage Shed #3 is a wood framed structure with a wood shingle roofing system on a concrete slab-on-grade foundation. It is located on the east of the Wood Shop.

PRIORITIZED CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: $1,470
Currently Critical
Immediate to Two Years

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
<th>$1,470</th>
</tr>
</thead>
</table>

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. Due to the current condition of the exterior, it is recommended that this project be implemented immediately 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

PRIORITIZED CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $2,205
Necessary - Not Yet Critical
Two to Four Years

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
<th>$2,205</th>
</tr>
</thead>
</table>

ROOF REPLACEMENT

The wood shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>147</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1964</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Painted Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>% Ripe Wood Siding</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1 Basement? No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % S-2</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>%</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>Wood Framing</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0 %</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $1,470 | Project Construction Cost per Square Foot: | $25.00 |
| Priority Class 2: | $2,205 | Total Facility Replacement Construction Cost: | $4,000 |
| Priority Class 3: | 0 | Facility Replacement Cost per Square Foot: | $25 |
| Grand Total:     | $3,675 | FCNI: | 92% |
WOOD STORAGE SHED #2
BUILDING REPORT

The Wood Storage Shed #2 is a wood framed structure with a metal roofing system on a concrete slab-on-grade foundation. It is located east of the Wood Shop.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $1,020

Necessary - Not Yet Critical Two to Four Years

Project Index #: 1055EXT1
Construction Cost $1,020

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof. This shall include sealing or other applied finishes, caulking around flashing, fixtures, and other penetrations to keep the building in a weather tight condition. It is recommended that this project be implemented 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

BUILDING INFORMATION:

Gross Area (square feet): 102
Year Constructed: 1983
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$10.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$1,020</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$3,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$25</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$1,020</td>
<td>FCNI:</td>
<td>34%</td>
</tr>
</tbody>
</table>
METAL STORAGE SHED #1

BUILDING REPORT

The Metal Storage Shed #1 is a steel building on a concrete slab-on-grade foundation. It is located at the top of the road next to the old residence.

PRIORITY CLASS 2 PROJECTS

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including sealing and caulking around, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2-3 years 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

BUILDING INFORMATION:

Gross Area (square feet): 266
Year Constructed: 1982
Exterior Finish 1: 100% Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No
Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot: $10.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$2,660</td>
<td>Total Facility Replacement Construction Cost: $3,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot: $10</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$2,660</td>
<td>FCNI: 89%</td>
</tr>
</tbody>
</table>

Project Index #: 1054EXT1
Construction Cost $2,660
The Miller's Point CCC Ramada is wood post and beam structure with a willow wood framed roof built by the Civilian Conservation Corps in the mid 1930's.

**HISTORIC BUILDING MAINTENANCE**

The wood structure is over 82 years old and there are numerous areas where the wood is splitting, warping and deteriorating. This is also an exhibit for the park and requires maintenance time to display the artifacts and maintain the signage. This project would provide for sealing the wood, replacing wood roof shingles as needed and maintaining the exhibit in a state of arrested decay. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate. It is recommended that the work be done in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 306
- **Year Constructed:** 1934
- **Exterior Finish 1:** 100% Open / Wood Posts
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **Basement:** No

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $4,590
- **Priority Class 3:** $0
- **Grand Total:** $4,590

- **Project Construction Cost per Square Foot:** $15.00
- **Total Facility Replacement Construction Cost:** $3,000
- **Facility Replacement Cost per Square Foot:** $10
- **FCNI:** 153%
GROUP RAMADA #2
BUILDING REPORT

The Group Ramada #2 is a wood post and beam structure with a standing seam metal roof and a slab-on-grade foundation. The Ramada is located in the group use area.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs Four to Ten Years

CONCRETE SLAB-ON-GRADE INSTALLATION
Group Ramada #2 has a dirt floor area underneath the structure. This project would provide for the installation of a concrete slab-on-grade, 3-1/2 inches thick, underneath the structure. Included in this estimate is a 3-1/2 inches thick concrete walkway from the parking area to the Ramada. 800 square feet of concrete was used to generate this estimate. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

EXTERIOR FINISHES
It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting or staining of the structure and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

- **Gross Area (square feet):** 680
- **Year Constructed:** 1962
- **Exterior Finish 1:** 100 % Open / Wood Post
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100 % U
- **IBC Occupancy Type 2:** %
- **Construction Type:** Wood Post & Beam
- **IBC Construction Type:** V-B
- **Percent Fire Supressed:** 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- **Priority Class 1:** $0
- **Priority Class 2:** $0
- **Priority Class 3:** $13,200
- **Grand Total:** $13,200

- **Project Construction Cost per Square Foot:** $19.41
- **Total Facility Replacement Construction Cost:** $17,000
- **Facility Replacement Cost per Square Foot:** $25
- **FCNI:** 78%

Site number: 9947
Survey Date: 4/5/2017
GROUP RAMADA #1
BUILDING REPORT

Group Ramada #1 is a wood post and beam structure with a standing seam metal roof and a concrete slab-on-grade foundation. This facility is located in the group use area.

PRIORITY CLASS 1 PROJECTS
Currently Critical

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

GROUP USE AREA IMPROVEMENTS

The group use area is not ADA compliant. This area should be scheduled for improvements. Currently, the picnic tables under the Group Ramada #1 are not ADA complaint. 5% of the picnic tables are required to be in compliance per IBC 2018 and ICC ANSI-A117.1-2009. This project would provide for the purchase and installation of 1 new ADA accessible picnic table.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs

Total Construction Cost for Priority 3 Projects: $6,800

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting or staining 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

BUILDING INFORMATION:
- Gross Area (square feet): 680
- Year Constructed: 1962
- Exterior Finish 1: 100 % Open / Wood Posts
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement?: No
- Percent Fire Suppressed: 0 %

IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: %
Construction Type: Wood Post & Beam
IBC Construction Type: V-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
- Priority Class 1: $1,000
- Priority Class 2: $0
- Priority Class 3: $6,800
- Grand Total: $7,800

Project Construction Cost per Square Foot: $11.47
Total Facility Replacement Construction Cost: $17,000
Facility Replacement Cost per Square Foot: $25
FCNI: 46%
CCC RAMADA
BUILDING REPORT

The CCC Ramada is a wood post and beam structure with a willow wood framed roof built by the Civilian Conservation Corps in the mid 1930's. It is located in the older day use picnic area.

PRIORITY CLASS 2 PROJECTS
Total Construction Cost for Priority 2 Projects: $8,925
Necessary - Not Yet Critical Two to Four Years

HISTORIC BUILDING MAINTENANCE
The wood structure is over 82 years old and there are numerous areas where the wood is splitting, warping and deteriorating. This is also an exhibit for the park and requires maintenance time to display the artifacts and maintain the signage. This project would provide for sealing the wood, replacing wood roof shingles as needed and maintaining the exhibit in a state of arrested decay. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate. It is recommended that the work be done in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:
- Gross Area (square feet): 595
- Year Constructed: 1934
- Exterior Finish 1: 100% Open / Wood Posts
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Suppressed: 0%
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2: %
- Construction Type: Wood Post & beam
- IBC Construction Type: V-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
- Priority Class 1: $0 Project Construction Cost per Square Foot: $15.00
- Priority Class 2: $8,925 Total Facility Replacement Construction Cost: $6,000
- Priority Class 3: $0 Facility Replacement Cost per Square Foot: $10
- Grand Total: $8,925 FCNI: 149%
MAINTENANCE OFFICE/SHOP
BUILDING REPORT

The Maintenance Office/Shop is an engineered steel building on a concrete slab-on-grade foundation. The insulated building contains offices, a restroom, break room, conference room and a shop area for park maintenance and service tasks. The Department of Wildlife shares a small office area in the facility. The shop has a propane fired gas heater and evaporative cooler and the office areas have a separate HVAC system with air cooled condensing units on the exterior of the building. There is a storage mezzanine in the shop and staff also have storage above the office area accessed by a pull down access stairway.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $120,000</th>
</tr>
</thead>
</table>

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

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

ADA RESTROOM UPGRADE

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 remodeling the Men's and Women's restrooms per ADA regulations. 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

BATTERY STORAGE

Section 608 of the 2018 IFC explains the requirements for stationary storage of battery systems. This project will provide funding for the proper way to store, charge and/or use batteries indoors. IFC Section 608 states 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 would provide funding for the requirement of Section 608 of the 2018 IFC.
BREAK ROOM REMODEL

The kitchenette and associated cabinets in the employee break room are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes the removal and the disposal of the existing materials.

Project Index #: 1040ADA4
Construction Cost $15,000

SAFETY CABINETS

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 for two self-closing hazardous storage containers 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.

Project Index #: 1040SFT3
Construction Cost $10,000

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $182,400

EXIT SIGN AND EGRESS LIGHTING

The building does not have emergency lighting 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.

Project Index #: 1040SFT2
Construction Cost $22,000

HVAC EQUIPMENT REPLACEMENT

The HVAC systems are original to the building and should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. The R-22 refrigerant in the cooling systems are no longer EPA complaint and its production is mandated to be phased out completely by January 1, 2020. This project would provide for installation of a new HVAC systems and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC systems and all required connections to utilities.

Project Index #: 1040HVA1
Construction Cost $60,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and every 5-6 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

Project Index #: 1040INT1
Construction Cost $44,000

LIGHTING UPGRADE

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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

Project Index #: 1040ENR1
Construction Cost $35,200
OVERHEAD DOOR REPLACEMENT

There are two 10'x12' overhead coiling doors which are damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with new manually operated overhead coiling doors.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

Project Index #: 1040EXT2
Construction Cost $10,000

WATER HEATER REPLACEMENT

There is a 40 gallon electric 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 electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 1040PLM1
Construction Cost $2,200

WINDOW REPLACEMENT

The windows are original, double pane construction in metal frames. These older windows 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 6 units. Removal and disposal of the existing windows is included in this estimate.

Project Index #: 1040EXT3
Construction Cost $9,000

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $44,000

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof. This shall include sealing or other applied finishes, caulking around flashing, fixtures, and other penetrations to keep the building in a weather tight condition. It is recommended that this project be implemented in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

BUILDING INFORMATION:

Gross Area (square feet): 4,400
Year Constructed: 1976
Exterior Finish 1: 100% Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 40% B
IBC Occupancy Type 2: 60% S-1
Construction Type: Engineered Steel Building
IBC Construction Type: III-B
Percent Fire Supressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $120,000 Project Construction Cost per Square Foot: $78.73
Priority Class 2: $182,400 Total Facility Replacement Construction Cost: $660,000
Priority Class 3: $44,000 Facility Replacement Cost per Square Foot: $150
Grand Total: $346,400 FCNI: 52%

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Comfort Station #4 - Campground is a brick masonry and wood framed structure with a single-ply membrane roofing system. The wood framed portion has a painted stucco finish. There are Men's and Women's restrooms and showers. It has wall mounted electric heaters and an 80 gallon electric water heater to service the building.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $48,400

<table>
<thead>
<tr>
<th>PRIORITY CLASS 1 PROJECTS</th>
<th>Priority Cost Project Index</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA RESTROOM UPGRADE</td>
<td>1039ADA1</td>
<td>$40,000</td>
</tr>
<tr>
<td>ADA SIGNAGE</td>
<td>1039ADA2</td>
<td>$900</td>
</tr>
</tbody>
</table>

**ADA RESTROOM UPGRADE**

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 remodeling the Men's and Women's restrooms per ADA regulations. 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

**ADA SIDEWALK REPAIR**

The ADA provides for accessibility to sites and services for people with physical limitations. The concrete sidewalk around the building does not meet ADA requirements and is in need of replacement. Settling, spalling and cracking have created a non-ADA compliant path of travel to the restrooms. This project would provide for the removal and replacement of the concrete sidewalk. 500 SF of 4” thick P.C. concrete sidewalk was used for this estimate. 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

**ADA SIGNAGE**

ADA regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with these criteria. It is recommended that applicable signage be installed where required. The 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $20,344

<table>
<thead>
<tr>
<th>PRIORITY CLASS 2 PROJECTS</th>
<th>Priority Cost Project Index</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELECTRIC HEATER REPLACEMENT</td>
<td>1039HVA1</td>
<td>$4,400</td>
</tr>
</tbody>
</table>

**ELECTRIC HEATER REPLACEMENT**

There are two electric heaters in the building that have reached the end of their expected life. This project recommends replacing the electric heaters. The estimate includes removal and disposal of the existing equipment.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.
EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2-3 years 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and every 5-6 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet has several cracks in the concrete and is leaking. This could lead to mold growth if not addressed. This project would provide for a new fiberglass mop sink and 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

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.

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet): 308</th>
<th>IBC Occupancy Type 1: 100 % B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed: 1971</td>
<td>IBC Occupancy Type 2: %</td>
</tr>
<tr>
<td>Exterior Finish 1: 70 %</td>
<td>Painted Stucco / EIFS</td>
</tr>
<tr>
<td>Exterior Finish 2: 30 %</td>
<td>Brick Masonry</td>
</tr>
<tr>
<td>Construction Type: Brick Masonry &amp; Wood Framing</td>
<td></td>
</tr>
<tr>
<td>Number of Levels (Floors): 1</td>
<td>IBC Construction Type: V-B</td>
</tr>
<tr>
<td>Basement? No</td>
<td>Percent Fire Suppressed: 0 %</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: $48,400 | Project Construction Cost per Square Foot: $223.19 |
| Priority Class 2: $20,344  | Total Facility Replacement Construction Cost: $54,000 |
| Priority Class 3: $0       | Facility Replacement Cost per Square Foot: $175    |
| Grand Total: $68,744       | FCNI: 127%                                          |
MILLER'S POINT COMFORT STATION #3 BUILDING REPORT

The Miller's Point Comfort Station #3 is a brick masonry structure with a standing seam metal roof on a concrete slab-on-grade foundation.

Prioritity Class 2 Projects

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Total Construction Cost for Priority 2 Projects</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1038EXT1</td>
<td>$2,400</td>
<td>$1,200</td>
</tr>
</tbody>
</table>

Exterior Finishes

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof. This shall include sealing or other applied finishes, caulking around flashing, fixtures, and other penetrations to keep the building in a weather tight condition. It is recommended that this project be implemented 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

Interior Finishes

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and every 5-6 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

Building Information:

- Gross Area (square feet): 120
- Year Constructed: 1996
- Exterior Finish 1: 100% Brick Masonry
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Suppressed: 0%

Prioritity Class Cost Totals Summary:

- Priority Class 1: $0
- Priority Class 2: $2,400
- Priority Class 3: $0
- Grand Total: $2,400

- Project Construction Cost per Square Foot: $20.00
- Total Facility Replacement Construction Cost: $24,000
- Facility Replacement Cost per Square Foot: $200

FCNI: 10%
The Campground Storage is a wood framed structure with metal siding and roof on a concrete slab-on-grade foundation. It used to be a restroom and was converted to supply storage for the campground facilities.

**PRIORIDAD CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $1,170

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #:** 1037INT1

**Construction Cost** $1,170

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and every 5-6 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

**PRIORIDAD CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $1,170

**Long-Term Needs**

**Four to Ten Years**

**Project Index #:** 1037EXT1

**Construction Cost** $1,170

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4-5 years and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 117
- **Year Constructed:** 1962
- **Exterior Finish 1:** 100% Metal Siding
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Supressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $1,170
- **Priority Class 3:** $1,170
- **Grand Total:** $2,340

**Project Construction Cost per Square Foot:** $20.00

**Total Facility Replacement Construction Cost:** $6,000

**Facility Replacement Cost per Square Foot:** $50

**FCNI:** 39%
The Civilian Conservation Corps constructed Comfort Station # 1 - CCC in 1934 out of native stone. It contains two outhouse style toilets which are no longer being used. It is located in the day use picnic area of the park.

**PRIORITY CLASS 1 PROJECTS**

Total Construction Cost for Priority 1 Projects: $18,000

Currently Critical

**STRUCTURAL RETROFIT**

The timber framing supporting the roof is beginning to fail. The timbers have dried out, cracked, and broken in some areas. The roof material is already falling through in some areas. This project would provide for removing and replacing the timber construction.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

Project Index #: 1036STR1

Construction Cost: $18,000

Project Index #: 1036EXT2

Construction Cost: $2,700

**HISTORIC BUILDING MAINTENANCE**

The wood structure is over 82 years old and there are numerous areas where the wood is splitting, warping and deteriorating. This is also an exhibit for the park and requires maintenance time to display the artifacts and maintain the signage. This project would provide for sealing the wood, replacing wood roof shingles as needed and maintaining the exhibit in a state of arrested decay. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate. It is recommended that the work be done in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 180
- Year Constructed: 1934
- Exterior Finish 1: 100 % Native Stone
- Exterior Finish 2:  %
- Number of Levels (Floors): 1
- Basement?: No
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $18,000
- Priority Class 2: $2,700
- Priority Class 3: $0
- Grand Total: $20,700
- Project Construction Cost per Square Foot: $115.00
- Total Facility Replacement Construction Cost: $4,000
- Facility Replacement Cost per Square Foot: $25
- FCNI: 518%
The Regional Information Center is a concrete masonry unit and steel framed structure with a single-ply membrane roof and has a concrete slab-on-grade foundation. There are restrooms, a display and retail area, small office spaces and an area where the public can view interpretive videos of the State Parks. The building has an HVAC system with an air cooled condensing unit on the exterior of the building. The entrance to the facility has some CMU monuments of the various eastern Nevada State Parks.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $29,450</th>
</tr>
</thead>
</table>

**ADA ACCESSIBLE COUNTER**

The plastic laminate countertop in the gift shop is not ADA compliant. This project would provide funding for the removal of the existing countertop and installation of a new plastic laminate countertop. Section 904.4 of the ADA Standards for Accessible Design states that a portion of the counter surface that is 36” long minimum and 36” high maximum above the finish floor shall be provided. This project will provide an accessible counter space in accordance with this requirement. 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.

**Project Index #:** 0273ADA4  
**Construction Cost:** $12,750

**ADA DOOR HARDWARE**

The two exterior entrance doors are on an accessible path of travel, but the door hardware and threshold are not compliant. This project would provide for ADA compliant door hardware and threshold on the exterior door. ADA complaint signage is also included in this project. ADAAG Guidelines - 2010 was referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

**Project Index #:** 0273ADA3  
**Construction Cost:** $2,800

**ADA SIGNAGE**

The building is lacking ADA signage. ADA regulations pertaining to building access, route of travel and restrooms have established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms. ADAAG Guidelines - 2010 was referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

**Project Index #:** 0273ADA2  
**Construction Cost:** $2,000

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

**Project Index #:** 0273ADA1  
**Construction Cost:** $2,000
EXIT SIGN UPGRADE

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. IBC - 2018 Chapter 10 was referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $58,000

Necessary - Not Yet Critical Two to Four Years

AIR CONDITIONER INSTALLATION

The theater room is not sufficiently cooled by the existing HVAC system. It is recommended to install an air conditioning system in the theater room to ensure that the temperature is properly regulated. This project would provide for the purchase and installation of an air conditioner including all required connections to existing utilities.

CONCRETE REPLACEMENT

The concrete patio at the entrance to the building does not drain properly and is showing signs of failure. It is important to maintain positive drainage away from the building to protect it from moisture penetration. The existing concrete is also settling and cracking and should be scheduled for replacement. This project would provide for replacing approximately 1,500 square feet of concrete including removal and disposal of the existing concrete. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

ELECTRIC HEATER REPLACEMENT

There are six electric heaters in the building that have reached the end of their expected life. This project recommends replacing the electric heaters. The estimate includes removal and disposal of the existing equipment. This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

EXHAUST FAN REPLACEMENT

Many of the exhaust fans in the restrooms and shower areas were inoperative and/or damaged at the time of the survey. Due to building code requirements and excessive humidity concerns, this project would provide funding for the purchase and installation of high volume commercial exhaust fans.

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof. This shall include sealing or other applied finishes, caulking around flashing, fixtures, and other penetrations to keep the building in a weather tight condition. It is recommended that this project be implemented 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 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.
HVAC EQUIPMENT REPLACEMENT

The HVAC system is original to the building and should be scheduled for replacement. It is not energy efficient and has reached the end of its expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA complaint and its production is mandated to be phased out completely by January 1, 2020. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

Project Index #: 0273HVA2
Construction Cost $15,000

WATER HEATER REPLACEMENT

The average life span of a water heater is eight to ten years. The two existing 10 gallon propane fired water heaters in the building have reached the end of their expected life and are not energy efficient. This project would provide for the removal and disposal of the old water heaters and installation of two new 10 gallon propane fired water heaters.

This project or a portion thereof was previously recommended in the FCA report dated 09/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

Project Index #: 0273PLM1
Construction Cost $1,000

BUILDING INFORMATION:

Gross Area (square feet): 1,200
Year Constructed: 1996
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: V-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $29,450 | Project Construction Cost per Square Foot: $72.88 |
| Priority Class 2: | $58,000 | Total Facility Replacement Construction Cost: $390,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: $325 |
| Grand Total: | $87,450 | FCNI: 22% |

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
Cathedral Gorge State Park - Site #9947
Description: Miller Point Sidewalk, Handrail & Erosion Control Project.

Cathedral Gorge State Park - Site #9947
Description: Slurry Seal Asphalt Paving.
Cathedral Gorge State Park - Site #9947
Description: Exterior Finishes of Typical Shade Ramadas.

Regional Information Center - Building #0273
Description: Exterior of the Building.
Regional Information Center - Building #0273
Description: Water Heater Replacement.

Regional Information Center - Building #0273
Description: HVAC Equipment Replacement.
Comfort Station #1 - CCC - Building #1036
Description: Exterior of the Building.

Comfort Station #1 - CCC - Building #1036
Description: Structural Retrofit.
Campground Storage - Building #1037
Description: Exterior Finishes of the Building.

Miller’s Point Comfort Station #3 - Building #1038
Description: Exterior View of the Building.
Comfort Station #4 - Campground - Building #1039
Description: ADA Restroom Upgrade.

Comfort Station #4 - Campground - Building #1039
Description: Water Heater Replacement.
Maintenance Office / Shop - Building #1040
Description: Exterior of the Building.

Maintenance Office / Shop - Building #1040
Description: Break Room Remodel.
Maintenance Office / Shop - Building #1040
Description: Lighting Upgrade.

CCC Ramada - Building #1042
Description: Exterior of the Building.
Group Ramada #1 - Building #1043
Description: Exterior of the Structure.

Group Ramada #2 - Building #1044
Description: Exterior of the Structure.
Typical Campground Ramadas
Description: Finish of the Structures.

Miller’s Point CCC Ramada - Building #1053
Description: Exterior of the Structure.
Metal Storage Shed #1 - Building #1054
Description: Exterior of the Building.

Wood Storage Shed #2 - Building #1055
Description: Exterior of the Building.
Wood Storage Shed #3 - Building #1056
Description: Exterior of the Building.

Metal Storage Shed #4 - Building #1057
Description: Exterior of the Building.
Park Residence - Building #1059
Description: Exterior of the Building.

CCC Water Tower - Building #1060
Description: View of Water Tower.
CCC Day Use CXT Comfort Station - Building #2256
Description: Exterior of the Building.

Comfort Station #5 – Group Use - Building #2936
Description: Exterior of the Structure.
Wood Shop - Building #2939
Description: Exterior of the Building.

Wood Shop - Building #2939
Description: Interior of the Building.
NDOW Storage Shed - Building #2940
Description: Exterior of the Building.