

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

LAHONTAN STATE RECREATION AREA SITE

16799 Lahontan Dam Road
Fallon, Nevada 89406

Site Number: 9959
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in October 2021

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

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

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

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

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

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

Class Definitions

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

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

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

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

PRIORITY CLASS 3 - (Four to Ten Years)

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

Site number: 9959

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
0494	OLD WELL HOUSE (VACANT)	64	1960	6/19/2019	\$0	\$2,500	\$0	\$2,500	\$640	391%
	16799 Lahontan Dam								Lahontan SRA	
3057	LD GARAGE #5	400	1923	6/19/2019	\$0	\$20,000	\$0	\$20,000	\$8,000	250%
	16799 Lahontan Dam								Lahontan SRA	
0498	LD GARAGE #1	400	1923	6/19/2019	\$0	\$24,000	\$0	\$24,000	\$20,000	120%
	16799 Lahontan Dam								Lahontan SRA	
3056	LD GARAGE #4	400	1923	6/19/2019	\$0	\$16,000	\$0	\$16,000	\$20,000	80%
	16799 Lahontan Dam								Lahontan SRA	
3054	WATER TREATMENT PLANT	400	2000	6/19/2019	\$50,000	\$0	\$1,200	\$51,200	\$90,000	57%
	16799 Lahontan Dam								Lahontan SRA	
1336	SEASONAL EMPLOYEES BASE CAMP	588	1976	6/19/2019	\$7,500	\$63,500	\$7,000	\$78,000	\$147,000	53%
	16799 Lahontan Dam								Lahontan SRA	
1326	LD STORAGE #2	120	1923	6/19/2019	\$0	\$7,200	\$0	\$7,200	\$18,000	40%
	16799 Lahontan Dam								Lahontan SRA	
1350	SS RANGER RESIDENCE	900	1981	6/19/2019	\$6,500	\$51,200	\$7,650	\$65,350	\$180,000	36%
	16799 Lahontan Dam								Lahontan SRA	
3053	LD RESIDENCE #4	1400	1930	6/19/2019	\$7,500	\$81,500	\$21,000	\$110,000	\$350,000	31%
	16799 Lahontan Dam								Lahontan SRA	
1343	LD ENTRANCE STATION	300	1979	6/19/2019	\$0	\$17,500	\$3,300	\$20,800	\$90,000	23%
	16799 Lahontan Dam								Lahontan SRA	
1331	LD RESIDENCE #3	890	1923	6/19/2019	\$5,000	\$36,100	\$8,900	\$50,000	\$222,500	22%
	16779 Lahontan Dam								Lahontan SRA	
1327	LD GARAGE #3	400	1923	6/19/2019	\$0	\$0	\$4,000	\$4,000	\$20,000	20%
	16799 Lahontan Dam								Lahontan SRA	
0495	OLD DISTRICT HEADQUARTERS	860	1930	6/19/2019	\$0	\$21,300	\$0	\$21,300	\$129,000	17%
	16799 Lahontan Dam								Lahontan SRA	
1330	LD RESIDENCE #2	1056	1981	6/19/2019	\$5,000	\$25,200	\$12,600	\$42,800	\$264,000	16%
	16781 Lahontan Dam								Lahontan SRA	
1328	SS ENTRANCE STATION	300	1986	6/19/2019	\$0	\$9,000	\$4,500	\$13,500	\$90,000	15%
	16799 Lahontan Dam								Lahontan SRA	

Site number: 9959

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
0493	REGIONAL HEADQUARTERS/MAINTENANCE SHOP	4550	1980	6/19/2019	\$43,000	\$89,800	\$36,450	\$169,250	\$1,137,500	15%
	16799 Lahontan Dam									
	Lahontan SRA									
0592	LD10 CLIVUS RESTROOM	240	1984	6/19/2019	\$0	\$5,700	\$1,200	\$6,900	\$50,000	14%
	16799 Lahontan Dam									
	Lahontan SRA									
0499	LD RESIDENCE #1	1056	1981	6/19/2019	\$5,000	\$19,200	\$11,600	\$35,800	\$264,000	14%
	16783 Lahontan Dam									
	Lahontan SRA									
1322	NORTH SHORE MARINA CLIVUS RESTROOM	460	1984	6/19/2019	\$2,500	\$2,500	\$4,600	\$9,600	\$92,000	10%
	16799 Lahontan Dam									
	Lahontan SRA									
3051	NORTH SHORE MARINA KIOSK	192	1974	6/19/2019	\$0	\$1,900	\$0	\$1,900	\$19,200	10%
	16799 Lahontan Dam									
	Lahontan SRA									
3050	RIVER CAMP RAMADA	144	2008	6/19/2019	\$0	\$0	\$700	\$700	\$7,500	9%
	16799 Lahontan Dam									
	Lahontan SRA									
1347	SS MECHANICAL BUILDING NORTH	480	1978	6/19/2019	\$5,000	\$0	\$2,900	\$7,900	\$96,000	8%
	16799 Lahontan Dam									
	Lahontan SRA									
2578	SS RANGER STATION	1000	2005	6/19/2019	\$3,000	\$9,200	\$17,500	\$29,700	\$375,000	8%
	16799 Lahontan Dam									
	Lahontan SRA									
3052	SS MECHANICAL BUILDING SOUTH	480	1978	6/19/2019	\$5,000	\$0	\$2,400	\$7,400	\$96,000	8%
	16799 Lahontan Dam									
	Lahontan SRA									
1338	SS2 COMFORT STATION - BOAT LAUNCH	400	1974	6/19/2019	\$0	\$0	\$4,400	\$4,400	\$60,000	7%
	16799 Lahontan Dam									
	Lahontan SRA									
2368	SS7 SOUTH COMFORT STATION	900	1974	6/19/2019	\$0	\$0	\$12,400	\$12,400	\$180,000	7%
	16799 Lahontan Dam									
	Lahontan SRA									
2369	SS7 CENTER COMFORT STATION	900	1974	6/19/2019	\$0	\$0	\$12,400	\$12,400	\$180,000	7%
	16799 Lahontan Dam									
	Lahontan SRA									
2370	SS7 BEACH COMFORT STATION	900	1974	6/19/2019	\$0	\$0	\$12,400	\$12,400	\$180,000	7%
	16799 Lahontan Dam									
	Lahontan SRA									
2365	SS3 COMFORT STATION	900	1974	6/19/2019	\$0	\$4,500	\$7,400	\$11,900	\$180,000	7%
	16799 Lahontan Dam									
	Lahontan SRA									
0496	LD1 DAY USE COMFORT STATION	900	1974	6/19/2019	\$0	\$2,700	\$9,000	\$11,700	\$180,000	7%
	16799 Lahontan Dam									
	Lahontan SRA									
1342	SS10 SST RESTROOM	204	2003	6/19/2019	\$0	\$1,000	\$2,100	\$3,100	\$50,000	6%
	16799 Lahontan Dam									
	Lahontan SRA									

Site number: 9959		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
3047	SS DAY USE COMFORT STATION NORTH	900	1974	6/19/2019	\$0	\$2,000	\$9,000	\$11,000	\$180,000	6%
	16799 Lahontan Dam									
	Lahontan SRA									
3048	SS DAY USE COMFORT STATION SOUTH	900	1974	6/19/2019	\$0	\$2,000	\$9,000	\$11,000	\$180,000	6%
	16799 Lahontan Dam									
	Lahontan SRA									
1346	SS GARAGE #3	200	1981	6/19/2019	\$0	\$0	\$1,200	\$1,200	\$20,000	6%
	16799 Lahontan Dam									
	Lahontan SRA									
3055	METAL STORAGE BUILDING	240	2009	6/19/2019	\$0	\$0	\$720	\$720	\$12,000	6%
	16799 Lahontan Dam									
	Lahontan SRA									
1344	SS GARAGE #1	200	1981	6/19/2019	\$0	\$0	\$1,200	\$1,200	\$20,000	6%
	16799 Lahontan Dam									
	Lahontan SRA									
1345	SS GARAGE #2	200	1981	6/19/2019	\$0	\$0	\$1,200	\$1,200	\$20,000	6%
	16799 Lahontan Dam									
	Lahontan SRA									
1321	BLACKBIRD POINT SST RESTROOM	128	2003	6/19/2019	\$0	\$1,500	\$1,300	\$2,800	\$50,000	6%
	16799 Lahontan Dam									
	Lahontan SRA									
1337	VIRGINIA BEACH SST RESTROOM	128	2000	6/19/2019	\$1,500	\$0	\$1,300	\$2,800	\$50,000	6%
	16799 Lahontan Dam									
	Lahontan SRA									
1351	SS MAINTENANCE SHOP	1200	1980	6/19/2019	\$0	\$9,500	\$3,600	\$13,100	\$240,000	5%
	16799 Lahontan Dam									
	Lahontan SRA									
0497	LD2 SST RESTROOM	128	1997	6/19/2019	\$0	\$1,500	\$1,300	\$2,800	\$52,000	5%
	16799 Lahontan Dam									
	Lahontan SRA									
0544	LD7 CLIVUS RESTROOM	240	1984	6/19/2019	\$0	\$0	\$2,400	\$2,400	\$50,000	5%
	16799 Lahontan Dam									
	Lahontan SRA									
2373	SS11 SST RESTROOM	128	1997	6/19/2019	\$0	\$1,000	\$1,300	\$2,300	\$50,000	5%
	16799 Lahontan Dam									
	Lahontan SRA									
1324	DRUM POINT SST RESTROOM	128	2003	6/19/2019	\$1,000	\$0	\$1,300	\$2,300	\$50,000	5%
	16799 Lahontan Dam									
	Lahontan SRA									
3060	WATER TANK #3	1256	1978	6/19/2019	\$0	\$0	\$10,000	\$10,000	\$220,000	5%
	16799 Lahontan Dam									
	Lahontan SRA									
3059	WATER TANK #2	1256	1974	6/19/2019	\$0	\$0	\$10,000	\$10,000	\$220,000	5%
	16799 Lahontan Dam									
	Lahontan SRA									
3058	WATER TANK #1	1256	1974	6/19/2019	\$0	\$0	\$10,000	\$10,000	\$220,000	5%
	16799 Lahontan Dam									
	Lahontan SRA									

Site number: 9959

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
2372	SS9 SST RESTROOM	208	1997	6/19/2019	\$0	\$0	\$2,100	\$2,100	\$50,000	4%
	16799 Lahontan Dam									
2367	SS5 SOUTH SST RESTROOM	208	1998	6/19/2019	\$0	\$0	\$2,100	\$2,100	\$50,000	4%
	16799 Lahontan Dam									
2364	SS3 SOUTH SST RESTROOM	208	1987	6/19/2019	\$0	\$0	\$2,100	\$2,100	\$50,000	4%
	16799 Lahontan Dam									
2371	SS7 BEACH SST RESTROOM	208	1997	6/19/2019	\$0	\$0	\$2,100	\$2,100	\$50,000	4%
	16799 Lahontan Dam									
2363	SS3 NORTH SST RESTROOM	208	1987	6/19/2019	\$0	\$0	\$2,100	\$2,100	\$50,000	4%
	16799 Lahontan Dam									
0542	LD5 SST RESTROOM	204	1997	6/19/2019	\$0	\$0	\$2,040	\$2,040	\$50,000	4%
	16799 Lahontan Dam									
0540	LD3 SST RESTROOM	204	1997	6/19/2019	\$0	\$0	\$2,000	\$2,000	\$50,000	4%
	16799 Lahontan Dam									
1320	OVERLOOK CXT COMFORT STATION	204	2006	6/19/2019	\$0	\$0	\$2,040	\$2,040	\$60,000	3%
	16799 Lahontan Dam									
0589	LD9 SST RESTROOM	128	1997	6/19/2019	\$0	\$0	\$1,300	\$1,300	\$50,000	3%
	16799 Lahontan Dam									
2362	CATFISH CUT SST RESTROOM	128	2003	6/19/2019	\$0	\$0	\$1,300	\$1,300	\$50,000	3%
	16799 Lahontan Dam									
2366	SS5 NORTH SST RESTROOM	128	2006	6/19/2019	\$0	\$0	\$1,300	\$1,300	\$50,000	3%
	16799 Lahontan Dam									
3049	EQUESTRIAN CAMPGROUND SST RESTROOM	128	2010	6/19/2019	\$0	\$0	\$1,300	\$1,300	\$50,000	3%
	16799 Lahontan Dam									
2361	SS12 SST RESTROOM	128	2007	6/19/2019	\$0	\$0	\$1,300	\$1,300	\$50,000	3%
	16799 Lahontan Dam									
1340	SS6 SST RESTROOM	128	1998	6/19/2019	\$0	\$0	\$1,300	\$1,300	\$50,000	3%
	16799 Lahontan Dam									
1341	SS8 SST RESTROOM	128	2003	6/19/2019	\$0	\$0	\$1,300	\$1,300	\$50,000	3%
	16799 Lahontan Dam									
0599	LD11 SST RESTROOM	128	2005	6/19/2019	\$0	\$0	\$1,280	\$1,280	\$50,000	3%
	16799 Lahontan Dam									

Site number: 9959		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
0543	LD6 SST RESTROOM	128	1997	6/19/2019	\$0	\$0	\$1,280	\$1,280	\$50,000	3%
	16799 Lahontan Dam									
	Lahontan SRA									
1339	SS4 SST RESTROOM	204	1998	6/19/2019	\$0	\$0	\$1,100	\$1,100	\$50,000	2%
	16799 Lahontan Dam									
	Lahontan SRA									
9959	LAHONTAN STATE RECREATION AREA SITE		0	6/19/2019	\$0	\$445,000	\$432,000	\$877,000		0%
	16799 Lahontan Dam									
	Lahontan SRA									
Report Totals.....:		33,680			\$147,500	\$974,000	\$733,760	\$1,855,260	\$7,340,340	25%

Acronyms List

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

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

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LAHONTAN STATE RECREATION AREA SITE

SPWD Facility Condition Analysis - 9959

Survey Date: 6/19/2019

LAHONTAN STATE RECREATION AREA SITE**BUILDING REPORT**

Lahontan State Recreation Area is located on the Carson River, 18 miles west of Fallon and 45 miles northeast of Nevada's Capital, Carson City, via U.S. Highway 50. You can access the park from two entrances: U.S. Highway 50 east of Silver Springs and U.S. Highway 95 south of Silver Springs. The reservoir is almost 17 miles long with 69 miles of shoreline. It has a storage capacity of 274,000 acre-feet of water when full. The recreation area has numerous campsites, day use areas, a district headquarters complex, and maintenance yard.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$445,000****Necessary - Not Yet Critical****Two to Four Years****CARPORT STRUCTURE INSTALLATION****Project Index #: 9959SIT2****Construction Cost \$100,000**

There are approximately 10 state vehicles parked in the parking lot next to the Regional Headquarters building at any given time. The vehicles include boats and work trucks that deteriorate rapidly due to exposure to the elements. This project would provide materials and labor to construct a steel carport capable of protecting 10 vehicles to be built in the parking lot.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

Project Index #: 9959ENR1**Construction Cost \$195,000****EXTERIOR SOLAR SITE LIGHTING INSTALLATION**

The parking areas at the LD1 Comfort Station, North Boat Launch and SS Boat Launch have pole lights that are difficult to maintain and not energy efficient. This project would provide for the replacement of the existing lights with solar powered LED exterior light fixtures. The existing light heads can be replaced with the new LED lights, but additional lighting should be provided as well including 20 foot tall poles and 30" diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections. The estimate is based on replacement and / or installation of 20 light fixtures.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

Project Index #: 9959SIT1**Construction Cost \$150,000****SLURRY SEAL ASPHALT PAVING**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads and parking areas at the LD1 Day Use Comfort Station, Overlook Comfort Station, Silver Springs Boat Launch and the Silver Springs Ranger Residence. 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. 200,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/02/2003 and 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$432,000****Long-Term Needs****Four to Ten Years****ASPHALT PAVING INSTALLATION****Project Index #: 9959SIT4****Construction Cost \$432,000**

The maintenance yard and parking lot next to the Regional Headquarters building is not paved. This project would provide 70,000 square feet of asphalt cement paving for this area. The estimate includes grading, 6" base, compaction and installation of 3" thick asphalt paving.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$445,000
Priority Class 3:	\$432,000
Grand Total:	\$877,000

WATER TANK #3

SPWD Facility Condition Analysis - 3060

Survey Date: 6/19/2019

WATER TANK #3**BUILDING REPORT**

Water Tank #3 is a steel water storage tank and is located north of U. S. Highway 50.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$10,000****Long-Term Needs****Four to Ten Years****Project Index #: 3060EXT1****Construction Cost \$10,000****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the water tank. This project would provide for the painting of the water tank and caulking of the joints to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 6 - 8 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 1,256	IBC Occupancy Type 1: 100 % U
Year Constructed: 1978	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Steel	Construction Type: Steel Water Tank
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: \$7.96
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$220,000
Priority Class 3: \$10,000	Facility Replacement Cost per Square Foot: \$175
Grand Total: \$10,000	FCNI: 5%

WATER TANK #2

SPWD Facility Condition Analysis - 3059

Survey Date: 6/19/2019

WATER TANK #2**BUILDING REPORT**

Water Tank #2 is a steel water storage tank and is located north of U. S. Highway 50.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$10,000****Long-Term Needs****Four to Ten Years****Project Index #: 3059EXT1****Construction Cost \$10,000****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the water tank. This project would provide for the painting of the water tank and caulking of the joints to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 6 - 8 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 1,256	IBC Occupancy Type 1: 100 % U
Year Constructed: 1974	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Steel	Construction Type: Steel Water Tank
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: \$7.96
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$220,000
Priority Class 3: \$10,000	Facility Replacement Cost per Square Foot: \$175
Grand Total: \$10,000	FCNI: 5%

WATER TANK #1

SPWD Facility Condition Analysis - 3058

Survey Date: 6/19/2019

WATER TANK #1 BUILDING REPORT

Water Tank #1 is a bolted steel water storage tank and is located adjacent to the south Mechanical Building #3052.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$10,000****Long-Term Needs****Four to Ten Years****Project Index #: 3058EXT1****Construction Cost \$10,000****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the water tank. This project would provide for the painting of the water tank and caulking of the joints to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 4 - 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 1,256	IBC Occupancy Type 1: 100 % U
Year Constructed: 1974	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Steel	Construction Type: Steel Water Tank
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$7.96
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$220,000
Priority Class 3:	\$10,000	Facility Replacement Cost per Square Foot:	\$175
Grand Total:	\$10,000	FCNI:	5%

LD GARAGE #5

SPWD Facility Condition Analysis - 3057

Survey Date: 6/19/2019

LD GARAGE #5 BUILDING REPORT

The LD Garage #5 is an old wood framed structure located in the Lahontan Dam residence area. It has an old corrugated metal roofing system. The building is used primarily for storage.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$20,000****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 3057EXT1****Construction Cost \$8,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT**Project Index #: 3057EXT2****Construction Cost \$12,000**

The corrugated metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

BUILDING INFORMATION:

Gross Area (square feet): 400	IBC Occupancy Type 1: 100 % U
Year Constructed: 1923	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$50.00
Priority Class 2:	\$20,000	Total Facility Replacement Construction Cost:	\$8,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$20
Grand Total:	\$20,000	FCNI:	250%

LD GARAGE #4

SPWD Facility Condition Analysis - 3056

Survey Date: 6/19/2019

LD GARAGE #4 BUILDING REPORT

The LD Garage #4 is an old wood framed structure located in the Lahontan Dam residence area. It has an old composition roofing system that is severely damaged and is currently used for storage.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$16,000****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 3056EXT1****Construction Cost \$8,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT**Project Index #: 3056EXT2****Construction Cost \$8,000**

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

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

BUILDING INFORMATION:

Gross Area (square feet): 400	IBC Occupancy Type 1: 100 % U
Year Constructed: 1923	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$40.00
Priority Class 2:	\$16,000	Total Facility Replacement Construction Cost:	\$20,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$16,000	FCNI:	80%

METAL STORAGE BUILDING

SPWD Facility Condition Analysis - 3055

Survey Date: 6/19/2019

METAL STORAGE BUILDING BUILDING REPORT

The Storage Shed is a pre-engineered steel building on a concrete foundation and is located in the Lahontan Dam maintenance yard.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$720

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

Project Index #: 3055EXT1

Construction Cost \$720

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 240	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 2009	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:	\$0	Project Construction Cost per Square Foot:	\$3.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$12,000
Priority Class 3:	\$720	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$720	FCNI:	6%

WATER TREATMENT PLANT

SPWD Facility Condition Analysis - 3054

Survey Date: 6/19/2019

WATER TREATMENT PLANT BUILDING REPORT

The Water Treatment Plant is a pre-engineered steel building on a concrete foundation. It is located in the Lahontan Dam area of the park and provides chemical treatment and pumping of the park's Lahontan Dam area improvements. The facility is in excellent shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$50,000****Currently Critical****Immediate to Two Years****Project Index #: 3054ELE1****ARC FLASH and ELECTRICAL COORDINATION STUDY****Construction Cost \$50,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,200****Long-Term Needs****Four to Ten Years****Project Index #: 3054EXT1****EXTERIOR FINISHES****Construction Cost \$1,200**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 400	IBC Occupancy Type 1: 100 % H-4
Year Constructed: 2000	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	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$50,000	Project Construction Cost per Square Foot:	\$128.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$90,000
Priority Class 3:	\$1,200	Facility Replacement Cost per Square Foot:	\$225
Grand Total:	\$51,200	FCNI:	57%

LD RESIDENCE #4

SPWD Facility Condition Analysis - 3053

Survey Date: 6/19/2019

LD RESIDENCE #4**BUILDING REPORT**

Residence #4 is a wood framed structure with a composition roofing system on a concrete foundation. It has bedrooms, bathrooms, kitchen, dining area, and living area. The building is located in the Lahontan Dam residence area and is in good shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$7,500****Currently Critical****Immediate to Two Years****EXTERIOR STAIR / HANDRAIL REPLACEMENT****Project Index #: 3053SFT2****Construction Cost \$5,000**

Section R311 of the 2018 IBC Residential building Code 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. The front entry landing does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door and handrails at the steps as required by Chapter 10 of the 2018 IBC.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

SMOKE AND CARBON MONOXIDE ALARM INSTALLATION**Project Index #: 3053SFT4****Construction Cost \$2,500**

Section 907.2.9 of the 2018 IBC and 2018 IFC explain the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. IFC 2018 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with carbon monoxide alarms. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$81,500****Necessary - Not Yet Critical****Two to Four Years****EVAPORATIVE COOLER REPLACEMENT****Project Index #: 3053ENR2****Construction Cost \$4,000**

An evaporative cooler is installed on the side of this building and is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

EXTERIOR FINISHES

Project Index #: 3053EXT1
Construction Cost \$8,400

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

FURNACE REPLACEMENT

Project Index #: 3053ENR3
Construction Cost \$7,500

The building is heated by an oil fired furnace. It is original to the building, not energy efficient and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement with a new propane-fired unit including connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

KITCHEN FLOORING REPLACEMENT

Project Index #: 3053INT2
Construction Cost \$1,600

The sheet vinyl flooring in the kitchen was installed poorly and should be scheduled for replacement. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 4" base. 150 square feet was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PLUMBING / WASTE LINE REPLACEMENT

Project Index #: 3053PLM1
Construction Cost \$50,000

The plumbing and waste system is older and in poor condition. Most of the system appears to be original to the building and should be scheduled for replacement. This project recommends replacing all of the water and sewer lines in the building. This estimate includes removal and disposal of the existing system as required.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

WINDOW REPLACEMENT

Project Index #: 3053ENR1
Construction Cost \$10,000

The windows are original, single pane construction in a metal frame. 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.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$21,000

Long-Term Needs

Four to Ten Years

INTERIOR FINISHES

Project Index #: 3053INT1
Construction Cost \$7,000

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

ROOF REPLACEMENT

Project Index #: 3053EXT3
Construction Cost \$14,000

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

BUILDING INFORMATION:

Gross Area (square feet): 1,400	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1930	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Stucco	Construction Type: Wood Framed
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$7,500	Project Construction Cost per Square Foot:	\$78.57
Priority Class 2:	\$81,500	Total Facility Replacement Construction Cost:	\$350,000
Priority Class 3:	\$21,000	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$110,000	FCNI:	31%

SS MECHANICAL BUILDING SOUTH

SPWD Facility Condition Analysis - 3052

Survey Date: 6/19/2019

SS MECHANICAL BUILDING SOUTH

BUILDING REPORT

The Mechanical Building South is a brick masonry and wood framed structure with a composition roofing system on a concrete foundation. It contains a water storage / pressure tank and chlorine injection system for potable water supply to the Silver Springs area of the park. The building has a small electrical heating unit and is in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,000**
Currently Critical **Immediate to Two Years**

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 3052ELE1
Construction Cost \$5,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$2,400**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 3052EXT1
Construction Cost \$2,400

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 480	IBC Occupancy Type 1: 100 % H-4
Year Constructed: 1978	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry & Wood
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,000	Project Construction Cost per Square Foot:	\$15.42
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$96,000
Priority Class 3:	\$2,400	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$7,400	FCNI:	8%

NORTH SHORE MARINA KIOSK

SPWD Facility Condition Analysis - 3051

Survey Date: 6/19/2019

NORTH SHORE MARINA KIOSK**BUILDING REPORT**

The Kiosk is a wood post and beam structure with a metal roofing system on a concrete foundation. It provides shelter for informational signage and is in good shape. The kiosk is ADA accessible.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,900****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3051EXT1****Construction Cost \$1,900****EXTERIOR FINISHES**

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

BUILDING INFORMATION:

Gross Area (square feet): 192	IBC Occupancy Type 1: 100 % U
Year Constructed: 1974	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 50 % Wood Post & Beam	Construction Type: Wood Post & Beam
Exterior Finish 2: 50 % Stained Wood Siding	IBC Construction Type: V-B
Number of Levels (Floors): 0 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$9.90
Priority Class 2: \$1,900	Total Facility Replacement Construction Cost: \$19,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$1,900	FCNI: 10%

RIVER CAMP RAMADA

SPWD Facility Condition Analysis - 3050

Survey Date: 6/19/2019

RIVER CAMP RAMADA**BUILDING REPORT**

The River Camp Ramada is a steel post and beam structure with a metal roofing system which is located in a remote camping area below Lahontan Dam. The structure is in excellent shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$700****Long-Term Needs****Four to Ten Years****Project Index #: 3050EXT1****EXTERIOR FINISHES****Construction Cost \$700**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the Ramada 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): 144	IBC Occupancy Type 1: 100 % U
Year Constructed: 2008	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Steel Post & Beam/O	Construction Type: Steel Post & Beam
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$4.86
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$8,000
Priority Class 3: \$700	Facility Replacement Cost per Square Foot: \$52
Grand Total: \$700	FCNI: 9%

EQUESTRIAN CAMPGROUND SST RESTROOM

SPWD Facility Condition Analysis - 3049

Survey Date: 6/19/2019

EQUESTRIAN CAMPGROUND SST RESTROOM BUILDING REPORT

The Equestrian Campground SST restroom is a CXT brand Precast unisex ADA toilet located in the Equestrian area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,300****Long-Term Needs****Four to Ten Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 3049EXT1****Construction Cost \$1,300**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 128	IBC Occupancy Type 1: 100 % B
Year Constructed: 2010	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
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:	\$10.16
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$1,300	Facility Replacement Cost per Square Foot:	\$391
Grand Total:	\$1,300	FCNI:	3%

SS DAY USE COMFORT STATION SOUTH

SPWD Facility Condition Analysis - 3048

Survey Date: 6/19/2019

**SS DAY USE COMFORT STATION SOUTH
BUILDING REPORT**

The SS Day Use comfort station is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It is located in the Silver Springs day use area of the park and provides restroom facilities for Men and Women including ADA accessible restrooms which are mostly compliant. There is water and electricity in the building and it has its own septic system. The facility is in good shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,000****Necessary - Not Yet Critical Two to Four Years****Project Index #: 3048PLM1****WATER HEATER REPLACEMENT****Construction Cost \$2,000**

There is a 15 gallon propane-fired water heater in the closet. 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 5 - 6 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$9,000****Long-Term Needs Four to Ten Years****Project Index #: 3048EXT1****EXTERIOR FINISHES****Construction Cost \$4,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3048INT1**INTERIOR FINISHES****Construction Cost \$4,500**

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 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 900	IBC Occupancy Type 1: 100 % B
Year Constructed: 1974	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry & Wood
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$12.22
Priority Class 2: \$2,000	Total Facility Replacement Construction Cost: \$180,000
Priority Class 3: \$9,000	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$11,000	FCNI: 6%

SS DAY USE COMFORT STATION NORTH

SPWD Facility Condition Analysis - 3047

Survey Date: 6/19/2019

**SS DAY USE COMFORT STATION NORTH
BUILDING REPORT**

The SS Day Use comfort station is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It is located in the Silver Springs day use area of the park and provides restroom facilities for Men and Women included ADA accessible restrooms which are mostly compliant. There is water and electricity in the building and it has its own septic system. The facility is in good shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,000****Necessary - Not Yet Critical Two to Four Years****Project Index #: 3047PLM1****WATER HEATER REPLACEMENT****Construction Cost \$2,000**

There is a 15 gallon propane-fired water heater in the closet. 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 5 - 6 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$9,000****Long-Term Needs Four to Ten Years****Project Index #: 3047EXT1****EXTERIOR FINISHES****Construction Cost \$4,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3047INT1**INTERIOR FINISHES****Construction Cost \$4,500**

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 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 900	IBC Occupancy Type 1: 100 % B
Year Constructed: 1974	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry & Wood
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$12.22
Priority Class 2: \$2,000	Total Facility Replacement Construction Cost: \$180,000
Priority Class 3: \$9,000	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$11,000	FCNI: 6%

SS RANGER STATION

SPWD Facility Condition Analysis - 2578

Survey Date: 6/19/2019

SS RANGER STATION BUILDING REPORT

The SS Ranger Station is a concrete masonry unit and wood framed structure with a metal roofing system on a concrete foundation located in the Silver Springs main entrance area of the park. The building houses three offices, a public reception area, and restrooms which are mostly ADA compliant. There is a split HVAC system and fire sprinklers in the facility.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$3,000**
Currently Critical **Immediate to Two Years**

ADA RESTROOM UPGRADES

Project Index #: 2578ADA1
Construction Cost \$3,000

The designated accessible restroom does not entirely meet the Americans with Disabilities Act (ADA) requirements. The flush handle is on the wrong side of the toilet and there is no vertical grab bar. There may be other minor variances from the code as well. When the upgrade is designed a full inspection should be made to identify all necessary upgrades. This project would provide funding for upgrades to bring the restroom into full compliance with the ADA. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$9,200**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR WALL PACK LIGHTING REPLACEMENT

Project Index #: 2578ENR2
Construction Cost \$6,000

The building mounted wall pack lights appear to be original to the building. These fixtures have High Intensity Discharge (HID) lamps and are less efficient. This project would provide for the replacement of the existing wall pack fixtures with LED wall packs using the existing wiring.

LIGHTING UPGRADE

Project Index #: 2578ENR1
Construction Cost \$3,200

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. Electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$17,500**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 2578EXT1
Construction Cost \$5,000

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2578HVA1
Construction Cost \$7,500

HVAC EQUIPMENT REPLACEMENT

The HVAC system is original to the building and should be scheduled for replacement. It is not energy efficient and has reached the end of its expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant 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 #: 2578INT1
Construction Cost \$5,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 1,000	IBC Occupancy Type 1: 100 % B
Year Constructed: 2005	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Wood
Exterior Finish 2: 0 %	IBC Construction Type: V-A
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$3,000	Project Construction Cost per Square Foot: \$29.70
Priority Class 2: \$9,200	Total Facility Replacement Construction Cost: \$375,000
Priority Class 3: \$17,500	Facility Replacement Cost per Square Foot: \$375
Grand Total: \$29,700	FCNI: 8%

SS11 SST RESTROOM

SPWD Facility Condition Analysis - 2373

Survey Date: 6/19/2019

SS11 SST RESTROOM**BUILDING REPORT**

The SS11 SST restroom is a CXT brand precast concrete unisex ADA toilet located in the Silver Springs beach area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2373ELE1****SOLAR PANEL REPLACEMENT****Construction Cost \$1,000**

The power to the building is provided by a photovoltaic system. The solar panels have been broken by vandals and should be scheduled for replacement. This project provides for the purchase and installation of two roof-mounted solar panels.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,300****Long-Term Needs****Four to Ten Years****Project Index #: 2373EXT1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$1,300**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 128	IBC Occupancy Type 1: 100 % B
Year Constructed: 1997	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$17.97
Priority Class 2: \$1,000	Total Facility Replacement Construction Cost: \$50,000
Priority Class 3: \$1,300	Facility Replacement Cost per Square Foot: \$391
Grand Total: \$2,300	FCNI: 5%

SS9 SST RESTROOM

SPWD Facility Condition Analysis - 2372

Survey Date: 6/19/2019

SS9 SST RESTROOM**BUILDING REPORT**

The SS9 SST restroom is an SST brand concrete masonry dual unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,100****Long-Term Needs****Four to Ten Years****Project Index #: 2372EXT1****Construction Cost \$2,100****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 208	IBC Occupancy Type 1: 100 % B
Year Constructed: 1997	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.10
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$2,100	Facility Replacement Cost per Square Foot:	\$240
Grand Total:	\$2,100	FCNI:	4%

SS7 BEACH SST RESTROOM

SPWD Facility Condition Analysis - 2371

Survey Date: 6/19/2019

SS7 BEACH SST RESTROOM BUILDING REPORT

The SS7 Beach SST restroom is an SST brand concrete masonry dual unisex ADA toilet located in the Silver Springs beach area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,100****Long-Term Needs****Four to Ten Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 2371EXT1****Construction Cost \$2,100**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 208	IBC Occupancy Type 1: 100 % B
Year Constructed: 1997	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.10
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$2,100	Facility Replacement Cost per Square Foot:	\$240
Grand Total:	\$2,100	FCNI:	4%

SS7 BEACH COMFORT STATION

SPWD Facility Condition Analysis - 2370

Survey Date: 6/19/2019

SS7 BEACH COMFORT STATION BUILDING REPORT

The SS7 beach comfort station is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It is located in the Silver Springs campground area of the park and provides restroom facilities for Men and Women including ADA accessible restrooms which are mostly compliant. There is water and electricity in the building and it has its own septic system. The facility is in good shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$12,400****Long-Term Needs****Four to Ten Years****Project Index #: 2370EXT1****Construction Cost \$5,400****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2370INT1**Construction Cost \$4,500****INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 2370PLM1**Construction Cost \$2,500****WATER HEATER REPLACEMENT**

There is a 20 gallon propane-fired water heater in the closet. 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 5 - 6 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

BUILDING INFORMATION:

Gross Area (square feet): 900	IBC Occupancy Type 1: 100 % B
Year Constructed: 1974	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry & Wood
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$13.78
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$180,000
Priority Class 3: \$12,400	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$12,400	FCNI: 7%

SS7 CENTER COMFORT STATION

SPWD Facility Condition Analysis - 2369

Survey Date: 6/19/2019

SS7 CENTER COMFORT STATION

BUILDING REPORT

The SS7 middle comfort station is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It is located in the Silver Springs campground area of the park and provides restroom facilities for Men and Women including ADA accessible restrooms which are mostly compliant. There is water and electricity in the building and it has its own septic system. The facility is in good shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$12,400****Long-Term Needs****Four to Ten Years****Project Index #: 2369EXT1****EXTERIOR FINISHES****Construction Cost \$5,400**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2369INT1**INTERIOR FINISHES****Construction Cost \$4,500**

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 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 2369PLM1**WATER HEATER REPLACEMENT****Construction Cost \$2,500**

There is a 20 gallon propane-fired water heater in the closet. 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 5-6 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

BUILDING INFORMATION:

Gross Area (square feet): 900	IBC Occupancy Type 1: 100 % B
Year Constructed: 1974	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry & Wood
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$13.78
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$180,000
Priority Class 3: \$12,400	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$12,400	FCNI: 7%

SS7 SOUTH COMFORT STATION

SPWD Facility Condition Analysis - 2368

Survey Date: 6/19/2019

SS7 SOUTH COMFORT STATION**BUILDING REPORT**

The SS7 south comfort station is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It is located in the Silver Springs campground area of the park and provides restroom facilities for Men and Women including ADA accessible restrooms which are mostly compliant. There is water and electricity in the building and it has its own septic system. The facility is in good shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$12,400****Long-Term Needs****Four to Ten Years****Project Index #: 2368EXT1****Construction Cost \$5,400****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2368INT1**Construction Cost \$4,500****INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 2368PLM1**Construction Cost \$2,500****WATER HEATER REPLACEMENT**

There is a 20 gallon propane-fired water heater in the closet. 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 5 - 6 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

BUILDING INFORMATION:

Gross Area (square feet): 900	IBC Occupancy Type 1: 100 % B
Year Constructed: 1974	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry & Wood
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$13.78
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$180,000
Priority Class 3: \$12,400	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$12,400	FCNI: 7%

SS5 SOUTH SST RESTROOM

SPWD Facility Condition Analysis - 2367

Survey Date: 6/19/2019

SS5 SOUTH SST RESTROOM**BUILDING REPORT**

The SS5 South SST restroom is a CXT brand Precast dual unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,100****Long-Term Needs****Four to Ten Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 2367EXT1****Construction Cost \$2,100**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 208	IBC Occupancy Type 1: 100 % B
Year Constructed: 1998	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.10
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$2,100	Facility Replacement Cost per Square Foot:	\$240
Grand Total:	\$2,100	FCNI:	4%

SS5 NORTH SST RESTROOM

SPWD Facility Condition Analysis - 2366

Survey Date: 6/19/2019

SS5 NORTH SST RESTROOM**BUILDING REPORT**

The SS5 North SST restroom is a CXT brand Precast unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,300****Long-Term Needs****Four to Ten Years****Project Index #: 2366EXT1****Construction Cost \$1,300****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 128	IBC Occupancy Type 1: 100 % B
Year Constructed: 2006	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.16
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$1,300	Facility Replacement Cost per Square Foot:	\$391
Grand Total:	\$1,300	FCNI:	3%

SS3 COMFORT STATION

SPWD Facility Condition Analysis - 2365

Survey Date: 6/19/2019

SS3 COMFORT STATION BUILDING REPORT

The SS3 comfort station is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It is located in the Silver Springs campground area of the park and provides restroom facilities for Men and Women including ADA accessible restrooms which are mostly compliant. There is water and electricity in the building and it has its own septic system. The facility is in good shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$4,500**
Necessary - Not Yet Critical **Two to Four Years**

INTERIOR FINISHES

Project Index #: 2365INT1
Construction Cost \$4,500

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 that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$7,400**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 2365EXT1
Construction Cost \$5,400

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

WATER HEATER REPLACEMENT

Project Index #: 2365PLM1
Construction Cost \$2,000

There is a 20 gallon propane-fired water heater in the closet. 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 5 - 6 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

BUILDING INFORMATION:

Gross Area (square feet): 900	IBC Occupancy Type 1: 100 % B
Year Constructed: 1974	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry & Wood
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$13.22
Priority Class 2:	\$4,500	Total Facility Replacement Construction Cost:	\$180,000
Priority Class 3:	\$7,400	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$11,900	FCNI:	7%

SS3 SOUTH SST RESTROOM

SPWD Facility Condition Analysis - 2364

Survey Date: 6/19/2019

SS3 SOUTH SST RESTROOM**BUILDING REPORT**

The SS3 South SST restroom is an SST brand masonry dual unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,100****Long-Term Needs****Four to Ten Years****Project Index #: 2364EXT1****Construction Cost \$2,100****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 208	IBC Occupancy Type 1: 100 % B
Year Constructed: 1987	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.10
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$2,100	Facility Replacement Cost per Square Foot:	\$240
Grand Total:	\$2,100	FCNI:	4%

SS3 NORTH SST RESTROOM

SPWD Facility Condition Analysis - 2363

Survey Date: 6/19/2019

SS3 NORTH SST RESTROOM**BUILDING REPORT**

The SS3 North SST restroom is an SST brand masonry dual unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,100****Long-Term Needs****Four to Ten Years****Project Index #: 2363EXT1****Construction Cost \$2,100****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 208	IBC Occupancy Type 1: 100 % B
Year Constructed: 1987	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.10
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$2,100	Facility Replacement Cost per Square Foot:	\$240
Grand Total:	\$2,100	FCNI:	4%

CATFISH CUT SST RESTROOM

SPWD Facility Condition Analysis - 2362

Survey Date: 6/19/2019

CATFISH CUT SST RESTROOM BUILDING REPORT

The Catfish Cut SST restroom is a CXT brand precast unisex ADA toilet located in the Silver Springs area of the park known as Catfish Cut. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,300****Long-Term Needs****Four to Ten Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 2362EXT1****Construction Cost \$1,300**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 128	IBC Occupancy Type 1: 100 % B
Year Constructed: 2003	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
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:	\$10.16
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$1,300	Facility Replacement Cost per Square Foot:	\$391
Grand Total:	\$1,300	FCNI:	3%

SS12 SST RESTROOM

SPWD Facility Condition Analysis - 2361

Survey Date: 6/19/2019

SS12 SST RESTROOM**BUILDING REPORT**

The SS12 SST restroom is a CXT brand precast unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,300****Long-Term Needs****Four to Ten Years****Project Index #: 2361EXT1****Construction Cost \$1,300****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 128	IBC Occupancy Type 1: 100 % B
Year Constructed: 2007	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.16
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$1,300	Facility Replacement Cost per Square Foot:	\$391
Grand Total:	\$1,300	FCNI:	3%

SS MAINTENANCE SHOP

SPWD Facility Condition Analysis - 1351

Survey Date: 6/19/2019

SS MAINTENANCE SHOP

BUILDING REPORT

The Maintenance Shop is an engineered steel structure on a concrete foundation and is located in the Silver Springs area. It is primarily used as storage and for repairs of shop equipment and it also has a small maintenance office and restroom. There is a small propane fired forced air unit and a roof mounted evaporative cooler for the building. The facility is in good shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$9,500****Necessary - Not Yet Critical****Two to Four Years****FURNACE REPLACEMENT****Project Index #: 1351HVA0****Construction Cost \$7,500**

The building is heated by a propane-fired furnace. It is original to the building, not energy efficient and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement with a new propane-fired unit including connections to utilities.

INTERIOR FINISHES**Project Index #: 1351INT1****Construction Cost \$2,000**

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

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$3,600****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1351EXT1****Construction Cost \$3,600**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 1,200****Year Constructed: 1980****Exterior Finish 1: 100 % Metal Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 80 % S-1****IBC Occupancy Type 2: 20 % B****Construction Type: Engineered steel building****IBC Construction Type: III-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:****Priority Class 1: \$0****Priority Class 2: \$9,500****Priority Class 3: \$3,600****Grand Total: \$13,100****Project Construction Cost per Square Foot: \$10.92****Total Facility Replacement Construction Cost: \$240,000****Facility Replacement Cost per Square Foot: \$200****FCNI: 5%**

SS RANGER RESIDENCE

SPWD Facility Condition Analysis - 1350

Survey Date: 6/19/2019

SS RANGER RESIDENCE**BUILDING REPORT**

The Ranger Residence is a wood framed modular structure with a composition roofing system on a concrete foundation and is located in the Silver Springs residence area. It contains bedrooms, restrooms, kitchen, living and dining spaces, and also has a propane fired heating unit and evaporative cooling. The home is in fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$6,500****Currently Critical****Immediate to Two Years****Project Index #: 1350SFT2****EXTERIOR LANDING / HANDRAIL INSTALLATION****Construction Cost \$5,000**

Section R311 of the 2018 IBC Residential building Code 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. The front entry landing does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door and handrails at the steps as required by Chapter 10 of the 2018 IBC.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

Project Index #: 1350SFT1**SMOKE AND CARBON MONOXIDE ALARM INSTALLATION****Construction Cost \$1,500**

Section 907.2.9 of the 2018 IBC and 2018 IFC explain the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. IFC 2018 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with carbon monoxide alarms. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$51,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1350ENR2****EVAPORATIVE COOLER REPLACEMENT****Construction Cost \$3,500**

An evaporative cooler is installed on the roof of this building and is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

This project or a portion thereof was previously recommended in the FCA report dated 06/02/2003 and 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

EXTERIOR DOOR REPLACEMENT

Project Index #: 1350EXT2

Construction Cost \$1,000

The exterior wood door at the entry appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement of the wood door with a new metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

FLOORING REPLACEMENT

Project Index #: 1350INT1

Construction Cost \$9,500

The sheet vinyl 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 removal and disposal of the existing flooring and installation of new 12x12 VCT with a 4" base and heavy duty commercial grade carpet in the next 2 - 3 years.

This project or a portion thereof was previously recommended in the FCA report dated 06/02/2003 and 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

KITCHEN REMODEL

Project Index #: 1350INT2

Construction Cost \$15,000

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

This project or a portion thereof was previously recommended in the FCA report dated 06/02/2003 and 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

ROOF REPLACEMENT

Project Index #: 1350EXT3

Construction Cost \$13,200

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

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

WINDOW REPLACEMENT

Project Index #: 1350ENR1

Construction Cost \$9,000

The windows are original, single pane construction in a metal frame. 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 9 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$7,650

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 1350EXT1

Construction Cost \$3,150

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 the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 1350INT3

Construction Cost \$4,500

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 that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	900	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1981	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Vinyl Siding	Construction Type:	Modular Home
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$6,500	Project Construction Cost per Square Foot:	\$72.61
Priority Class 2:	\$51,200	Total Facility Replacement Construction Cost:	\$180,000
Priority Class 3:	\$7,650	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$65,350	FCNI:	36%

SS MECHANICAL BUILDING NORTH

SPWD Facility Condition Analysis - 1347

Survey Date: 6/19/2019

SS MECHANICAL BUILDING NORTH

BUILDING REPORT

The Mechanical Building North is a brick masonry and wood framed structure with a composition roofing system on a concrete foundation. It contains a water storage / pressure tank and chlorine injection system for potable water supply to the Silver Springs campground areas of the park. The building has a small electrical heating unit and is in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,000**
Currently Critical **Immediate to Two Years**

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 1347ELE1
Construction Cost \$5,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$2,900**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 1347EXT1
Construction Cost \$2,900

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 480	IBC Occupancy Type 1: 100 % H-4
Year Constructed: 1978	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry & Wood
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$5,000	Project Construction Cost per Square Foot: \$16.46	
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$96,000	
Priority Class 3: \$2,900	Facility Replacement Cost per Square Foot: \$200	
Grand Total: \$7,900	FCNI: 8%	

SS GARAGE #3

SPWD Facility Condition Analysis - 1346

Survey Date: 6/19/2019

SS GARAGE #3 BUILDING REPORT

The Garage is a wood framed structure with a composition roofing system on a concrete foundation. It is located in the Silver Springs residence area and is in fair shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,200****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1346EXT1****Construction Cost \$1,200**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 200	IBC Occupancy Type 1: 100 % U
Year Constructed: 1981	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: \$6.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$20,000
Priority Class 3: \$1,200	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$1,200	FCNI: 6%

SS GARAGE #2

SPWD Facility Condition Analysis - 1345

Survey Date: 6/19/2019

SS GARAGE #2

BUILDING REPORT

The Garage is a wood framed structure with a composition roofing system on a concrete foundation. It is located in the Silver Springs residence area and is in fair shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,200****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1345EXT1****Construction Cost \$1,200**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 200	IBC Occupancy Type 1: 100 % U
Year Constructed: 1981	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: \$6.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$20,000
Priority Class 3: \$1,200	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$1,200	FCNI: 6%

SS GARAGE #1

SPWD Facility Condition Analysis - 1344

Survey Date: 6/19/2019

SS GARAGE #1 BUILDING REPORT

The Garage is a wood framed structure with a composition roofing system on a concrete foundation. It is located in the Silver Springs residence area and is in fair shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,200****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1344EXT1****Construction Cost \$1,200**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 200	IBC Occupancy Type 1: 100 % U
Year Constructed: 1981	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 Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$6.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$20,000
Priority Class 3: \$1,200	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$1,200	FCNI: 6%

LD ENTRANCE STATION

SPWD Facility Condition Analysis - 1343

Survey Date: 6/19/2019

**LD ENTRANCE STATION
BUILDING REPORT**

The Lahontan Dam Entrance Station is an uninsulated brick masonry structure with a metal roofing system on a concrete foundation. The building has a wall mounted evaporative cooler and baseboard electrical heat and is used on a seasonal basis. The facility is in good shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$17,500****Necessary - Not Yet Critical****Two to Four Years****EVAPORATIVE COOLER REPLACEMENT****Project Index #: 1343ENR3****Construction Cost \$2,500**

An evaporative cooler is installed on the side of this building and is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

EXTERIOR WALL PACK LIGHTING REPLACEMENT**Project Index #: 1343ELE1****Construction Cost \$6,000**

The building mounted wall pack lights appear to be original to the building. These fixtures have High Intensity Discharge (HID) lamps and are less efficient. This project would provide for the replacement of the existing wall pack fixtures with LED wall packs using the existing wiring.

LIGHTING UPGRADE**Project Index #: 1343ENR2****Construction Cost \$1,500**

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 restrooms and other 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 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

WINDOW REPLACEMENT**Project Index #: 1343ENR1****Construction Cost \$7,500**

The windows are original, single pane construction in a metal frame. 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 5 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$3,300****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1343EXT1****Construction Cost \$1,800**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, sanding, priming and painting the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 1343INT1****Construction Cost \$1,500**

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 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	300	IBC Occupancy Type 1:	100 % B
Year Constructed:	1979	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Brick Masonry	Construction Type:	Brick Masonry & Wood Framing
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	Basement? No	Percent Fire Suppressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$69.33
Priority Class 2:	\$17,500	Total Facility Replacement Construction Cost:	\$90,000
Priority Class 3:	\$3,300	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$20,800	FCNI:	23%

SS10 SST RESTROOM

SPWD Facility Condition Analysis - 1342

Survey Date: 6/19/2019

SS10 SST RESTROOM BUILDING REPORT

The SS10 SST restroom is a CXT brand precast dual unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$1,000**
Necessary - Not Yet Critical **Two to Four Years**

SOLAR PANEL REPLACEMENT

Project Index #: 1342ELE1
Construction Cost \$1,000

The power to the building is provided by a photovoltaic system. The solar panels have been broken by vandals and should be scheduled for replacement. This project provides for the purchase and installation of two roof-mounted solar panels.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$2,100**
Long-Term Needs **Four to Ten Years**

EXTERIOR/ INTERIOR FINISHES

Project Index #: 1342EXT1
Construction Cost \$2,100

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 204	IBC Occupancy Type 1: 100 % B
Year Constructed: 2003	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$15.20	
Priority Class 2: \$1,000	Total Facility Replacement Construction Cost: \$50,000	
Priority Class 3: \$2,100	Facility Replacement Cost per Square Foot: \$245	
Grand Total: \$3,100	FCNI: 6%	

SS8 SST RESTROOM

SPWD Facility Condition Analysis - 1341

Survey Date: 6/19/2019

SS8 SST RESTROOM**BUILDING REPORT**

The SS8 SST restroom is a CXT brand precast unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,300****Long-Term Needs****Four to Ten Years****Project Index #: 1341EXT1****Construction Cost \$1,300****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 128	IBC Occupancy Type 1: 100 % B
Year Constructed: 2003	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.16
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$1,300	Facility Replacement Cost per Square Foot:	\$391
Grand Total:	\$1,300	FCNI:	3%

SS6 SST RESTROOM

SPWD Facility Condition Analysis - 1340

Survey Date: 6/19/2019

SS6 SST RESTROOM**BUILDING REPORT**

The SS6 SST restroom is a CXT brand precast unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,300****Long-Term Needs****Four to Ten Years****Project Index #: 1340EXT1****Construction Cost \$1,300****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 128	IBC Occupancy Type 1: 100 % B
Year Constructed: 1998	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.16
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$1,300	Facility Replacement Cost per Square Foot:	\$391
Grand Total:	\$1,300	FCNI:	3%

SS4 SST RESTROOM

SPWD Facility Condition Analysis - 1339

Survey Date: 6/19/2019

SS4 SST RESTROOM**BUILDING REPORT**

The SS4 SST restroom is a CXT brand precast dual unisex ADA toilet located in the Silver Springs area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,100****Long-Term Needs****Four to Ten Years****Project Index #: 1339EXT1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$1,100**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 204	IBC Occupancy Type 1: 100 % B
Year Constructed: 1998	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
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:	\$0	Project Construction Cost per Square Foot:	\$5.39
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$1,100	Facility Replacement Cost per Square Foot:	\$245
Grand Total:	\$1,100	FCNI:	2%

SS2 COMFORT STATION - BOAT LAUNCH

SPWD Facility Condition Analysis - 1338

Survey Date: 6/19/2019

SS2 COMFORT STATION - BOAT LAUNCH**BUILDING REPORT**

The Boat Launch Comfort Station is a brick masonry framed structure with a metal roofing system on a concrete foundation. It contains 4 unisex mostly ADA compliant restrooms and is in fair shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,400****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1338EXT1****Construction Cost \$2,400**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 1338INT1****Construction Cost \$2,000**

The interior finishes are in fair condition. It is recommended that the Fiberglass Reinforced Panels are power washed and re-caulked and the ceramic tiles are repaired and sealed as needed. This project should be done at least once in the next 4 - 6 years and scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 400	IBC Occupancy Type 1: 100 % B
Year Constructed: 1974	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	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$11.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$60,000
Priority Class 3: \$4,400	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$4,400	FCNI: 7%

VIRGINIA BEACH SST RESTROOM

SPWD Facility Condition Analysis - 1337

Survey Date: 6/19/2019

VIRGINIA BEACH SST RESTROOM BUILDING REPORT

The Virginia Beach SST restroom is a CXT brand precast unisex ADA toilet located in the Virginia Beach area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$1,500****Currently Critical****Immediate to Two Years****ADA SIGNAGE****Project Index #: 1337ADA1****Construction Cost \$1,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage for the parking space does not comply with this criteria. This project would provide funding for purchase and installation of an ADA parking sign which was missing from the ADA parking space at the time of the survey. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,300****Long-Term Needs****Four to Ten Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 1337EXT1****Construction Cost \$1,300**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 128	IBC Occupancy Type 1: 100 % B
Year Constructed: 2000	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,500	Project Construction Cost per Square Foot:	\$21.88
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$1,300	Facility Replacement Cost per Square Foot:	\$391
Grand Total:	\$2,800	FCNI:	6%

SEASONAL EMPLOYEES BASE CAMP

SPWD Facility Condition Analysis - 1336

Survey Date: 6/19/2019

**SEASONAL EMPLOYEES BASE CAMP
BUILDING REPORT**

The Seasonal Employees Base Camp is a wood framed structure with a composition roofing system on a concrete slab-on-grade foundation. This dormitory style residence has a kitchen and dining area, living space, sleeping quarters and individual restrooms and showers for seasonal employees. There are window mounted AC units for cooling and electric heaters for heat. The building is in fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$7,500****Currently Critical****Immediate to Two Years****ELECTRICAL PANEL UPGRADES****Project Index #: 1336SFT1****Construction Cost \$7,500**

The electrical panel at this facility is recognized as a safety hazard. Sylvania Zinsco and Federal Pacific Stab-Loc panels were part of a safety recall and should be replaced. This project would provide funding for the installation of a replacement breaker panel including removal and disposal.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$63,500****Necessary - Not Yet Critical****Two to Four Years****KITCHEN REMODEL****Project Index #: 1336INT2****Construction Cost \$25,000**

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

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

SHOWER AND RESTROOM REMODEL**Project Index #: 1336INT3****Construction Cost \$30,000**

The restrooms and shower rooms are original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms and shower rooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

WATER HEATER REPLACEMENT**Project Index #: 1336PLM1****Construction Cost \$2,500**

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. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

Project Index #: 1336ENR1
Construction Cost \$6,000

WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. These older windows are drafty, not energy efficient and at least one is broken. 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. This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$7,000**
Long-Term Needs **Four to Ten Years**

Project Index #: 1336EXT1
Construction Cost \$3,500

EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1336INT1
Construction Cost \$3,500

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 588	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1976	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$7,500	Project Construction Cost per Square Foot: \$132.65
Priority Class 2: \$63,500	Total Facility Replacement Construction Cost: \$147,000
Priority Class 3: \$7,000	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$78,000	FCNI: 53%

LD RESIDENCE #3

SPWD Facility Condition Analysis - 1331

Survey Date: 6/19/2019

LD RESIDENCE #3**BUILDING REPORT**

Residence # 3 is a wood framed structure with a composition roofing system on a concrete foundation. It has bedrooms, bathrooms, kitchen, dining and living areas. The building is located in the Lahontan Dam residence area and is in good shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$5,000****Currently Critical****Immediate to Two Years****EXTERIOR LANDING / HANDRAIL INSTALLATION****Project Index #: 1331SFT2****Construction Cost \$5,000**

Section R311 of the 2018 IBC Residential building Code 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. The front entry landing does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door and handrails at the steps as required by Chapter 10 of the 2018 IBC.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$36,100****Necessary - Not Yet Critical****Two to Four Years****EVAPORATIVE COOLER REPLACEMENT****Project Index #: 1331ENR3****Construction Cost \$3,500**

An evaporative cooler is installed on the side of this building and is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

FLOORING REPLACEMENT**Project Index #: 1331INT2****Construction Cost \$9,400**

The sheet vinyl 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 removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2 - 3 years.

This project or a portion thereof was previously recommended in the FCA report dated 06/02/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/15/2010.

FURNACE REPLACEMENT**Project Index #: 1331ENR2****Construction Cost \$7,500**

The building is heated by a propane-fired furnace. It is original to the building, not energy efficient and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement with a new propane-fired unit including connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

GUTTER INSTALLATION

Project Index #: 1331EXT6
Construction Cost \$5,200

The building does not have gutters or downspouts to control the runoff from the roof. The water currently sheet drains off the roof causing extensive erosion to the built-up dirt slope around the foundation. This will eventually lead to failure of the foundation undermining the integrity of the entire structure. This project would provide funding for the installation of a seamless gutter and downspout system for the building.

WATER HEATER REPLACEMENT

Project Index #: 1331PLM1
Construction Cost \$2,500

There is a 50 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 3 - 4 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

WINDOW REPLACEMENT

Project Index #: 1331ENR1
Construction Cost \$8,000

The windows are older, single pane construction in a metal frame. 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 8 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$8,900

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 1331EXT4
Construction Cost \$4,450

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 1331INT1
Construction Cost \$4,450

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 that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 890	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1923	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Stucco	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$5,000	Project Construction Cost per Square Foot: \$56.18
Priority Class 2: \$36,100	Total Facility Replacement Construction Cost: \$222,000
Priority Class 3: \$8,900	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$50,000	FCNI: 23%

LD RESIDENCE #2

SPWD Facility Condition Analysis - 1330

Survey Date: 6/19/2019

LD RESIDENCE #2**BUILDING REPORT**

Residence # 2 is a wood framed structure with a composition roofing system on a concrete foundation. It has an attached single car garage, bedrooms, bathrooms kitchen, dining and living areas. The building is located in the Lahontan Dam residence area and is in fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$5,000****Currently Critical****Immediate to Two Years****Project Index #: 1330SFT2****EXTERIOR LANDING INSTALLATION****Construction Cost \$5,000**

Section R311 of the 2018 IBC Residential building Code 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. The front entry landing does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door and handrails at the steps as required by Chapter 10 of the 2018 IBC.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$25,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1330INT1****FLOORING REPLACEMENT****Construction Cost \$7,400**

The sheet vinyl 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 removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years. This project or a portion thereof was previously recommended in the FCA report dated 06/02/2003 and 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

Project Index #: 1330ENR1**FURNACE REPLACEMENT****Construction Cost \$7,500**

The building is heated by a propane-fired furnace. It is original to the building, not energy efficient and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement with a new propane-fired unit including connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

Project Index #: 1330EXT5**GUTTER INSTALLATION****Construction Cost \$7,800**

The building does not have gutters or downspouts to control the runoff from the roof. The water currently sheet drains off the roof causing extensive erosion to the built-up dirt slope around the foundation. This will eventually lead to failure of the foundation undermining the integrity of the entire structure. This project would provide funding for the installation of a seamless gutter and downspout system for the building.

Project Index #: 1330PLM1
Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is a 50 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2 - 3 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$12,600

Long-Term Needs

Four to Ten Years

Project Index #: 1330EXT2
Construction Cost \$6,300

EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1330INT2
Construction Cost \$6,300

INTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 1,056	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1981	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$5,000	Project Construction Cost per Square Foot: \$40.53
Priority Class 2: \$25,200	Total Facility Replacement Construction Cost: \$264,000
Priority Class 3: \$12,600	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$42,800	FCNI: 16%

SS ENTRANCE STATION

SPWD Facility Condition Analysis - 1328

Survey Date: 6/19/2019

**SS ENTRANCE STATION
BUILDING REPORT**

The Silver Springs Entrance Station is an uninsulated brick masonry structure with a metal roofing system on a concrete foundation. The facility is located on the west entrance road and serves as the main fee collection station for the Silver Springs area of Lahontan State Park. The interior has an office area as well as a small unisex restroom. It is heated and cooled by an exterior wall mounted combination HVAC unit. The facility is well maintained.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$9,000****Necessary - Not Yet Critical****Two to Four Years****LIGHTING UPGRADE****Project Index #: 1328ENR2****Construction Cost \$1,500**

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 restrooms and other 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 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

WINDOW REPLACEMENT**Project Index #: 1328ENR1****Construction Cost \$7,500**

The windows are original, single pane construction in a metal frame. 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 5 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,500****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1328EXT1****Construction Cost \$3,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 1328INT1****Construction Cost \$1,500**

The interior finishes are in fair condition. It is recommended that the painted gypsum board interior walls and ceilings be painted at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	300	IBC Occupancy Type 1:	100 % B
Year Constructed:	1986	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Brick Masonry	Construction Type:	Brick Masonry & Wood
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$45.00
Priority Class 2:	\$9,000	Total Facility Replacement Construction Cost:	\$90,000
Priority Class 3:	\$4,500	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$13,500	FCNI:	15%

LD GARAGE #3

SPWD Facility Condition Analysis - 1327

Survey Date: 6/19/2019

LD GARAGE #3 BUILDING REPORT

The garage is a wood framed structure with a corrugated metal roof on an old concrete and stone foundation. The old building is located in the Lahontan Dam residence area and is now used as storage. It is in fair shape considering how old it is.

PRIORITY CLASS 3 PROJECTSTotal Construction Cost for Priority 3 Projects: **\$4,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES**Project Index #: **1327EXT1**Construction Cost **\$4,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning and sealing the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	400	IBC Occupancy Type 1:	100 % U
Year Constructed:	1923	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Wood Siding	Construction Type:	Wood Framed
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$20,000
Priority Class 3:	\$4,000	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$4,000	FCNI:	20%

LD STORAGE #2

SPWD Facility Condition Analysis - 1326

Survey Date: 6/19/2019

LD STORAGE #2 BUILDING REPORT

The LD Storage #2 is an old wood framed structure with a corrugated metal roof on a stone and concrete foundation. It is located in the Lahontan Dam residence area and is in fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$7,200****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1326EXT1****Construction Cost \$2,400**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning and sealing the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT**Project Index #: 1326EXT2****Construction Cost \$4,800**

The corrugated metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet): 120	IBC Occupancy Type 1: 100 % U
Year Constructed: 1923	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$60.00
Priority Class 2: \$7,200	Total Facility Replacement Construction Cost: \$18,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$7,200	FCNI: 40%

DRUM POINT SST RESTROOM

SPWD Facility Condition Analysis - 1324

Survey Date: 6/19/2019

DRUM POINT SST RESTROOM BUILDING REPORT

The Drum Point SST restroom is a CXT brand precast unisex ADA toilet located in the Drum Point area of the park. There is a concrete ADA parking space and path of travel to the building.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$1,000****Currently Critical****Immediate to Two Years****Project Index #: 1324ADA1****Construction Cost \$1,000****ADA PARKING SIGN**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage for the parking space does not comply with this criteria. This project would provide funding for purchase and installation of an ADA parking sign which was missing from the ADA parking space at the time of the survey. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,300****Long-Term Needs****Four to Ten Years****Project Index #: 1324EXT1****Construction Cost \$1,300****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 128	IBC Occupancy Type 1: 100 % B
Year Constructed: 2003	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,000	Project Construction Cost per Square Foot:	\$17.97
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$1,300	Facility Replacement Cost per Square Foot:	\$391
Grand Total:	\$2,300	FCNI:	5%

NORTH SHORE MARINA CLIVUS RESTROOM

SPWD Facility Condition Analysis - 1322

Survey Date: 6/19/2019

NORTH SHORE MARINA CLIVUS RESTROOM BUILDING REPORT

The North Shore Marina Clivus Restroom is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It has Men's and Women's restroom stalls and is located at the Marina / Boat Ramp area. This restroom uses a proprietary biodegradable technology for waste control. The restroom is not fully ADA compliant and will be addressed in the report.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$2,500****Currently Critical****Immediate to Two Years****ADA UPGRADES****Project Index #: 1322ADA1****Construction Cost \$2,500**

The existing Americans with Disabilities Act (ADA) designated route of travel to the restroom does not meet current accessibility requirements. Included in this project is installing edge protection on the ramp leading up to the restroom and adding ADA signage. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,500****Necessary - Not Yet Critical****Two to Four Years****LIGHTING UPGRADE****Project Index #: 1322ENR1****Construction Cost \$2,500**

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. Occupancy sensors will be installed in restrooms, conference rooms and other 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 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,600****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1322EXT1****Construction Cost \$2,300**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 1322INT1****Construction Cost \$2,300**

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 that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 460	IBC Occupancy Type 1: 100 % B
Year Constructed: 1984	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry
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:	\$2,500	Project Construction Cost per Square Foot:	\$20.87
Priority Class 2:	\$2,500	Total Facility Replacement Construction Cost:	\$92,000
Priority Class 3:	\$4,600	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$9,600	FCNI:	10%

BLACKBIRD POINT SST RESTROOM

SPWD Facility Condition Analysis - 1321

Survey Date: 6/19/2019

BLACKBIRD POINT SST RESTROOM**BUILDING REPORT**

The Blackbird Point SST restroom is a CXT brand precast unisex ADA toilet located in the Blackbird Point area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1321ELE1****SOLAR PANEL REPLACEMENT****Construction Cost \$1,500**

The power to the building is provided by a photovoltaic system. The solar panels have been broken by vandals and should be scheduled for replacement. This project provides for the purchase and installation of two roof-mounted solar panels.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,300****Long-Term Needs****Four to Ten Years****Project Index #: 1321EXT1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$1,300**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 128	IBC Occupancy Type 1: 100 % B
Year Constructed: 2003	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$21.88
Priority Class 2: \$1,500	Total Facility Replacement Construction Cost: \$50,000
Priority Class 3: \$1,300	Facility Replacement Cost per Square Foot: \$391
Grand Total: \$2,800	FCNI: 6%

OVERLOOK CXT COMFORT STATION

SPWD Facility Condition Analysis - 1320

Survey Date: 6/19/2019

OVERLOOK CXT COMFORT STATION

BUILDING REPORT

The Overlook Comfort Station is a precast CXT style restroom with ADA compliant unisex stalls. This unit has flush toilets and a sink with its own septic system. The restroom is accessible from the parking area and is in good shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,040****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1320EXT1****Construction Cost \$1,020**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 1320INT1****Construction Cost \$1,020**

The interior finishes are in fair condition. It is recommended that the Fiberglass Reinforced Panels are power washed and re-caulked and the ceramic tiles are repaired and sealed as needed. This project should be done at least once in the next 4 - 6 years and scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 204	IBC Occupancy Type 1: 100 % B
Year Constructed: 2006	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$10.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$60,000
Priority Class 3: \$2,040	Facility Replacement Cost per Square Foot: \$294
Grand Total: \$2,040	FCNI: 3%

LD11 SST RESTROOM

SPWD Facility Condition Analysis - 0599

Survey Date: 6/19/2019

LD11 SST RESTROOM**BUILDING REPORT**

The LD11 SST restroom is a CXT brand precast unisex ADA toilet located in the Lahontan Dam Beach 11 area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,280****Long-Term Needs****Four to Ten Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 0599EXT1****Construction Cost \$1,280**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 128	IBC Occupancy Type 1: 100 % B
Year Constructed: 2005	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$1,280	Facility Replacement Cost per Square Foot:	\$391
Grand Total:	\$1,280	FCNI:	3%

LD10 CLIVUS RESTROOM

SPWD Facility Condition Analysis - 0592

Survey Date: 6/19/2019

LD10 CLIVUS RESTROOM BUILDING REPORT

The LD10 Clivus Restroom is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It has Men's and Women's restroom stalls and is located at the Lahontan Dam beach 10 area. This restroom uses a proprietary biodegradable technology for waste control.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$5,700**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR DOOR REPLACEMENT

Project Index #: 0592EXT2
Construction Cost \$4,500

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 three door assemblies with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

INTERIOR FINISHES

Project Index #: 0592INT1
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 that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$1,200**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 0592EXT1
Construction Cost \$1,200

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 240	IBC Occupancy Type 1: 100 % B
Year Constructed: 1984	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$28.75
Priority Class 2:	\$5,700	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$1,200	Facility Replacement Cost per Square Foot:	\$208
Grand Total:	\$6,900	FCNI:	14%

LD9 SST RESTROOM

SPWD Facility Condition Analysis - 0589

Survey Date: 6/19/2019

LD9 SST RESTROOM**BUILDING REPORT**

The LD9 SST restroom is a CXT brand precast unisex ADA toilet located in the Lahontan Dam Beach 9 area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,300****Long-Term Needs****Four to Ten Years****Project Index #: 0589EXT1****Construction Cost \$1,300****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 128	IBC Occupancy Type 1: 100 % B
Year Constructed: 1997	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.16
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$1,300	Facility Replacement Cost per Square Foot:	\$391
Grand Total:	\$1,300	FCNI:	3%

LD7 CLIVUS RESTROOM

SPWD Facility Condition Analysis - 0544

Survey Date: 6/19/2019

LD7 CLIVUS RESTROOM**BUILDING REPORT**

The LD7 Clivus Restroom is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It has Men's and Women's restroom stalls and is located at the Lahontan Dam beach 7 area. This restroom uses a proprietary biodegradable technology for waste control.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,400****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0544EXT1****Construction Cost \$1,200**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 0544INT1****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 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 240	IBC Occupancy Type 1: 100 % B
Year Constructed: 1984	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry & Wood
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$2,400	Facility Replacement Cost per Square Foot:	\$208
Grand Total:	\$2,400	FCNI:	5%

LD6 SST RESTROOM

SPWD Facility Condition Analysis - 0543

Survey Date: 6/19/2019

LD6 SST RESTROOM**BUILDING REPORT**

The LD6 SST restroom is a CXT brand precast unisex ADA toilet located in the Lahontan Dam Beach 6 area of the park. There is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,280****Long-Term Needs****Four to Ten Years****Project Index #: 0543EXT1****Construction Cost \$1,280****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 128	IBC Occupancy Type 1: 100 % B
Year Constructed: 1997	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
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:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$1,280	Facility Replacement Cost per Square Foot:	\$391
Grand Total:	\$1,280	FCNI:	3%

LD5 SST RESTROOM

SPWD Facility Condition Analysis - 0542

Survey Date: 6/19/2019

LD5 SST RESTROOM BUILDING REPORT

The LD5 SST restroom is a pre-engineered ADA toilet located in the Lahontan Dam Beach 5 area of the park. It has two unisex stalls and there is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,040****Long-Term Needs****Four to Ten Years****Project Index #: 0542EXT1****Construction Cost \$2,040****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 -7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 204	IBC Occupancy Type 1: 100 % B
Year Constructed: 1997	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Concrete Masonry	Construction Type: Pre-engineered 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: \$0	Project Construction Cost per Square Foot: \$10.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$50,000
Priority Class 3: \$2,040	Facility Replacement Cost per Square Foot: \$245
Grand Total: \$2,040	FCNI: 4%

LD3 SST RESTROOM

SPWD Facility Condition Analysis - 0540

Survey Date: 6/19/2019

LD3 SST RESTROOM**BUILDING REPORT**

The LD3 SST restroom is a pre-engineered ADA toilet located in the Lahontan Dam Beach 3 area of the park. It has two unisex stalls and there is a concrete ADA parking space adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,000****Long-Term Needs****Four to Ten Years****Project Index #: 0540EXT1****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. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 204	IBC Occupancy Type 1: 100 % B
Year Constructed: 1997	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Concrete Masonry	Construction Type: Pre-engineered 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: \$0	Project Construction Cost per Square Foot: \$9.80
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$50,000
Priority Class 3: \$2,000	Facility Replacement Cost per Square Foot: \$245
Grand Total: \$2,000	FCNI: 4%

LD RESIDENCE #1

SPWD Facility Condition Analysis - 0499

Survey Date: 6/19/2019

LD RESIDENCE #1**BUILDING REPORT**

Residence # 1 is a wood framed structure with a composition roofing system on a concrete foundation. It has an attached single car garage, bedrooms, bathrooms, kitchen, and dining and living areas. The building is located in the Lahontan Dam residence area and is in good shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$5,000****Currently Critical****Immediate to Two Years****Project Index #: 0499SFT2****EXTERIOR LANDING / HANDRAIL INSTALLATION****Construction Cost \$5,000**

Section R311 of the 2018 IBC Residential building Code 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. The front entry landing does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door and handrails at the steps as required by Chapter 10 of the 2018 IBC.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$19,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0499ENR1****EVAPORATIVE COOLER REPLACEMENT****Construction Cost \$4,000**

An evaporative cooler is installed on the roof of this building and is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to the existing ductwork and utilities in the gable end of the residence. The estimate includes removal and disposal of the old roof mounted evaporative cooler and any required patching of the roof.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

Project Index #: 0499INT1**FLOORING REPLACEMENT****Construction Cost \$7,400**

The sheet vinyl 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 removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.

This project or a portion thereof was previously recommended in the FCA report dated 06/02/2003 and 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

Project Index #: 0499EXT5**GUTTER INSTALLATION****Construction Cost \$7,800**

The building does not have gutters or downspouts to control the runoff from the roof. The water currently sheet drains off the roof causing extensive erosion to the built-up dirt slope around the foundation. This will eventually lead to failure of the foundation undermining the integrity of the entire structure. This project would provide funding for the installation of a seamless gutter and downspout system for the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$11,600****Long-Term Needs****Four to Ten Years****Project Index #: 0499EXT4****EXTERIOR FINISHES****Construction Cost \$6,300**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0499INT2**INTERIOR FINISHES****Construction Cost \$5,300**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 5 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 1,056	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1981	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$5,000	Project Construction Cost per Square Foot: \$33.90
Priority Class 2: \$19,200	Total Facility Replacement Construction Cost: \$264,000
Priority Class 3: \$11,600	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$35,800	FCNI: 14%

LD GARAGE #1

SPWD Facility Condition Analysis - 0498

Survey Date: 6/19/2019

LD GARAGE #1 BUILDING REPORT

The garage is a wood framed structure with a corrugated metal roof on an old concrete and stone foundation. The old building is located in the Lahontan Dam residence area and is now used as storage. It is in fair shape considering its age.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$24,000****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0498EXT1****Construction Cost \$8,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding and sealing the wood and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT**Project Index #: 0498EXT2****Construction Cost \$16,000**

The corrugated metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet): 400	IBC Occupancy Type 1: 100 % U
Year Constructed: 1923	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$60.00
Priority Class 2: \$24,000	Total Facility Replacement Construction Cost: \$20,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$50
Grand Total: \$24,000	FCNI: 120%

LD2 SST RESTROOM

SPWD Facility Condition Analysis - 0497

Survey Date: 6/19/2019

LD2 SST RESTROOM BUILDING REPORT

The LD2 SST restroom is a CXT brand precast unisex ADA toilet located in the Lahontan Dam Beach 2 area of the park. There is a concrete ADA parking space adjacent to the building. The facility is in good shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0497ELE1****SOLAR PANEL REPLACEMENT****Construction Cost \$1,500**

The power to the building is provided by a photovoltaic system. The solar panels have been broken by vandals and should be scheduled for replacement. This project provides for the purchase and installation of two roof-mounted solar panels.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,300****Long-Term Needs****Four to Ten Years****Project Index #: 0497EXT1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$1,300**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 128	IBC Occupancy Type 1: 100 % B
Year Constructed: 1997	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$21.88
Priority Class 2: \$1,500	Total Facility Replacement Construction Cost: \$52,000
Priority Class 3: \$1,300	Facility Replacement Cost per Square Foot: \$406
Grand Total: \$2,800	FCNI: 5%

LD1 DAY USE COMFORT STATION

SPWD Facility Condition Analysis - 0496

Survey Date: 6/19/2019

LD1 DAY USE COMFORT STATION BUILDING REPORT

The day use comfort station is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. It is located in the "Lahontan Dam" area of the park and provides restroom facilities for Men and Women including ADA accessible restrooms which are mostly compliant. There is water and electricity in the building and it has its own septic system. The facility is in good shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,700****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0496ENR1****LIGHTING UPGRADE****Construction Cost \$2,700**

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. Electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$9,000****Long-Term Needs****Four to Ten Years****Project Index #: 0496EXT1****EXTERIOR FINISHES****Construction Cost \$4,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0496INT1**INTERIOR FINISHES****Construction Cost \$4,500**

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 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 900	IBC Occupancy Type 1: 100 % B
Year Constructed: 1974	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	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$13.00
Priority Class 2: \$2,700	Total Facility Replacement Construction Cost: \$180,000
Priority Class 3: \$9,000	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$11,700	FCNI: 7%

OLD DISTRICT HEADQUARTERS

SPWD Facility Condition Analysis - 0495

Survey Date: 6/19/2019

OLD DISTRICT HEADQUARTERS**BUILDING REPORT**

The Old District Headquarters is a wood framed structure with a composition roofing system on a concrete foundation. The building is located in the "Lahontan Dam" residence area of the park and although it is designed as a residence it is currently being used for storage.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$21,300****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0495EXT1****EXTERIOR FINISHES****Construction Cost \$8,600**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0495EXT2**ROOF REPLACEMENT****Construction Cost \$12,700**

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

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

BUILDING INFORMATION:

Gross Area (square feet): 860	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1930	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-N
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$24.77
Priority Class 2: \$21,300	Total Facility Replacement Construction Cost: \$129,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$21,300	FCNI: 17%

OLD WELL HOUSE (VACANT)

SPWD Facility Condition Analysis - 0494

Survey Date: 6/19/2019

OLD WELL HOUSE (VACANT)**BUILDING REPORT**

The Old Well House is a brick masonry framed structure with a wood shingle roof on a concrete foundation located in the dam area of the park. The building is vacant and not in use.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0494EXT4****Construction Cost \$2,500****DEMOLISH STRUCTURE**

The building is an old well house that is no longer in use. It is recommended that this structure be demolished and the pit below to be filled in per the guidelines of the Nevada State Division of Environmental Protection and any local requirements.

BUILDING INFORMATION:

Gross Area (square feet): 64	IBC Occupancy Type 1: 100 % U
Year Constructed: 1960	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 Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$39.06
Priority Class 2: \$2,500	Total Facility Replacement Construction Cost: \$1,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$10
Grand Total: \$2,500	FCNI: 250%

REGIONAL HEADQUARTERS/MAINTENANCE SHOP BUILDING REPORT

The Regional Headquarters / Maintenance Shop is an engineered metal building which contains office space for staff, restrooms, a conference room, and storage and shop areas. It has a mix of ceiling mounted heating units in the shop areas, an evaporative cooler on the roof for the office area on the west side and a split HVAC system for the east office space. The facility is lacking a fire alarm system which will be addressed in the building report. The west office does have an ADA accessible entrance into the building and a mostly ADA compliant unisex restroom.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$43,000

Currently Critical

Immediate to Two Years

ADA ACCESSIBLE COUNTER

Project Index #: 0493ADA2
Construction Cost \$2,500

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The front office has a service counter for the public to approach which does not meet current codes. Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that the counter must have a portion which is at least 36" in length with a maximum height of 36" above the finish floor. This project will provide an accessible counter space in accordance with this requirement. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

ADA SIGNAGE & STRIPING

Project Index #: 0493ADA3
Construction Cost \$1,500

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 0493ELE1
Construction Cost \$15,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

FIRE ALARM SYSTEM INSTALLATION

Project Index #: 0493SFT2
Construction Cost \$24,000

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

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$89,800****Necessary - Not Yet Critical****Two to Four Years****FLOORING REPLACEMENT****Project Index #: 0493INT2****Construction Cost \$7,000**

The carpet and sheet vinyl in the front office section of 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 removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 3 - 4 years.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

HEATER INSTALLATION**Project Index #: 0493ENR3****Construction Cost \$10,000**

Two of the garage bays have broken or missing heating equipment and they are uncomfortably cold in the winter. It is recommended to install new heating equipment in these occupied areas to ensure a comfortable work environment. This project would provide for the purchase and installation of two propane fired heaters including all required connections to existing utilities.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

LIGHTING UPGRADE**Project Index #: 0493ENR2****Construction Cost \$14,300**

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. Electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

OFFICE ROOF REPLACEMENT**Project Index #: 0493EXT2****Construction Cost \$51,000**

The metal roof on the office portion of the building was in poor condition at the time of the survey and had active leaks. 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 over rigid insulation attached to the existing metal roof. This will allow the roof to qualify for the statewide roofing program warranty and preventative maintenance agreement.

WINDOW REPLACEMENT**Project Index #: 0493ENR1****Construction Cost \$7,500**

The windows in the front office are original, single pane construction in a metal frame. 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 5 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/19/2019.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$36,450****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0493EXT1****Construction Cost \$13,700**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0493INT1
Construction Cost \$22,750

INTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 4,550	IBC Occupancy Type 1: 40 % B
Year Constructed: 1980	IBC Occupancy Type 2: 60 % S-1
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Metal Building
Exterior Finish 2: %	IBC Construction Type: V-N
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$43,000	Project Construction Cost per Square Foot: \$37.20
Priority Class 2: \$89,800	Total Facility Replacement Construction Cost: \$1,138,000
Priority Class 3: \$36,450	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$169,250	FCNI: 15%

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



Lahontan State Recreation Area - Site #9959
Description: Maintenance Yard - Asphalt Pavement Recommended.



Lahontan State Recreation Area - Site #9959
Description: North Boat Ramp Site Lighting Upgrade



Regional Headquarters / Maintenance Shop - Building #0493
Description: ADA Accessible Entrance – Needing Signage & Striping



Regional Headquarters / Maintenance Shop - Building #0493
Description: Interior of the Shop Area.



Old Well House (Vacant) - Building #0494
Description: Exterior of the Structure.



Old District Headquarters - Building #0495
Description: Exterior of the Structure.



LD1 Day Use Comfort Station - Building #0496
Description: Exterior of the Structure.



LD2 SST Restroom - Building #0497
Description: Exterior of the Structure.



LD Garage #1 - Building #0498
Description: Exterior of the Structure.



LD Residence #1 - Building #0499
Description: Exterior of the Structure.



LD3 SST Restroom - Building #0540
Description: Exterior of the Structure.



LD5 SST Restroom - Building #0542
Description: Exterior of the Structure.



LD6 SST Restroom - Building #0543
Description: Exterior of the Structure.



LD7 Clivus Restroom - Building #0544
Description: Exterior of the Structure.



LD9 SST Restroom - Building #0589
Description: Exterior of the Structure.



Overlook CXT Comfort Station - Building #1320
Description: Exterior of the Structure.



Blackbird Point SST Restroom - Building #1321
Description: Exterior of the Structure.



North Shore Marina Clivus Restroom - Building #1322
Description: Exterior of the Structure.



Drum Point SST Restroom - Building #1324
Description: Exterior of the Structure.



LD Storage #2 - Building #1326
Description: Exterior of the Structure.



LD Storage #2 - Building #1327
Description: Exterior of the Structure.



SS Entrance Station - Building #1328
Description: Exterior of the Structure.



LD Residence #2 - Building #1330
Description: Exterior of the Structure.



LD Residence #3 - Building #1331
Description: Exterior of the Structure.



Seasonal Employees Base Camp - Building #1336
Description: Exterior of the Structure.



Virginia Beach SST Restroom - Building #1337
Description: Exterior of the Structure.



LD Entrance Station - Building #1343
Description: Exterior of the Structure.



SS Garage #1 - Building #1344
Description: Exterior of the Structure.



SS Garage #2 - Building #1345
Description: Exterior of the Structure.



SS Garage #3 - Building #1346
Description: Exterior of the Structure.



SS Mechanical Building North - Building #1347
Description: Exterior of the structure.



SS Mechanical Building North - Building #1347
Description: Arc Flash & Breaker Coordination Study Needed.



SS Maintenance Shop - Building #1351
Description: Exterior of the Structure.



SS Maintenance Shop - Building #1351
Description: Furnace Replacement Needed.



SS7 South Comfort Station- Building #2368
Description: Exterior of the Structure.



SS7 Center Comfort Station- Building #2369
Description: Exterior of the Structure.



SS Ranger Station- Building #2578
Description: Exterior of the structure.



SS Day Use Comfort Station South - Building #3048
Description: Exterior of the Structure.



River Camp Ramada- Building #3050
Description: Exterior of the Structure.



North Shore Marina Kiosk- Building #3051
Description: Exterior of the Structure.



SS Mechanical Building South- Building #3052
Description: Exterior of the structure.



SS Mechanical Building South- Building #3052
Description: Arc Flash & Breaker Coordination Study Needed.



LD Residence #4- Building #3053
Description: Exterior of the Structure.



Water Treatment Plant- Building #3054
Description: Exterior of the Structure.



Water Treatment Plant- Building #3054
Description: Arc Flash & Breaker Coordination Study Needed.



Metal Storage Building- Building #3055
Description: Exterior of the Structure.



LD Garage #4- Building #3056
Description: Exterior of the Structure.



LD Garage #5- Building #3057
Description: Exterior of the Structure.



Water Tank #1- Building #3058
Description: Exterior of the Structure.