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

CATHEDRAL GORGE STATE PARK

Post Office Box 176
Panaca, Nevada 89042

Site Number: 9947
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.

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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
1036	COMFORT STATION #1 - CCC	180	1934	4/5/2017	$18,000	$2,700	$0	$20,700	$4,500	460%
	P. O. Box 176 Cathedral Gorge									
1060	CCC WATER TOWER	59	1934	4/5/2017	$0	$10,000	$0	$10,000	$5,900	169%
	P. O. Box 176 Cathedral Gorge									
2940	NDOW STORAGE SHED	420	2004	4/5/2017	$0	$11,200	$6,300	$17,500	$10,500	167%
	P. O. Box 176 Cathedral Gorge									
1053	MILLER'S POINT CCC RAMADA	306	1934	4/5/2017	$0	$4,590	$0	$4,590	$3,060	150%
	P. O. Box 176 Cathedral Gorge									
1042	CCC RAMADA	595	1934	4/5/2017	$0	$8,925	$0	$8,925	$5,950	150%
	P. O. Box 176 Cathedral Gorge									
1039	COMFORT STATION #4 - CAMPGROUND	308	1971	4/5/2017	$48,400	$20,344	$0	$68,744	$53,900	128%
	P. O. Box 176 Cathedral Gorge									
1054	METAL STORAGE SHED #1	266	1982	4/5/2017	$0	$2,660	$0	$2,660	$2,660	100%
	P. O. Box 176 Cathedral Gorge									
1056	WOOD STORAGE SHED #3	147	1964	4/5/2017	$1,470	$2,205	$0	$3,675	$3,675	100%
	P. O. Box 176 Cathedral Gorge									
2939	WOOD SHOP	1200	2002	4/5/2017	$35,000	$54,600	$0	$89,600	$90,000	100%
	P. O. Box 176 Cathedral Gorge									
2941	RESIDENCE SHED #5	280	2004	4/5/2017	$0	$6,160	$0	$6,160	$7,000	88%
	P. O. Box 176 Cathedral Gorge									
1059	PARK RESIDENCE	910	1990	4/5/2017	$0	$46,030	$9,100	$55,130	$68,250	81%
	P. O. Box 176 Cathedral Gorge									
1044	GROUP RAMADA #2	680	1962	4/5/2017	$0	$0	$13,200	$13,200	$17,000	78%
	P. O. Box 176 Cathedral Gorge									
1040	MAINTENANCE OFFICE/ SHOP	4400	1976	4/5/2017	$120,000	$182,400	$44,000	$346,400	$660,000	52%
	P. O. Box 176 Cathedral Gorge									
1043	GROUP RAMADA #1	680	1962	4/5/2017	$1,000	$0	$6,800	$7,800	$17,000	46%
	P. O. Box 176 Cathedral Gorge									
1037	CAMPGROUND STORAGE	117	1962	4/5/2017	$0	$1,170	$1,170	$2,340	$5,850	40%
	P. O. Box 176 Cathedral Gorge									

Site number: 9947

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
1055	WOOD STORAGE SHED #2	102	1983	4/5/2017	$0	$1,020	$0	$1,020	$2,550	40%
	P. O. Box 176 Cathedral Gorge									
0273	REGIONAL INFORMATION CENTER	1200	1996	4/5/2017	$29,450	$58,000	$0	$87,450	$390,000	22%
	P. O. Box 176 Cathedral Gorge									
1057	METAL STORAGE SHED #4	261	1980	4/5/2017	$0	$500	$0	$500	$2,610	19%
	P. O. Box 176 Cathedral Gorge									
2936	COMFORT STATION #5 - GROUP USE	1024	2003	4/5/2017	$0	$31,572	$0	$31,572	$179,200	18%
	P. O. Box 176 Cathedral Gorge									
2256	CCC DAY USE CXT COMFORT STATION	100	2002	4/5/2017	$0	$2,000	$0	$2,000	$15,000	13%
	P. O. Box 176 Cathedral Gorge									
1038	MILLER'S POINT COMFORT STATION #3	120	1996	4/5/2017	$0	$2,400	$0	$2,400	$24,000	10%
	P. O. Box 176 Cathedral Gorge									
3711	CAMPGROUND KIOSK	32	2002	4/5/2017	$0	$0	$0			0%
	P. O. Box 176 Cathedral Gorge									
3710	FEE STATION KIOSK	32	2002	4/5/2017	$0	$0	$0			0%
	P. O. Box 176 Cathedral Gorge									
3709	CCC KIOSK	32	2002	4/5/2017	$0	$0	$0			0%
	P. O. Box 176 Cathedral Gorge									
3708	OIL STORAGE BUILDING	540	2006	4/5/2017	$0	$0	$0			0%
	P. O. Box 176 Cathedral Gorge									
9947	CATHEDRAL GORGE STATE PARK SITE			4/5/2017	$0	$1,000,000	$137,831	$1,137,831		0%
	P. O. Box 176 Cathedral Gorge									
1050	CAMPGROUND RAMADA #06	151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176 Cathedral Gorge									
1045	CAMPGROUND RAMADA #01	151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176 Cathedral Gorge									
1051	CAMPGROUND RAMADA #07	151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176 Cathedral Gorge									
1049	CAMPGROUND RAMADA #05	151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176 Cathedral Gorge									
1048	CAMPGROUND RAMADA #04	151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176 Cathedral Gorge									

Site number: 9947

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
1047	CAMPGROUND RAMADA #03		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1046	CAMPGROUND RAMADA #02		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1921	CAMPGROUND RAMADA #13		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1052	CAMPGROUND RAMADA #08		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1928	CAMPGROUND RAMADA #20		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
3919	RADIO REPAIR SHOP		1500	2019						$388,841	
	333 Cathedral Gorge Rd	Panaca									
2938	ADA CAMPGROUND RAMADA #28		151	2003	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
2937	ADA CAMPGROUND RAMADA #27		151	2003	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1934	MILLER'S POINT RAMADA #26		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1933	MILLER'S POINT RAMADA #25		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1932	MILLER'S POINT RAMADA #24		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1931	MILLER'S POINT RAMADA #23		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P.O. Box 176	Cathedral Gorge									
1919	CAMPGROUND RAMADA #11		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1929	CAMPGROUND RAMADA #21		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1917	CAMPGROUND RAMADA #09		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1927	CAMPGROUND RAMADA #19		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									

Site number: 9947

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
1926	CAMPGROUND RAMADA #18		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1925	CAMPGROUND RAMADA #17		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1924	CAMPGROUND RAMADA #16		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1923	CAMPGROUND RAMADA #15		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1922	CAMPGROUND RAMADA #14		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1920	CAMPGROUND RAMADA #12		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1918	CAMPGROUND RAMADA #10		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
1930	CAMPGROUND RAMADA #22		151	1995	4/5/2017	$0	$0	$0		$3,020	
	P. O. Box 176	Cathedral Gorge									
	Report Totals.....:		**19,719**			**$253,320**	**$1,448,476**	**$218,401**	**$1,920,197**	**$2,042,006**	**94%**

Acronyms List

Acronym	Definition
Building Codes, Laws, Regulations and Guidelines	
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 National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
State of Nevada	
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
Miscellaneous	
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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WOOD STORAGE SHED #3	**1056**	
WOOD STORAGE SHED #2	**1055**	
METAL STORAGE SHED #1	**1054**	
MILLER'S POINT CCC RAMADA	**1053**	
CAMPGROUND RAMADA #08	**1052**	No Current Projects
CAMPGROUND RAMADA #07	**1051**	No Current Projects
CAMPGROUND RAMADA #06	**1050**	No Current Projects
CAMPGROUND RAMADA #05	**1049**	No Current Projects
CAMPGROUND RAMADA #04	**1048**	No Current Projects
CAMPGROUND RAMADA #03	**1047**	No Current Projects
CAMPGROUND RAMADA #02	**1046**	No Current Projects
CAMPGROUND RAMADA #01	**1045**	No Current Projects
GROUP RAMADA #2	**1044**	
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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

EXTERIOR HANDRAIL INSTALLATION

Construction Cost $1,000,000

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

EXTERIOR FINISHES, SHADE RAMADAS

Construction Cost $8,456

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.

Project Index #: 9947SIT1

SLURRY SEAL ASPHALT PAVING

Construction Cost $129,375

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**

RESIDENCE SHED #5

BUILDING REPORT

The Residence Shed #5 is a portable steel structure located adjacent to the Park Residence. The building is used for storage.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $6,160**

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

Project Index #: 2941EXT1

EXTERIOR FINISHES

Construction Cost $2,800

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 #: 2941ENR1

LIGHTING UPGRADE

Construction Cost $3,360

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**	**IBC Occupancy Type 1:**	**100 % S-2**
Year Constructed:	**2004**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	**Portable Steel Building**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project 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%**

NDOW STORAGE SHED

BUILDING REPORT

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $11,200**

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

Project Index #: 2940EXT1

EXTERIOR FINISHES

Construction Cost $4,200

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 #: 2940SFT1

EXTERIOR LANDING INSTALLATION

Construction Cost $5,000

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.

Project Index #: 2940EXT3

GARAGE DOOR REPLACEMENT

Construction Cost $2,000

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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $6,300**

Long-Term Needs **Four to Ten Years**

Project Index #: 2940EXT2

ROOF REPLACEMENT

Construction Cost $6,300

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**	**IBC Occupancy Type 1:**	**100 % S-2**
Year Constructed:	**2004**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	**Portable Steel Building**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**III-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$41.67**
Priority Class 2:	**$11,200**	**Total Facility Replacement Construction Cost:**	**$10,000**
Priority Class 3:	**$6,300**	**Facility Replacement Cost per Square Foot:**	**$25**
Grand Total:	**$17,500**	**FCNI:**	**175%**

WOOD SHOP

BUILDING REPORT

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 **Total Construction Cost for Priority 1 Projects: $35,000**

Currently Critical **Immediate to Two Years**

Project Index #: 2939ADA1

ADA RESTROOM UPGRADE **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.

Project Index #: 2939ENV1

DUST COLLECTION SYSTEM REPLACEMENT **Construction Cost $20,000**

The building has a woodshop which has an inoperative dust collection system. The existing exhaust fan is undersized for the equipment being used. This project recommends the replacement of the dust collection system with a higher capacity system, including the fan, motor and ducting to each piece of equipment.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $54,600**

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

Project Index #: 2939EXT2

EXTERIOR DOOR REPLACEMENT **Construction Cost $9,000**

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 south double door assembly and the north single door assembly with new metal doors, frames and hardware. The removal and disposal of the existing doors is included in this estimate.

Project Index #: 2939EXT1

EXTERIOR FINISHES **Construction Cost $12,000**

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 #: 2939INT1

INTERIOR FINISHES **Construction Cost $12,000**

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 #: 2939ENR1

LIGHTING UPGRADE **Construction Cost $9,600**

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 #: 2939SIT1

SITE DRAINAGE UPGRADES **Construction Cost $12,000**

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:

Gross Area (square feet):	**1,200**	**IBC Occupancy Type 1:**	**100 % F-1**
Year Constructed:	**2002**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	**Engineered Steel Building**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**III-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$35,000**	**Project Construction Cost per Square Foot:**	**$74.67**
Priority Class 2:	**$54,600**	**Total Facility Replacement Construction Cost:**	**$90,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$75**
Grand Total:	**$89,600**	**FCNI:**	**100%**

COMFORT STATION #5 - GROUP USE

BUILDING REPORT

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $31,572**

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

Project Index #: 2936EXT1

EXTERIOR FINISHES

Construction Cost $10,240

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 #: 2936INT1

INTERIOR FINISHES

Construction Cost $10,240

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 #: 2936INT2

JANITORS CLOSET REPAIRS

Construction Cost $1,400

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.

Project Index #: 2936ENR1

LIGHTING UPGRADE

Construction Cost $8,192

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.

Project Index #: 2936PLM1

WATER HEATER REPLACEMENT

Construction Cost $1,500

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**	**IBC Occupancy Type 1:**	**100 % B**
Year Constructed:	**2003**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units & Steel**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**III-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$30.83**
Priority Class 2:	**$31,572**	**Total Facility Replacement Construction Cost:**	**$179,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$175**
Grand Total:	**$31,572**	**FCNI:**	**18%**

CCC DAY USE CXT COMFORT STATION

BUILDING REPORT

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**

Project Index #: 2256EXT1

EXTERIOR/ INTERIOR FINISHES **Construction Cost $2,000**

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**	**IBC Occupancy Type 1:**	**100 % B**
Year Constructed:	**2002**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Precast Concrete**	**Construction Type:**	**Precast Concrete**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**II-N**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$20.00**
Priority Class 2:	**$2,000**	**Total Facility Replacement Construction Cost:**	**$15,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$150**
Grand Total:	**$2,000**	**FCNI:**	**13%**

CCC WATER TOWER

BUILDING REPORT

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**

Project Index #: 1060EXT3

CONSERVE AND PROTECT VACANT BUILDING **Construction Cost $10,000**

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**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1934**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Native Stone**	**Construction Type:**	**Native Stone**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**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 **Total Construction Cost for Priority 2 Projects: $46,030**

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

Project Index #: 1059EXT1

EXTERIOR FINISHES

Construction Cost $9,100

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.

Project Index #: 1059INT2

FLOORING REPLACEMENT

Construction Cost $7,280

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"cove base and a heavy duty commercial grade carpet.

Project Index #: 1059EXT2

HANDRAIL & CONCRETE LANDING INSTALLATION

Construction Cost $5,000

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" 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.

Project Index #: 1059EXT3

ROOF REPLACEMENT

Construction Cost $13,650

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.

Project Index #: 1059SIT1

SITE BOLLARDS

Construction Cost $6,000

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" concrete filled steel bollards to protect the propane tank.

Project Index #: 1059SIT2

SITE DRAINAGE UPGRADES **Construction Cost $5,000**

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 **Total Construction Cost for Priority 3 Projects: $9,100**

Long-Term Needs **Four to Ten Years**

Project Index #: 1059INT1

INTERIOR FINISHES **Construction Cost $9,100**

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**	**IBC Occupancy Type 1:**	**100 % R-3**
Year Constructed:	**1990**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	**Modular Home**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$60.58**
Priority Class 2:	**$46,030**	**Total Facility Replacement Construction Cost:**	**$68,000**
Priority Class 3:	**$9,100**	**Facility Replacement Cost per Square Foot:**	**$75**
Grand Total:	**$55,130**	**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

DEMOLISH BUILDING **Construction Cost $500**

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**	**IBC Occupancy Type 1:**	**100 % S-2**
Year Constructed:	**1980**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	**Portable Steel Building**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

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.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $1,470**

Currently Critical **Immediate to Two Years**

Project Index #: 1056EXT1

EXTERIOR FINISHES

Construction Cost $1,470

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $2,205**

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

Project Index #: 1056EXT2

ROOF REPLACEMENT

Construction Cost $2,205

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:

Gross Area (square feet):	**147**	**IBC Occupancy Type 1:**	**100 % S-2**
Year Constructed:	**1964**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	**Wood Framing**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

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

EXTERIOR FINISHES

Construction Cost $1,020

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**	**IBC Occupancy Type 1:**	**100 % S-2**
Year Constructed:	**1983**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	**Wood Framing**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$10.00**
Priority Class 2:	**$1,020**	**Total Facility Replacement Construction Cost:**	**$3,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$25**
Grand Total:	**$1,020**	**FCNI:**	**34%**

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 **Total Construction Cost for Priority 2 Projects: $2,660**

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

Project Index #: 1054EXT1

EXTERIOR FINISHES

Construction Cost $2,660

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**	**IBC Occupancy Type 1:**	**100 % S-2**
Year Constructed:	**1982**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	**Portable Steel Building**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$10.00**
Priority Class 2:	**$2,660**	**Total Facility Replacement Construction Cost:**	**$3,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$10**
Grand Total:	**$2,660**	**FCNI:**	**89%**

MILLER'S POINT CCC RAMADA

BUILDING REPORT

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $4,590**

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

Project Index #: 1053EXT2

HISTORIC BUILDING MAINTENANCE **Construction Cost $4,590**

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**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1934**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Open / Wood Posts**	**Construction Type:**	**Wood Post & Beam**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$15.00**
Priority Class 2:	**$4,590**	**Total Facility Replacement Construction Cost:**	**$3,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$10**
Grand Total:	**$4,590**	**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 **Total Construction Cost for Priority 3 Projects: $13,200**

Long-Term Needs **Four to Ten Years**

Project Index #: 1044SIT1

CONCRETE SLAB-ON-GRADE INSTALLATION

Construction Cost $6,400

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.

Project Index #: 1044EXT1

EXTERIOR FINISHES

Construction Cost $6,800

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$19.41**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$17,000**
Priority Class 3:	**$13,200**	**Facility Replacement Cost per Square Foot:**	**$25**
Grand Total:	**$13,200**	**FCNI:**	**78%**

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

Currently Critical **Immediate to Two Years**

Project Index #: 1043ADA1

GROUP USE AREA IMPROVEMENTS **Construction Cost $1,000**

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

Long-Term Needs **Four to Ten Years**

Project Index #: 1043EXT1

EXTERIOR FINISHES **Construction Cost $6,800**

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$1,000**	**Project Construction Cost per Square Foot:**	**$11.47**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$17,000**
Priority Class 3:	**$6,800**	**Facility Replacement Cost per Square Foot:**	**$25**
Grand Total:	**$7,800**	**FCNI:**	**46%**

CCC RAMADA

BUILDING REPORT

The 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. 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**

Project Index #: 1042EXT2

HISTORIC BUILDING MAINTENANCE **Construction Cost $8,925**

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**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1934**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Open / Wood Posts**	**Construction Type:**	**Wood Post & beam**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

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 **Total Construction Cost for Priority 1 Projects: $120,000**

Currently Critical **Immediate to Two Years**

Project Index #: 1040ADA3

ADA PARKING SPACE **Construction Cost $30,000**

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.

Project Index #: 1040ADA1

ADA RESTROOM UPGRADE **Construction Cost $40,000**

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 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.

Project Index #: 1040SFT4

BATTERY STORAGE **Construction Cost $25,000**

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.

Project Index #: 1040ADA4

BREAK ROOM REMODEL **Construction Cost $15,000**

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 #: 1040SFT3

SAFETY CABINETS **Construction Cost $10,000**

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 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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $182,400**

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

Project Index #: 1040SFT2

EXIT SIGN AND EGRESS LIGHTING **Construction Cost $22,000**

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 #: 1040HVA1

HVAC EQUIPMENT REPLACEMENT **Construction Cost $60,000**

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 #: 1040INT1

INTERIOR FINISHES **Construction Cost $44,000**

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 #: 1040ENR1

LIGHTING UPGRADE **Construction Cost $35,200**

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 #: 1040EXT2

OVERHEAD DOOR REPLACEMENT **Construction Cost $10,000**

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 #: 1040PLM1

WATER HEATER REPLACEMENT **Construction Cost $2,200**

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 #: 1040EXT3

WINDOW REPLACEMENT **Construction Cost $9,000**

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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $44,000**

Long-Term Needs **Four to Ten Years**

Project Index #: 1040EXT1

EXTERIOR FINISHES **Construction Cost $44,000**

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**	**IBC Occupancy Type 1:**	**40 % B**
Year Constructed:	**1976**	**IBC Occupancy Type 2:**	**60 % S-1**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	**Engineered Steel Building**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**III-B**
Number of Levels (Floors):	**1 Basement? No**	**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%**

COMFORT STATION #4 - CAMPGROUND

BUILDING REPORT

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**

Currently Critical **Immediate to Two Years**

Project Index #: 1039ADA1

ADA RESTROOM UPGRADE **Construction Cost $40,000**

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 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.

Project Index #: 1039ADA3

ADA SIDEWALK REPAIR **Construction Cost $7,500**

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.

Project Index #: 1039ADA2

ADA SIGNAGE **Construction Cost $900**

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**

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

Project Index #: 1039HVA1

ELECTRIC HEATER REPLACEMENT **Construction Cost $4,400**

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.

Project Index #: 1039EXT1

EXTERIOR FINISHES **Construction Cost $3,080**

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.

Project Index #: 1039INT1

INTERIOR FINISHES **Construction Cost $3,080**

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 #: 1039INT2

JANITORS CLOSET REPAIRS **Construction Cost $2,800**

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.

Project Index #: 1039ENR1

LIGHTING UPGRADE **Construction Cost $2,464**

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.

Project Index #: 1039EXT2

ROOF REPLACEMENT **Construction Cost $4,520**

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:

Gross Area (square feet):	**308**	**IBC Occupancy Type 1:**	**100 % B**
Year Constructed:	**1971**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**70 % Painted Stucco / EIFS**	**Construction Type:**	**Brick Masonry & Wood Framing**
Exterior Finish 2:	**30 % Brick Masonry**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $2,400**

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

Project Index #: 1038EXT1

EXTERIOR FINISHES

Construction Cost $1,200

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 #: 1038INT1

INTERIOR FINISHES

Construction Cost $1,200

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**	**IBC Occupancy Type 1:**	**100 % B**
Year Constructed:	**1996**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Brick Masonry**	**Construction Type:**	**Brick Masonry**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$20.00**
Priority Class 2:	**$2,400**	**Total Facility Replacement Construction Cost:**	**$24,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$2,400**	**FCNI:**	**10%**

CAMPGROUND STORAGE

BUILDING REPORT

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.

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

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

Project Index #: 1037INT1

INTERIOR FINISHES **Construction Cost $1,170**

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.

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

Long-Term Needs **Four to Ten Years**

Project Index #: 1037EXT1

EXTERIOR FINISHES **Construction Cost $1,170**

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**	**IBC Occupancy Type 1:**	**100 % S-2**
Year Constructed:	**1962**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	**Wood Framing**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$20.00**
Priority Class 2:	**$1,170**	**Total Facility Replacement Construction Cost:**	**$6,000**
Priority Class 3:	**$1,170**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$2,340**	**FCNI:**	**39%**

COMFORT STATION #1 - CCC

BUILDING REPORT

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 **Immediate to Two Years**

Project Index #: 1036STR1

STRUCTURAL RETROFIT **Construction Cost $18,000**

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $2,700**

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

Project Index #: 1036EXT2

HISTORIC BUILDING MAINTENANCE **Construction Cost $2,700**

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**	**IBC Occupancy Type 1:**	**100 % B**
Year Constructed:	**1934**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Native Stone**	**Construction Type:**	**Native Stone Masonry**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$18,000**	**Project Construction Cost per Square Foot:**	**$115.00**
Priority Class 2:	**$2,700**	**Total Facility Replacement Construction Cost:**	**$4,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$25**
Grand Total:	**$20,700**	**FCNI:**	**518%**

REGIONAL INFORMATION CENTER

BUILDING REPORT

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 **Total Construction Cost for Priority 1 Projects: $29,450**

Currently Critical **Immediate to Two Years**

Project Index #: 0273ADA4

ADA ACCESSIBLE COUNTER **Construction Cost $12,750**

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 #: 0273ADA3

ADA DOOR HARDWARE **Construction Cost $2,800**

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 #: 0273ADA2

ADA SIGNAGE **Construction Cost $2,000**

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 #: 0273ADA1

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $2,000**

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 #: 0273SFT1

EXIT SIGN UPGRADE **Construction Cost $900**

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.

Project Index #: 0273SFT2

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION **Construction Cost $9,000**

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**

Project Index #: 0273HVA3

AIR CONDITIONER INSTALLATION **Construction Cost $5,000**

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.

Project Index #: 0273SIT1

CONCRETE REPLACEMENT **Construction Cost $15,000**

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.

Project Index #: 0273HVA1

ELECTRIC HEATER REPLACEMENT **Construction Cost $6,000**

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.

Project Index #: 0273HVA4

EXHAUST FAN REPLACEMENT **Construction Cost $4,000**

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.

Project Index #: 0273EXT1

EXTERIOR FINISHES **Construction Cost $12,000**

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 #: 0273HVA2

HVAC EQUIPMENT REPLACEMENT **Construction Cost $15,000**

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 #: 0273PLM1

WATER HEATER REPLACEMENT **Construction Cost $1,000**

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.

BUILDING INFORMATION:

Gross Area (square feet):	**1,200**	**IBC Occupancy Type 1:**	**100 % B**
Year Constructed:	**1996**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Concrete Masonry U**	**Construction Type:**	**Concrete Masonry Units & Steel**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**V-A**
Number of Levels (Floors):	**1 Basement? No**	**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.

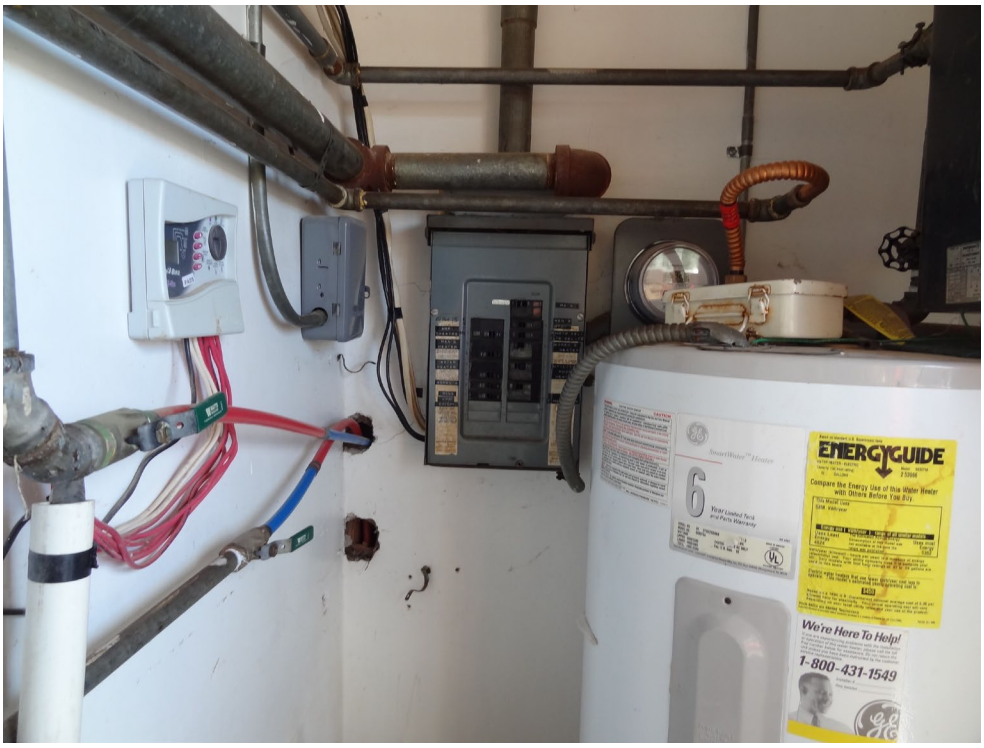
Comfort Station #1 - CCC - Building #1036
Description: Exterior of the Building.

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.