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
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.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>0494</td>
<td>OLD WELL HOUSE (VACANT)</td>
<td>64</td>
<td>1960</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$2,500</td>
<td>$2,500</td>
<td>$640</td>
<td>391%</td>
</tr>
<tr>
<td>3057</td>
<td>LD GARAGE #5</td>
<td>400</td>
<td>1923</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$20,000</td>
<td>$20,000</td>
<td>$8,000</td>
<td>250%</td>
</tr>
<tr>
<td>0498</td>
<td>LD GARAGE #1</td>
<td>400</td>
<td>1923</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$24,000</td>
<td>$24,000</td>
<td>$20,000</td>
<td>120%</td>
</tr>
<tr>
<td>3056</td>
<td>LD GARAGE #4</td>
<td>400</td>
<td>1923</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$16,000</td>
<td>$16,000</td>
<td>$20,000</td>
<td>80%</td>
</tr>
<tr>
<td>3054</td>
<td>WATER TREATMENT PLANT</td>
<td>400</td>
<td>2000</td>
<td>6/19/2019</td>
<td>$50,000</td>
<td>$0</td>
<td>$1,200</td>
<td>$90,000</td>
<td>57%</td>
</tr>
<tr>
<td>1336</td>
<td>SEASONAL EMPLOYEES BASE CAMP</td>
<td>588</td>
<td>1976</td>
<td>6/19/2019</td>
<td>$7,500</td>
<td>$63,500</td>
<td>$78,000</td>
<td>$147,000</td>
<td>53%</td>
</tr>
<tr>
<td>1326</td>
<td>LD STORAGE #2</td>
<td>120</td>
<td>1923</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$7,200</td>
<td>$7,200</td>
<td>$18,000</td>
<td>40%</td>
</tr>
<tr>
<td>1350</td>
<td>SS RANGER RESIDENCE</td>
<td>900</td>
<td>1981</td>
<td>6/19/2019</td>
<td>$6,500</td>
<td>$51,200</td>
<td>$65,350</td>
<td>$180,000</td>
<td>36%</td>
</tr>
<tr>
<td>3053</td>
<td>LD RESIDENCE #4</td>
<td>1400</td>
<td>1930</td>
<td>6/19/2019</td>
<td>$7,500</td>
<td>$81,500</td>
<td>$110,000</td>
<td>$350,000</td>
<td>31%</td>
</tr>
<tr>
<td>1343</td>
<td>LD ENTRANCE STATION</td>
<td>300</td>
<td>1979</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$17,500</td>
<td>$20,800</td>
<td>$90,000</td>
<td>23%</td>
</tr>
<tr>
<td>1331</td>
<td>LD RESIDENCE #3</td>
<td>890</td>
<td>1923</td>
<td>6/19/2019</td>
<td>$5,000</td>
<td>$36,100</td>
<td>$50,000</td>
<td>$222,500</td>
<td>22%</td>
</tr>
<tr>
<td>1327</td>
<td>LD GARAGE #3</td>
<td>400</td>
<td>1923</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$4,000</td>
<td>$20,000</td>
<td>20%</td>
</tr>
<tr>
<td>0495</td>
<td>OLD DISTRICT HEADQUARTERS</td>
<td>860</td>
<td>1930</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$21,300</td>
<td>$21,300</td>
<td>$129,000</td>
<td>17%</td>
</tr>
<tr>
<td>1330</td>
<td>LD RESIDENCE #2</td>
<td>1056</td>
<td>1981</td>
<td>6/19/2019</td>
<td>$5,000</td>
<td>$25,200</td>
<td>$32,600</td>
<td>$264,000</td>
<td>16%</td>
</tr>
<tr>
<td>1328</td>
<td>SS ENTRANCE STATION</td>
<td>300</td>
<td>1986</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$9,000</td>
<td>$4,500</td>
<td>$13,500</td>
<td>15%</td>
</tr>
<tr>
<td>Index #</td>
<td>Building Name</td>
<td>Sq. Feet</td>
<td>Yr. Built</td>
<td>Survey Date</td>
<td>Cost to Repair: P1</td>
<td>Cost to Repair: P2</td>
<td>Cost to Repair: P3</td>
<td>Total Cost to Repair</td>
<td>Cost to Replace</td>
</tr>
<tr>
<td>---------</td>
<td>---------------------------------------------------</td>
<td>----------</td>
<td>-----------</td>
<td>-------------</td>
<td>--------------------</td>
<td>--------------------</td>
<td>--------------------</td>
<td>----------------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>0493</td>
<td>REGIONAL HEADQUARTERS/MAINTENANCE SHOP</td>
<td>4550</td>
<td>1980</td>
<td>6/19/2019</td>
<td>$43,000</td>
<td>$89,800</td>
<td></td>
<td>$169,250</td>
<td>$1,137,500</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0592</td>
<td>LD10 CLIVUS RESTROOM</td>
<td>240</td>
<td>1984</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$5,700</td>
<td></td>
<td>$6,900</td>
<td>$50,000</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0499</td>
<td>LD RESIDENCE #1</td>
<td>1056</td>
<td>1981</td>
<td>6/19/2019</td>
<td>$5,000</td>
<td>$19,200</td>
<td></td>
<td>$35,800</td>
<td>$264,000</td>
</tr>
<tr>
<td></td>
<td>16783 Lahontan Dam Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1322</td>
<td>NORTH SHORE MARINA CLIVUS RESTROOM</td>
<td>460</td>
<td>1984</td>
<td>6/19/2019</td>
<td>$2,500</td>
<td>$2,500</td>
<td></td>
<td>$9,600</td>
<td>$92,000</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3051</td>
<td>NORTH SHORE MARINA KIOSK</td>
<td>192</td>
<td>1974</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$1,900</td>
<td></td>
<td>$1,900</td>
<td>$19,200</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3050</td>
<td>RIVER CAMP RAMADA</td>
<td>144</td>
<td>2008</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td>$700</td>
<td>$700</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1347</td>
<td>SS MECHANICAL BUILDING NORTH</td>
<td>480</td>
<td>1978</td>
<td>6/19/2019</td>
<td>$5,000</td>
<td>$0</td>
<td></td>
<td>$7,900</td>
<td>$96,000</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2578</td>
<td>SS RANGER STATION</td>
<td>1000</td>
<td>2005</td>
<td>6/19/2019</td>
<td>$3,000</td>
<td>$9,200</td>
<td></td>
<td>$29,700</td>
<td>$375,000</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3052</td>
<td>SS MECHANICAL BUILDING SOUTH</td>
<td>480</td>
<td>1978</td>
<td>6/19/2019</td>
<td>$5,000</td>
<td>$0</td>
<td></td>
<td>$7,400</td>
<td>$96,000</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1338</td>
<td>SS2 COMFORT STATION - BOAT LAUNCH</td>
<td>400</td>
<td>1974</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td>$4,400</td>
<td>$60,000</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2368</td>
<td>SS7 SOUTH COMFORT STATION</td>
<td>900</td>
<td>1974</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td>$12,400</td>
<td>$180,000</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2369</td>
<td>SS7 CENTER COMFORT STATION</td>
<td>900</td>
<td>1974</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td>$12,400</td>
<td>$180,000</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2370</td>
<td>SS7 BEACH COMFORT STATION</td>
<td>900</td>
<td>1974</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td>$12,400</td>
<td>$180,000</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2365</td>
<td>SS3 COMFORT STATION</td>
<td>900</td>
<td>1974</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$4,500</td>
<td></td>
<td>$11,900</td>
<td>$180,000</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0496</td>
<td>LD1 DAY USE COMFORT STATION</td>
<td>900</td>
<td>1974</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$2,700</td>
<td></td>
<td>$9,000</td>
<td>$117,000</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1342</td>
<td>SS10 SST RESTROOM</td>
<td>204</td>
<td>2003</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$1,000</td>
<td></td>
<td>$3,100</td>
<td>$50,000</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Index #</td>
<td>Building Name</td>
<td>Sq. Feet</td>
<td>Yr. Built</td>
<td>Survey Date</td>
<td>Cost to Repair: P1</td>
<td>Cost to Repair: P2</td>
<td>Cost to Repair: P3</td>
<td>Total Cost to Repair</td>
<td>Cost to Replace</td>
</tr>
<tr>
<td>--------</td>
<td>---------------------------------------</td>
<td>----------</td>
<td>-----------</td>
<td>-------------</td>
<td>-------------------</td>
<td>-------------------</td>
<td>--------------------</td>
<td>---------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>3047</td>
<td>SS DAY USE COMFORT STATION NORTH</td>
<td>900</td>
<td>1974</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$2,000</td>
<td>$9,000</td>
<td>$11,000</td>
<td>$180,000</td>
</tr>
<tr>
<td>3048</td>
<td>SS DAY USE COMFORT STATION SOUTH</td>
<td>900</td>
<td>1974</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$2,000</td>
<td>$9,000</td>
<td>$11,000</td>
<td>$180,000</td>
</tr>
<tr>
<td>1346</td>
<td>SS GARAGE #3</td>
<td>200</td>
<td>1981</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$1,200</td>
<td>$1,200</td>
<td>$20,000</td>
</tr>
<tr>
<td>3055</td>
<td>METAL STORAGE BUILDING</td>
<td>240</td>
<td>2009</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$720</td>
<td>$720</td>
<td>$12,000</td>
</tr>
<tr>
<td>1344</td>
<td>SS GARAGE #1</td>
<td>200</td>
<td>1981</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$1,200</td>
<td>$1,200</td>
<td>$20,000</td>
</tr>
<tr>
<td>1345</td>
<td>SS GARAGE #2</td>
<td>200</td>
<td>1981</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$1,200</td>
<td>$1,200</td>
<td>$20,000</td>
</tr>
<tr>
<td>1321</td>
<td>BLACKBIRD POINT SST RESTROOM</td>
<td>128</td>
<td>2003</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$1,500</td>
<td>$1,300</td>
<td>$2,800</td>
<td>$50,000</td>
</tr>
<tr>
<td>1337</td>
<td>VIRGINIA BEACH SST RESTROOM</td>
<td>128</td>
<td>2000</td>
<td>6/19/2019</td>
<td>$1,500</td>
<td>$0</td>
<td>$1,300</td>
<td>$2,800</td>
<td>$50,000</td>
</tr>
<tr>
<td>1351</td>
<td>SS MAINTENANCE SHOP</td>
<td>1200</td>
<td>1980</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$9,500</td>
<td>$3,600</td>
<td>$13,100</td>
<td>$240,000</td>
</tr>
<tr>
<td>0497</td>
<td>LD2 SST RESTROOM</td>
<td>128</td>
<td>1997</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$1,500</td>
<td>$1,300</td>
<td>$2,800</td>
<td>$52,000</td>
</tr>
<tr>
<td>0544</td>
<td>LD7 CLIVUS RESTROOM</td>
<td>240</td>
<td>1984</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$2,400</td>
<td>$2,400</td>
<td>$50,000</td>
</tr>
<tr>
<td>2373</td>
<td>SS11 SST RESTROOM</td>
<td>128</td>
<td>1997</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$1,000</td>
<td>$1,300</td>
<td>$2,300</td>
<td>$50,000</td>
</tr>
<tr>
<td>1324</td>
<td>DRUM POINT SST RESTROOM</td>
<td>128</td>
<td>2003</td>
<td>6/19/2019</td>
<td>$1,000</td>
<td>$0</td>
<td>$1,300</td>
<td>$2,300</td>
<td>$50,000</td>
</tr>
<tr>
<td>3060</td>
<td>WATER TANK #3</td>
<td>1256</td>
<td>1978</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$10,000</td>
<td>$10,000</td>
<td>$220,000</td>
</tr>
<tr>
<td>3059</td>
<td>WATER TANK #2</td>
<td>1256</td>
<td>1974</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$10,000</td>
<td>$10,000</td>
<td>$220,000</td>
</tr>
<tr>
<td>3058</td>
<td>WATER TANK #1</td>
<td>1256</td>
<td>1974</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$10,000</td>
<td>$10,000</td>
<td>$220,000</td>
</tr>
<tr>
<td>Index #</td>
<td>Building Name</td>
<td>Sq. Feet</td>
<td>Yr. Built</td>
<td>Survey Date</td>
<td>Cost to Repair: P1</td>
<td>Cost to Repair: P2</td>
<td>Cost to Repair: P3</td>
<td>Total Cost to Repair</td>
<td>Cost to Replace</td>
</tr>
<tr>
<td>--------</td>
<td>--------------------------------</td>
<td>----------</td>
<td>-----------</td>
<td>-------------</td>
<td>--------------------</td>
<td>--------------------</td>
<td>--------------------</td>
<td>---------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>2372</td>
<td>SS9 SST RESTROOM</td>
<td>208</td>
<td>1997</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$2,100</td>
<td>$2,100</td>
<td>$50,000</td>
</tr>
<tr>
<td>2367</td>
<td>SS5 SOUTH SST RESTROOM</td>
<td>208</td>
<td>1998</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$2,100</td>
<td>$2,100</td>
<td>$50,000</td>
</tr>
<tr>
<td>2364</td>
<td>SS3 SOUTH SST RESTROOM</td>
<td>208</td>
<td>1987</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$2,100</td>
<td>$2,100</td>
<td>$50,000</td>
</tr>
<tr>
<td>2371</td>
<td>SS7 BEACH SST RESTROOM</td>
<td>208</td>
<td>1997</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$2,100</td>
<td>$2,100</td>
<td>$50,000</td>
</tr>
<tr>
<td>2363</td>
<td>SS3 NORTH SST RESTROOM</td>
<td>208</td>
<td>1987</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$2,100</td>
<td>$2,100</td>
<td>$50,000</td>
</tr>
<tr>
<td>0542</td>
<td>LD5 SST RESTROOM</td>
<td>204</td>
<td>1997</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$2,040</td>
<td>$2,040</td>
<td>$50,000</td>
</tr>
<tr>
<td>0540</td>
<td>LD3 SST RESTROOM</td>
<td>204</td>
<td>1997</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$2,000</td>
<td>$2,000</td>
<td>$50,000</td>
</tr>
<tr>
<td>1320</td>
<td>OVERLOOK CXT COMFORT STATION</td>
<td>204</td>
<td>2006</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$2,040</td>
<td>$2,040</td>
<td>$60,000</td>
</tr>
<tr>
<td>0589</td>
<td>LD9 SST RESTROOM</td>
<td>128</td>
<td>1997</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$1,300</td>
<td>$1,300</td>
<td>$50,000</td>
</tr>
<tr>
<td>2362</td>
<td>CATFISH CUT SST RESTROOM</td>
<td>128</td>
<td>2003</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$1,300</td>
<td>$1,300</td>
<td>$50,000</td>
</tr>
<tr>
<td>2366</td>
<td>SS5 NORTH SST RESTROOM</td>
<td>128</td>
<td>2006</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$1,300</td>
<td>$1,300</td>
<td>$50,000</td>
</tr>
<tr>
<td>3049</td>
<td>EQUESTRIAN CAMPGROUND SST RESTROOM</td>
<td>128</td>
<td>2010</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$1,300</td>
<td>$1,300</td>
<td>$50,000</td>
</tr>
<tr>
<td>2361</td>
<td>SS12 SST RESTROOM</td>
<td>128</td>
<td>2007</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$1,300</td>
<td>$1,300</td>
<td>$50,000</td>
</tr>
<tr>
<td>1340</td>
<td>SS6 SST RESTROOM</td>
<td>128</td>
<td>1998</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$1,300</td>
<td>$1,300</td>
<td>$50,000</td>
</tr>
<tr>
<td>1341</td>
<td>SS8 SST RESTROOM</td>
<td>128</td>
<td>2003</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$1,300</td>
<td>$1,300</td>
<td>$50,000</td>
</tr>
<tr>
<td>0599</td>
<td>LD11 SST RESTROOM</td>
<td>128</td>
<td>2005</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$1,280</td>
<td>$1,280</td>
<td>$50,000</td>
</tr>
<tr>
<td>Site number: 9959</td>
<td>Facility Condition Needs Index Report</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------------</td>
<td>---------------------------------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Index #</strong></td>
<td><strong>Building Name</strong></td>
<td><strong>Sq. Feet</strong></td>
<td><strong>Yr. Built</strong></td>
<td><strong>Survey Date</strong></td>
<td><strong>Cost to Repair: P1</strong></td>
<td><strong>Cost to Repair: P2</strong></td>
<td><strong>Cost to Repair: P3</strong></td>
<td><strong>Total Cost to Repair</strong></td>
<td><strong>Cost to Replace</strong></td>
</tr>
<tr>
<td>0543</td>
<td>LD6 SST RESTROOM</td>
<td>128</td>
<td>1997</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$1,280</td>
<td>$1,280</td>
<td>$50,000</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1339</td>
<td>SS4 SST RESTROOM</td>
<td>204</td>
<td>1998</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$0</td>
<td>$1,100</td>
<td>$1,100</td>
<td>$50,000</td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9959</td>
<td>LAHONTAN STATE RECREATION AREA SITE</td>
<td>0</td>
<td>1997</td>
<td>6/19/2019</td>
<td>$0</td>
<td>$445,000</td>
<td>$432,000</td>
<td>$877,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>16799 Lahontan Dam</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lahontan SRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Report Totals:</strong></td>
<td></td>
<td>33,680</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Report Totals:**
- Cost to Repair: $147,500
- Total Cost to Repair: $73,760
- Cost to Replace: $1,855,260
- FCNI: 25%

---

Tuesday, October 26, 2021
<table>
<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>AHJ</td>
<td>Authority Having Jurisdiction</td>
</tr>
<tr>
<td>AWWA</td>
<td>American Water Works Association</td>
</tr>
<tr>
<td>HVAC</td>
<td>Heating, Ventilating &amp; Air Conditioning</td>
</tr>
<tr>
<td>IBC</td>
<td>International Building Code</td>
</tr>
<tr>
<td>ICC</td>
<td>International Code Council</td>
</tr>
<tr>
<td>IEBC</td>
<td>International Existing Building Code</td>
</tr>
<tr>
<td>IECC</td>
<td>International Energy Conservation Code</td>
</tr>
<tr>
<td>IFC</td>
<td>International Fire Code</td>
</tr>
<tr>
<td>IFGC</td>
<td>International Fuel Gas Code</td>
</tr>
<tr>
<td>IRC</td>
<td>International Residential Code</td>
</tr>
<tr>
<td>NFPA</td>
<td>National Fire Protection Association</td>
</tr>
<tr>
<td>NEC</td>
<td>National Electrical Code</td>
</tr>
<tr>
<td>OSHA</td>
<td>Occupational Safety and Health Administration</td>
</tr>
<tr>
<td>SAD</td>
<td>Standards for Accessible Design</td>
</tr>
<tr>
<td>SMACNA</td>
<td>Sheet Metal and Air Conditioning Contractors National Association</td>
</tr>
<tr>
<td>UMC</td>
<td>Uniform Mechanical Code</td>
</tr>
<tr>
<td>UPC</td>
<td>Uniform Plumbing Code</td>
</tr>
</tbody>
</table>

**State of Nevada**

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>CIP</td>
<td>Capital Improvement Project</td>
</tr>
<tr>
<td>FCA</td>
<td>Facility Condition Analysis</td>
</tr>
<tr>
<td>FCNI</td>
<td>Facility Condition Needs Index</td>
</tr>
<tr>
<td>FRC</td>
<td>Facility Replacement Cost</td>
</tr>
<tr>
<td>NAC</td>
<td>Nevada Administrative Code</td>
</tr>
<tr>
<td>NDEP</td>
<td>Nevada Department of Environmental Protection</td>
</tr>
<tr>
<td>NRS</td>
<td>Nevada Revised Statutes</td>
</tr>
<tr>
<td>SFM</td>
<td>State Fire Marshal</td>
</tr>
<tr>
<td>SHPO</td>
<td>State Historic Preservation Office</td>
</tr>
<tr>
<td>SPWD</td>
<td>State Public Works Division</td>
</tr>
</tbody>
</table>

**Miscellaneous**

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>DDC</td>
<td>Direct Digital Controls</td>
</tr>
<tr>
<td>FRP</td>
<td>Fiberglass Reinforced Plastic</td>
</tr>
<tr>
<td>GFCI</td>
<td>Ground Fault Circuit Interrupter</td>
</tr>
<tr>
<td>LED</td>
<td>Light Emitting Diode</td>
</tr>
<tr>
<td>PRV</td>
<td>Pressure Regulating Valve</td>
</tr>
<tr>
<td>TDD</td>
<td>Telecommunications Device for the Deaf</td>
</tr>
<tr>
<td>VCT</td>
<td>Vinyl Composite Tile</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAHONTAN STATE RECREATION AREA SITE</td>
<td>9959</td>
</tr>
<tr>
<td>WATER TANK #3</td>
<td>3060</td>
</tr>
<tr>
<td>WATER TANK #2</td>
<td>3059</td>
</tr>
<tr>
<td>WATER TANK #1</td>
<td>3058</td>
</tr>
<tr>
<td>LD GARAGE #5</td>
<td>3057</td>
</tr>
<tr>
<td>LD GARAGE #4</td>
<td>3056</td>
</tr>
<tr>
<td>METAL STORAGE BUILDING</td>
<td>3055</td>
</tr>
<tr>
<td>WATER TREATMENT PLANT</td>
<td>3054</td>
</tr>
<tr>
<td>LD RESIDENCE #4</td>
<td>3053</td>
</tr>
<tr>
<td>SS MECHANICAL BUILDING SOUTH</td>
<td>3052</td>
</tr>
<tr>
<td>NORTH SHORE MARINA KIOSK</td>
<td>3051</td>
</tr>
<tr>
<td>RIVER CAMP RAMADA</td>
<td>3050</td>
</tr>
<tr>
<td>EQUESTRIAN CAMPGROUND SST RESTROOM</td>
<td>3049</td>
</tr>
<tr>
<td>SS DAY USE COMFORT STATION SOUTH</td>
<td>3048</td>
</tr>
<tr>
<td>SS DAY USE COMFORT STATION NORTH</td>
<td>3047</td>
</tr>
<tr>
<td>SS RANGER STATION</td>
<td>2578</td>
</tr>
<tr>
<td>SS11 SST RESTROOM</td>
<td>2373</td>
</tr>
<tr>
<td>SS9 SST RESTROOM</td>
<td>2372</td>
</tr>
<tr>
<td>SS7 BEACH SST RESTROOM</td>
<td>2371</td>
</tr>
<tr>
<td>SS7 BEACH COMFORT STATION</td>
<td>2370</td>
</tr>
<tr>
<td>SS7 CENTER COMFORT STATION</td>
<td>2369</td>
</tr>
<tr>
<td>SS7 SOUTH COMFORT STATION</td>
<td>2368</td>
</tr>
<tr>
<td>SS5 SOUTH SST RESTROOM</td>
<td>2367</td>
</tr>
<tr>
<td>SS5 NORTH SST RESTROOM</td>
<td>2366</td>
</tr>
<tr>
<td>SS3 COMFORT STATION</td>
<td>2365</td>
</tr>
<tr>
<td>SS3 SOUTH SST RESTROOM</td>
<td>2364</td>
</tr>
<tr>
<td>SS3 NORTH SST RESTROOM</td>
<td>2363</td>
</tr>
<tr>
<td>CATFISH CUT SST RESTROOM</td>
<td>2362</td>
</tr>
<tr>
<td>SS12 SST RESTROOM</td>
<td>2361</td>
</tr>
<tr>
<td>SS MAINTENANCE SHOP</td>
<td>1351</td>
</tr>
<tr>
<td>SS RANGER RESIDENCE</td>
<td>1350</td>
</tr>
<tr>
<td>SS MECHANICAL BUILDING NORTH</td>
<td>1347</td>
</tr>
<tr>
<td>SS GARAGE #3</td>
<td>1346</td>
</tr>
</tbody>
</table>
SS GARAGE #2 1345
SS GARAGE #1 1344
LD ENTRANCE STATION 1343
SS10 SST RESTROOM 1342
SS8 SST RESTROOM 1341
SS6 SST RESTROOM 1340
SS4 SST RESTROOM 1339
SS2 COMFORT STATION - BOAT LAUNCH 1338
VIRGINIA BEACH SST RESTROOM 1337
SEASONAL EMPLOYEES BASE CAMP 1336
LD RESIDENCE #3 1331
LD RESIDENCE #2 1330
SS ENTRANCE STATION 1328
LD GARAGE #3 1327
LD STORAGE #2 1326
DRUM POINT SST RESTROOM 1324
NORTH SHORE MARINA CLIVUS RESTROOM 1322
BLACKBIRD POINT SST RESTROOM 1321
OVERLOOK CXT COMFORT STATION 1320
LD11 SST RESTROOM 0599
LD10 CLIVUS RESTROOM 0592
LD9 SST RESTROOM 0589
LD7 CLIVUS RESTROOM 0544
LD6 SST RESTROOM 0543
LD5 SST RESTROOM 0542
LD3 SST RESTROOM 0540
LD RESIDENCE #1 0499
LD GARAGE #1 0498
LD2 SST RESTROOM 0497
LD1 DAY USE COMFORT STATION 0496
OLD DISTRICT HEADQUARTERS 0495
OLD WELL HOUSE (VACANT) 0494
REGIONAL HEADQUARTERS/MAINTENANCE SHOP 0493
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

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Project Description</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>9959SIT2</td>
<td>CARPORT STRUCTURE INSTALLATION</td>
<td>$100,000</td>
</tr>
<tr>
<td>9959ENR1</td>
<td>EXTERIOR SOLAR SITE LIGHTING INSTALLATION</td>
<td>$195,000</td>
</tr>
<tr>
<td>9959SIT1</td>
<td>SLURRY SEAL ASPHALT PAVING</td>
<td>$150,000</td>
</tr>
</tbody>
</table>

Total Construction Cost for Priority 2 Projects: $445,000

PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Project Description</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>9959SIT4</td>
<td>ASPHALT PAVING INSTALLATION</td>
<td>$432,000</td>
</tr>
</tbody>
</table>

Total Construction Cost for Priority 3 Projects: $432,000

CARPORT STRUCTURE INSTALLATION

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.

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.

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.

ASPHALT PAVING INSTALLATION

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
BUILDING REPORT

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

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

Total Construction Cost for Priority 3 Projects: $10,000

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
- Year Constructed: 1978
- Exterior Finish 1: 100 % Painted Steel
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100 % U
- IBC Occupancy Type 2: 0 %
- Construction Type: Steel Water Tank
- IBC Construction Type: III-B
- Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $10,000
- Grand Total: $10,000

- Project Construction Cost per Square Foot: $7.96
- Total Facility Replacement Construction Cost: $220,000
- Facility Replacement Cost per Square Foot: $175
- FCNI: 5%
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

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $10,000

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $0
Priority Class 3: $10,000
Grand Total: $10,000

Project Construction Cost per Square Foot: $7.96
Total Facility Replacement Construction Cost: $220,000
Facility Replacement Cost per Square Foot: $175
FCNI: 5%
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
Year Constructed: 1974
Exterior Finish 1: 100 % Painted Steel
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Steel Water Tank
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $0
Priority Class 3: $10,000
Grand Total: $10,000

Project Construction Cost per Square Foot: $7.96
Total Facility Replacement Construction Cost: $220,000
Facility Replacement Cost per Square Foot: $175
FCNI: 5%
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

Project Index #: 3057EXT1
Construction Cost $8,000

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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 #: 3057EXT2
Construction Cost $12,000

ROOF REPLACEMENT

The corrugated metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 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
Year Constructed: 1923
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %

Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $20,000
Priority Class 3: $0
Grand Total: $20,000

Project Construction Cost per Square Foot: $50.00
Total Facility Replacement Construction Cost: $8,000
Facility Replacement Cost per Square Foot: $20

FCNI: 250%
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**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 2 Projects: $16,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>3056EXT1</td>
<td>$8,000</td>
<td>PRIORITY CLASS 2 PROJECTS: Necessary - Not Yet Critical Two to Four Years</td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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**

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
- Year Constructed: 1923
- Exterior Finish 1: 100% Painted Wood Siding
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1
- Basement? No

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>Priority Class 2</th>
<th>Priority Class 3</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$16,000</td>
<td>$0</td>
<td>$16,000</td>
</tr>
</tbody>
</table>

**FCNI:** 80%
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

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $720

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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
Year Constructed: 2009
Exterior Finish 1: 100% Metal Siding
Exterior Finish 2: 0%
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100% S-2
IBC Occupancy Type 2: 0%
Construction Type: Engineered Steel Building
IBC Construction Type: III-B
Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $0
Priority Class 3: $720
Grand Total: $720

Project Construction Cost per Square Foot: $3.00
Total Facility Replacement Construction Cost: $12,000
Facility Replacement Cost per Square Foot: $50
FCNI: 6%
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**

Currently Critical Immediate to Two Years

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3054ELE1</td>
<td>$50,000</td>
</tr>
</tbody>
</table>

**ARC FLASH and ELECTRICAL COORDINATION STUDY**

Project Index #: 3054ELE1  
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**

Long-Term Needs Four to Ten Years

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3054EXTI</td>
<td>$1,200</td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

Project Index #: 3054EXTI  
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
- Year Constructed: 2000
- Exterior Finish 1: 100 % Metal Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Supressed: 0 %
- IBC Construction Type: III-B
- Construction Type: Engineered Steel Building
- IBC Occupancy Type 1: 100 % H-4
- IBC Occupancy Type 2: 0 %

**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%
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**

#### EXTERIOR STAIR / HANDRAIL REPLACEMENT

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 #: 3053SFT2**
**Construction Cost: $5,000**

#### SMOKE AND CARBON MONOXIDE ALARM INSTALLATION

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.

**Project Index #: 3053SFT4**
**Construction Cost: $2,500**

### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects: $81,500**

**Necessary - Not Yet Critical**

#### EVAPORATIVE COOLER REPLACEMENT

An evaporative cooler is installed on the side of this building and is severely scaled and has reached the end of it’s 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.

**Project Index #: 3053ENR2**
**Construction Cost: $4,000**
EXTERIOR FINISHES

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

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

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

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

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

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3053INT1</td>
<td>$7,000</td>
</tr>
<tr>
<td>3053EXT1</td>
<td>$8,400</td>
</tr>
<tr>
<td>3053EXT3</td>
<td>$14,000</td>
</tr>
</tbody>
</table>

Long-Term Needs: Four to Ten Years

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 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

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$7,500</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$78.57</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$81,500</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$350,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$21,000</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$250</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$110,000</td>
<td>FCNI:</td>
<td>31%</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ARC FLASH and ELECTRICAL COORDINATION STUDY</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 3052ELE1</td>
<td>Construction Cost $5,000</td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $2,400

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 3052EXT1</td>
<td>Construction Cost $2,400</td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
</tbody>
</table>

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>480</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1978</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Brick Masonry</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % H-4</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Brick Masonry &amp; Wood</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$5,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$2,400</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$7,400</td>
</tr>
<tr>
<td>Project Construction Cost per Square Foot:</td>
<td>$15.42</td>
</tr>
<tr>
<td>Total Facility Replacement Construction Cost:</td>
<td>$96,000</td>
</tr>
<tr>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$200</td>
</tr>
<tr>
<td>FCNI:</td>
<td>8%</td>
</tr>
</tbody>
</table>
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.

**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
- Year Constructed: 1974
- Exterior Finish 1: 50% Wood Post & Beam
- Exterior Finish 2: 50% Stained Wood Siding
- Number of Levels (Floors): 0
- Basement: No
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $1,900
- Priority Class 3: $0
- Grand Total: $1,900

- Project Construction Cost per Square Foot: $9.90
- Total Facility Replacement Construction Cost: $19,000
- Facility Replacement Cost per Square Foot: $100
- FCNI: 10%
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

EXTERIOR FINISHES
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
- Year Constructed: 2008
- Exterior Finish 1: 100 % Steel Post & Beam
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100 % U
- IBC Occupancy Type 2: 0 %
- Construction Type: Steel Post & Beam
- IBC Construction Type: V-B
- Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $700
- Grand Total: $700

- Project Construction Cost per Square Foot: $4.86
- Total Facility Replacement Construction Cost: $8,000
- Facility Replacement Cost per Square Foot: $52
- FCNI: 9%

Site number: 9959
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

Long-Term Needs        Four to Ten Years

Total Construction Cost for Priority 3 Projects: $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: 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 SUMMAR:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Priority Class 2:</th>
<th>Priority Class 3:</th>
<th>Total Facility Replacement Construction Cost:</th>
<th>$1,300</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$0</td>
<td>$1,300</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$391</td>
</tr>
<tr>
<td>Project Construction Cost per Square Foot:</td>
<td>$10.16</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FCNI: 3%</td>
<td>$50,000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Construction Cost $1,300
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

**WATER HEATER REPLACEMENT**

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

**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 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.

**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):** 900
- **Year Constructed:** 1974
- **Exterior Finish 1:** 100 % Brick Masonry
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Basement:** No
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot: $12.22</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2</td>
<td>$2,000</td>
<td>Total Facility Replacement Construction Cost: $180,000</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$9,000</td>
<td>Facility Replacement Cost per Square Foot: $200</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$11,000</td>
<td>FCNI: 6%</td>
</tr>
</tbody>
</table>
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**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>WATER HEATER REPLACEMENT</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>3047PLM1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$2,000</td>
</tr>
</tbody>
</table>

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**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>3047EXT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$4,500</td>
</tr>
</tbody>
</table>

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**

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:**

<table>
<thead>
<tr>
<th>Gross Area (square feet): 900</th>
<th>IBC Occupancy Type 1: 100 % B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed: 1974</td>
<td>IBC Occupancy Type 2: 0 %</td>
</tr>
<tr>
<td>Exterior Finish 1: 100 % Brick Masonry</td>
<td>Construction Type: Brick Masonry &amp; Wood</td>
</tr>
<tr>
<td>Exterior Finish 2: 0 %</td>
<td>IBC Construction Type: III-B</td>
</tr>
<tr>
<td>Number of Levels (Floors): 1</td>
<td>Basement?: No</td>
</tr>
<tr>
<td>Percent Fire Suppressed: 0 %</td>
<td></td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Project Construction Cost per Square Foot: $12.22</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>Total Facility Replacement Construction Cost: $180,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>Facility Replacement Cost per Square Foot: $200</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>FCNI: 6%</td>
</tr>
</tbody>
</table>

$200
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**

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 1 Projects: $3,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA RESTROOM UPGRADES</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 2578ADA1</td>
<td>Construction Cost $3,000</td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td><strong>PRIORITY CLASS 2 PROJECTS</strong></td>
<td>Total Construction Cost for Priority 2 Projects: $9,200</td>
</tr>
<tr>
<td>Necessary - Not Yet Critical</td>
<td>Immediate to Two Years</td>
</tr>
<tr>
<td>EXTERIOR WALL PACK LIGHTING REPLACEMENT</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 2578ENR2</td>
<td>Construction Cost $6,000</td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>LIGHTING UPGRADE</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 2578ENR1</td>
<td>Construction Cost $3,200</td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td><strong>PRIORITY CLASS 3 PROJECTS</strong></td>
<td>Total Construction Cost for Priority 3 Projects: $17,500</td>
</tr>
<tr>
<td>Long-Term Needs</td>
<td>Immediate to Ten Years</td>
</tr>
<tr>
<td>EXTERIOR FINISHES</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 2578EXT1</td>
<td>Construction Cost $5,000</td>
</tr>
<tr>
<td>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 caulsing 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.</td>
<td></td>
</tr>
</tbody>
</table>
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 #: 2578HVA1
Construction Cost $7,500

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 #: 2578INT1
Construction Cost $5,000

BUILDING INFORMATION:

- Gross Area (square feet): 1,000
- Year Constructed: 2005
- Exterior Finish 1: 100 % Concrete Masonry U
- Exterior Finish 2: 0 %

- IBC Occupancy Type 1: B
- Construction Type: Concrete Masonry Units & Wood

- 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
- Priority Class 2: $9,200
- Priority Class 3: $17,500
- Grand Total: $29,700

- Project Construction Cost per Square Foot: $29.70
- Total Facility Replacement Construction Cost: $375,000
- Facility Replacement Cost per Square Foot: $375
- FCNI: 8%
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

**Construction Cost** $1,000

**SOLAR PANEL REPLACEMENT**

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 #:** 2373EXTI

**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 caulk 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
- **Year Constructed:** 1997
- **IBC Occupancy Type 1:** 100 % B
- **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 Suppressed:** 0 %

**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%
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**

**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
- **Year Constructed:** 1997
- **Exterior Finish 1:** 100% Concrete Masonry Units
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement?** No

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

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

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
- **Year Constructed:** 1997
- **Exterior Finish 1:** 100% Concrete Masonry Units
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100% B
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Concrete Masonry Units
- **IBC Construction Type:** III-B
- **Percent Fire Suppressed:** 0%

**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
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

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
<th>$12,400</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Index #:</td>
<td>2370EXT1</td>
<td></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$5,400</td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>2370INT1</td>
<td></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$4,500</td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>2370PLM1</td>
<td></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$2,500</td>
<td></td>
</tr>
</tbody>
</table>

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.

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.

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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

**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 #:** 2369EXT1

**Construction Cost** $5,400

**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 #:** 2369INT1

**Construction Cost** $4,500

**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
- **Year Constructed:** 1974
- **IBC Occupancy Type 1:** 100 % B
- **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
- **Basement?** No
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

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

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.

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.

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
Year Constructed: 1974
Exterior Finish 1: 100 % Brick Masonry
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Brick Masonry & Wood
IBC Construction Type: III-B

Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $0
Priority Class 3: $12,400
Grand Total: $12,400

Project Construction Cost per Square Foot: $13.78
Total Facility Replacement Construction Cost: $180,000
Facility Replacement Cost per Square Foot: $200

FCNI: 7%
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**

Long-Term Needs: Four to Ten Years

**EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. 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
- **Year Constructed:** 1998
- **Exterior Finish 1:** 100% Precast Concrete
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100% B
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Precast Concrete
- **IBC Construction Type:** III-B
- **Percent Fire Supressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $0
- **Priority Class 3:** $2,100
- **Grand Total:** $2,100

- **Project Construction Cost per Square Foot:** $10.10
- **Total Facility Replacement Construction Cost:** $50,000
- **Facility Replacement Cost per Square Foot:** $240
- **FCNI:** 4%
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**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $1,300</th>
</tr>
</thead>
</table>

**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
- Year Constructed: 2006
- Exterior Finish 1: 100% Precast Concrete
- Exterior Finish 2: 0%
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: 0%
- Construction Type: Precast Concrete
- 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
- Priority Class 2: $0
- Priority Class 3: $1,300
- Grand Total: $1,300

- Project Construction Cost per Square Foot: $10.16
- Total Facility Replacement Construction Cost: $50,000
- Facility Replacement Cost per Square Foot: $391
- FCNI: 3%
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

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2 - 3 years and 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

**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.

**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
- **Year Constructed:** 1974
- **Exterior Finish 1:** 100 % Brick Masonry
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Basement?** No

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $4,500
- **Priority Class 3:** $7,400
- **Grand Total:** $11,900

- **Project Construction Cost per Square Foot:** $13.22
- **Total Facility Replacement Construction Cost:** $180,000
- **Facility Replacement Cost per Square Foot:** $200
- **FCNI:** 7%
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**

Long-Term Needs Four to Ten Years

**EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. 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:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>208</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1987</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100%</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0%</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Concrete Masonry Units</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100% B</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0%</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>III-B</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement? No</td>
<td>No</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>0%</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1:       | $0   |
| Priority Class 2:       | $0   |
| Priority Class 3:       | $2,100 |
| Grand Total:            | $2,100 |

| Project Construction Cost per Square Foot: | $10.10 |
| Total Facility Replacement Construction Cost: | $50,000 |
| Facility Replacement Cost per Square Foot:  | $240  |
| FCNI:  | 4%   |

**State of Nevada / Conservation & Natural Resources**

SS3 SOUTH SST RESTROOM
SPWD Facility Condition Analysis - 2364
Survey Date: 6/19/2019

SS3 SOUTH 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**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $2,100</th>
</tr>
</thead>
</table>

**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:**

<table>
<thead>
<tr>
<th>Gross Area (square feet): 208</th>
<th>IBC Occupancy Type 1: 100 % B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed: 1987</td>
<td>IBC Occupancy Type 2: 0 %</td>
</tr>
<tr>
<td>Exterior Finish 1: 100 %</td>
<td>Construction Type: Concrete Masonry Units</td>
</tr>
<tr>
<td>Exterior Finish 2: 0 %</td>
<td>IBC Construction Type: III-B</td>
</tr>
<tr>
<td>Number of Levels (Floors): 1</td>
<td>Basement? No</td>
</tr>
<tr>
<td>Basement? No</td>
<td>Percent Fire Supressed: 0 %</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1: $0</th>
<th>Project Construction Cost per Square Foot: $10.10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2: $0</td>
<td>Total Facility Replacement Construction Cost: $50,000</td>
</tr>
<tr>
<td>Priority Class 3: $2,100</td>
<td>Facility Replacement Cost per Square Foot: $240</td>
</tr>
<tr>
<td>Grand Total: $2,100</td>
<td>FCNI: 4%</td>
</tr>
</tbody>
</table>
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**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $1,300</th>
</tr>
</thead>
</table>

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

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot: $10.16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td>Total Facility Replacement Construction Cost: $50,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$1,300</td>
<td>Facility Replacement Cost per Square Foot: $391</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$1,300</td>
<td>FCNI: 3%</td>
</tr>
</tbody>
</table>
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
- **Year Constructed:** 2007
- **Exterior Finish 1:** 100% Precast Concrete
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement:** No

- **IBC Occupancy Type 1:** 100% B
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Precast Concrete
- **Construction Type:** III-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$0</td>
<td></td>
<td>$0,000</td>
<td>$0</td>
</tr>
<tr>
<td>Class 2</td>
<td>$0</td>
<td></td>
<td>$0,000</td>
<td>$0</td>
</tr>
<tr>
<td>Class 3</td>
<td>$1,300</td>
<td></td>
<td>$50,000</td>
<td>$391</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$1,300</td>
<td></td>
<td>$50,000</td>
<td>$391</td>
</tr>
</tbody>
</table>

**FCNI:** 3%
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**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FURNACE REPLACEMENT</strong></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>Project Index #: 1351HVA0</td>
</tr>
<tr>
<td>Construction Cost $7,500</td>
<td></td>
</tr>
<tr>
<td><strong>INTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>Project Index #: 1351INT1</td>
</tr>
<tr>
<td>Construction Cost $2,000</td>
<td></td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>Project Index #: 1351EXT1</td>
</tr>
<tr>
<td>Construction Cost $3,600</td>
<td></td>
</tr>
</tbody>
</table>

**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

**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%
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.

**PRIORITIZED PROJECTS**

**Total Construction Cost for Priorities 1 Projects: $6,500**

**Currently Critical**

**Immediate to Two Years**

**EXTERIOR LANDING / HANDRAIL INSTALLATION**

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.

**Construction Cost: $5,000**

**Project Index #: 1350SFT2**

**SMOKE AND CARBON MONOXIDE ALARM INSTALLATION**

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.

**Construction Cost: $1,500**

**Project Index #: 1350SFT1**

**PRIORITIZED PROJECTS**

**Total Construction Cost for Priorities 2 Projects: $51,200**

**Necessary - Not Yet Critical**

**Two to Four Years**

**EVAPORATIVE COOLER REPLACEMENT**

An evaporative cooler is installed on the roof of this building and is severely scaled and has reached the end of it's 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.

**Construction Cost: $3,500**

**Project Index #: 1350ENR2**
**EXTERIOR DOOR REPLACEMENT**

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.

**Project Index #: 1350EXT2**  
Construction Cost $1,000

---

**FLOORING REPLACEMENT**

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.

**Project Index #: 1350INT1**  
Construction Cost $9,500

---

**KITCHEN REMODEL**

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.

**Project Index #: 1350INT2**  
Construction Cost $15,000

---

**ROOF REPLACEMENT**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 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.

**Project Index #: 1350EXT3**  
Construction Cost $13,200

---

**WINDOW REPLACEMENT**

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.

**Project Index #: 1350ENR1**  
Construction Cost $9,000

---

**PRIORITY CLASS 3 PROJECTS**

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

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

**Project Index #: 1350EXT1**  
Construction Cost $3,150

---

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that 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 #: 1350INT3**  
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 - 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
- Year Constructed: 1981
- Exterior Finish 1: 100% Vinyl Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement: No
- Percent Fire Suppressed: 0%

**Construction Information:**

- IBC Occupancy Type 1: 100% R-3
- IBC Occupancy Type 2: %
- Construction Type: Modular Home
- IBC Construction Type: V-B

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$6,500</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$72.61</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$51,200</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$180,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$7,650</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$200</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$65,350</td>
<td>FCNI: 36%</td>
<td></td>
</tr>
</tbody>
</table>
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

**Project Index #:** 1347ELE1

**Construction Cost** $5,000

**ARC FLASH and ELECTRICAL COORDINATION STUDY**

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

**Project Index #:** 1347EXTI

**Construction Cost** $2,900

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost 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
- **Year Constructed:** 1978
- **Exterior Finish 1:** 100% Brick Masonry
- **Exterior Finish 2:**
- **IBC Occupancy Type 1:** 100% H-4
- **IBC Occupancy Type 2:**
- **Construction Type:** Brick Masonry & Wood
- **IBC Construction Type:** III-B
- **Number of Levels (Floors):** 1
- **Basement?:** No
- **Percent Fire Supressed:** 0%

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- **Priority Class 1:** $5,000
- **Priority Class 2:** $0
- **Priority Class 3:** $2,900
- **Grand Total:** $7,900

- **Project Construction Cost per Square Foot:** $16.46
- **Total Facility Replacement Construction Cost:** $96,000
- **Facility Replacement Cost per Square Foot:** $200
- **FCNI:** 8%
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

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $1,200

Project Index #: 1346EXT1

Construction Cost $1,200

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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
Year Constructed: 1981
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $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%

Site number: 9959
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**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
<th>$1,200</th>
</tr>
</thead>
<tbody>
<tr>
<td>Four to Ten Years</td>
<td>Project Index #:</td>
<td>1345EXT1</td>
</tr>
<tr>
<td></td>
<td>Construction Cost</td>
<td>$1,200</td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project 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
- **Year Constructed:** 1981
- **Exterior Finish 1:** 100 % Painted Wood Siding
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100 % U
- **IBC Occupancy Type 2:** %
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$6.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$20,000</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$100</td>
</tr>
<tr>
<td>Grand Total</td>
<td>FCNI:</td>
<td>6%</td>
</tr>
</tbody>
</table>

26-Oct-21
Page 40 of 81
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

Four to Ten Years

Total Construction Cost for Priority 3 Projects: $1,200

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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

Project Construction Cost per Square Foot: $6.00
Total Facility Replacement Construction Cost: $20,000
Facility Replacement Cost per Square Foot: $100
FCNI: 6%

LONG-TERM NEEDS

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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
- Year Constructed: 1981
- Exterior Finish 1: 100 % Painted Wood Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100 % U
- IBC Occupancy Type 2: %
- IBC Construction Type: Wood Framing
- V-B
- Percent Fire Suppressed: 0 %
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 it's 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**

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**

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

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $17,500
- Priority Class 3: $3,300
- Grand Total: $20,800

- Project Construction Cost per Square Foot: $69.33
- Total Facility Replacement Construction Cost: $90,000
- Facility Replacement Cost per Square Foot: $300
- FCNI: 23%
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

Necessary - Not Yet Critical Two to Four Years

SOLAR PANEL REPLACEMENT
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

Long-Term Needs Four to Ten Years

EXTERIOR/ INTERIOR FINISHES
It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. 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
- Year Constructed: 2003
- Exterior Finish 1: 100% Precast Concrete
- Exterior Finish 2: %
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: %
- Construction Type: Precast Concrete
- 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
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
Year Constructed: 2003
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Precast Concrete
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $0
Priority Class 3: $1,300
Grand Total: $1,300

Project Construction Cost per Square Foot: $10.16
Total Facility Replacement Construction Cost: $50,000
Facility Replacement Cost per Square Foot: $391

FCNI: 3%
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
- Year Constructed: 1998
- Exterior Finish 1: 100% Precast Concrete
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No

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

**Construction Type:** Precast Concrete

**IBC Occupancy Type 2:** %

**Construction Type:** III-B

**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%
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**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>1339EXT1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Construction Cost for Priority 3 Projects:</strong></td>
<td>$1,100</td>
</tr>
<tr>
<td>Long-Term Needs</td>
<td>Four to Ten Years</td>
</tr>
</tbody>
</table>

**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:**

<table>
<thead>
<tr>
<th>Gross Area (square feet): 204</th>
<th>IBC Occupancy Type 1: 100 % B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed: 1998</td>
<td>IBC Occupancy Type 2: %</td>
</tr>
<tr>
<td>Exterior Finish 1: 100 % Precast Concrete</td>
<td>Construction Type: Precast Concrete</td>
</tr>
<tr>
<td>Exterior Finish 2: %</td>
<td>IBC Construction Type: III-B</td>
</tr>
<tr>
<td>Number of Levels (Floors): 1</td>
<td>Basement? No</td>
</tr>
<tr>
<td></td>
<td>Percent Fire Supressed: 0 %</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1: $0</th>
<th>Project Construction Cost per Square Foot: $5.39</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2: $0</td>
<td>Total Facility Replacement Construction Cost: $50,000</td>
</tr>
<tr>
<td>Priority Class 3: $1,100</td>
<td>Facility Replacement Cost per Square Foot: $245</td>
</tr>
<tr>
<td>Grand Total: $1,100</td>
<td>FCNI: 2%</td>
</tr>
</tbody>
</table>
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

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $4,400

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 #: 1338EXT1
Construction Cost $2,400

INTERIOR FINISHES

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.

Project Index #: 1338INT1
Construction Cost $2,000

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 | Basement? No |
| Percent Fire Supressed: 0 % |

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% |
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

**Project Index #:** 1337ADA1

**ADA SIGNAGE**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage 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 #:** 1337EXT1

**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
- **Year Constructed:** 2000
- **IBC Occupancy Type 1:** 100 % B
- **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:** $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%
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.

**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**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1336SFT1</td>
<td>$7,500</td>
<td>$7,500</td>
</tr>
</tbody>
</table>

**ELECTRICAL PANEL UPGRADES**

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**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1336INT2</td>
<td>$25,000</td>
<td>$63,500</td>
</tr>
<tr>
<td>1336INT3</td>
<td>$30,000</td>
<td></td>
</tr>
<tr>
<td>1336PLM1</td>
<td>$2,500</td>
<td></td>
</tr>
</tbody>
</table>

**KITCHEN REMODEL**

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**

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**

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.
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

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.

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.
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

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR LANDING / HANDRAIL INSTALLATION</td>
<td>$5,000</td>
</tr>
<tr>
<td>Project Index #: 1331SFT2</td>
<td>Construction Cost</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>EVAPORATIVE COOLER REPLACEMENT</td>
<td>$36,100</td>
</tr>
<tr>
<td>Project Index #: 1331ENR3</td>
<td>Construction Cost</td>
</tr>
</tbody>
</table>

An evaporative cooler is installed on the side of this building and is severely scaled and has reached the end of it's 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**

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**

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**

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**

Four to Ten Years

**EXTERIOR FINISHES**

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**

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

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$5,000</td>
<td>$56.18</td>
</tr>
<tr>
<td>2</td>
<td>$36,100</td>
<td>$222,000</td>
</tr>
<tr>
<td>3</td>
<td>$8,900</td>
<td>$250</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$50,000</td>
<td>FCNI: 23%</td>
</tr>
</tbody>
</table>
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
Currently Critical
Total Construction Cost for Priority 1 Projects: $5,000

EXTERIOR LANDING INSTALLATION
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.

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical
Total Construction Cost for Priority 2 Projects: $25,200

FLOORING REPLACEMENT
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.

FURNACE REPLACEMENT
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.

GUTTER INSTALLATION
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

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

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.

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
Year Constructed: 1981
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $5,000
Priority Class 2: $25,200
Priority Class 3: $12,600
Grand Total: $42,800

Project Construction Cost per Square Foot: $40.53
Total Facility Replacement Construction Cost: $264,000
Facility Replacement Cost per Square Foot: $250
FCNI: 16%
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

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIGHTING UPGRADE</td>
<td>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.</td>
<td>$1,500</td>
</tr>
<tr>
<td>WINDOW REPLACEMENT</td>
<td>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.</td>
<td>$7,500</td>
</tr>
</tbody>
</table>

### PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td>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.</td>
<td>$3,000</td>
</tr>
<tr>
<td>INTERIOR FINISHES</td>
<td>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.</td>
<td>$1,500</td>
</tr>
</tbody>
</table>
### BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>300</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1986</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100%</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td></td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
</tbody>
</table>

| Exterior Finish 1:       | Brick Masonry |
| Construction Type:       | Brick Masonry & Wood |
| IBC Occupancy Type 1:    | 100% B     |
| IBC Occupancy Type 2:    |     |
| IBC Construction Type:   | V-B       |
| Percent Fire Supressed:  | 0%        |

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$45.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$9,000</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$90,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$4,500</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$300</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$13,500</td>
<td>FCNI:</td>
<td>15%</td>
</tr>
</tbody>
</table>
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.

### Priorities

#### Priority Class 3 Projects

**Total Construction Cost for Priority 3 Projects:** $4,000

**Long-Term Needs**

**Four to Ten Years**

**Project Index #:** 1327EXT1

**Construction Cost:** $4,000

### Exterior Finishes

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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
- **Year Constructed:** 1923
- **Exterior Finish 1:** 100% Wood Siding
- **Exterior Finish 2:** Other
- **Number of Levels (Floors):** 1
- **Basement?:** No

### Project Construction Cost Totals Summary:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td>$20,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$4,000</td>
<td>$50</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$4,000</td>
<td>$4,000</td>
</tr>
</tbody>
</table>

**FCNI:** 20%
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**

<table>
<thead>
<tr>
<th>Test of Nevada / Conservation &amp; Natural Resources</th>
<th>Site number: 9959</th>
</tr>
</thead>
<tbody>
<tr>
<td>LD STORAGE #2</td>
<td></td>
</tr>
<tr>
<td>SPWD Facility Condition Analysis - 1326</td>
<td></td>
</tr>
<tr>
<td>Survey Date: 6/19/2019</td>
<td></td>
</tr>
</tbody>
</table>

**LD STORAGE #2**

**Building Report**

**Exterior Finishes**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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.

*Construction Cost: $2,400*

**Roof Replacement**

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

*Construction Cost: $4,800*

**Building Information:**

- Gross Area (square feet): 120
- Year Constructed: 1923
- Exterior Finish 1: 100% Wood Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No

**Project Construction Cost Totals Summary:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot: $60.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$7,200</td>
<td>Total Facility Replacement Construction Cost: $18,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot: $150</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$7,200</td>
<td>FCNI: 40%</td>
</tr>
</tbody>
</table>
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.

**ADDA 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.

**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:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>128</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>2003</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Precast Concrete</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>%</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1 Basement? No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % B</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>%</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Precast Concrete</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>III-B</td>
</tr>
</tbody>
</table>

**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% |
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**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $2,500</th>
</tr>
</thead>
</table>

**ADA UPGRDES**

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**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects: $2,500</th>
</tr>
</thead>
</table>

**LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED. 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**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
<th>Total Construction Cost for Priority 3 Projects: $4,600</th>
</tr>
</thead>
</table>

**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.

**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):** 460
- **Year Constructed:** 1984
- **Exterior Finish 1:** 100 % Brick Masonry
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>$2,500</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$20.87</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2</td>
<td>$2,500</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$92,000</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$4,600</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$200</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$9,600</td>
<td>FCNI:</td>
<td>10%</td>
</tr>
</tbody>
</table>
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

**SOLAR PANEL REPLACEMENT**

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

**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 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
- Year Constructed: 2003
- Exterior Finish 1: 100 % Precast Concrete
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $1,500
- Priority Class 3: $1,300
- Grand Total: $2,800

- Project Construction Cost per Square Foot: $21.88
- Total Facility Replacement Construction Cost: $50,000
- Facility Replacement Cost per Square Foot: $391

FCNI: 6%
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**

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 #: 1320EXT1**

**Construction Cost: $1,020**

**INTERIOR FINISHES**

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.

**Project Index #: 1320INT1**

**Construction Cost: $1,020**

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 204
- **Year Constructed:** 2006
- **IBC Occupancy Type 1:** 100 % B
- **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:** $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

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

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $1,280

Project Index #: 0599EXT1

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Priority Class 2:</th>
<th>Priority Class 3:</th>
<th>Grand Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$0</td>
<td>$1,280</td>
<td>$1,280</td>
</tr>
</tbody>
</table>

Project Construction Cost per Square Foot: $10.00
Total Facility Replacement Construction Cost: $50,000
Facility Replacement Cost per Square Foot: $391

FCNI: 3%
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.

**PRIORITIZATION REPORT**

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $5,700

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR DOOR REPLACEMENT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Project Index #: 0592EXT2</td>
</tr>
<tr>
<td></td>
<td>Construction Cost $4,500</td>
</tr>
</tbody>
</table>

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2 - 3 years and 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

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Project Index #: 0592INT1</td>
</tr>
<tr>
<td></td>
<td>Construction Cost $1,200</td>
</tr>
</tbody>
</table>

**BUILDING INFORMATION:**

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

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $5,700
- Priority Class 3: $1,200
- Grand Total: $6,900

- Project Construction Cost per Square Foot: $28.75
- Total Facility Replacement Construction Cost: $50,000
- Facility Replacement Cost per Square Foot: $208
- FCNI: 14%
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

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $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
Year Constructed: 1997
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Precast Concrete
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $0
Priority Class 3: $1,300
Grand Total: $1,300

Project Construction Cost per Square Foot: $10.16
Total Facility Replacement Construction Cost: $50,000
Facility Replacement Cost per Square Foot: $391

FCNI: 3 %
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**

Long-Term Needs  
Four to Ten Years

**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.

**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 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
- **Year Constructed:** 1984
- **Exterior Finish 1:** 100% Brick Masonry
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Supressed:** 0%

**BUILDING INFORMATION:**

- **IBC Occupancy Type 1:** 100% B
- **IBC Occupancy Type 2:** %
- **Construction Type:** Brick Masonry & Wood
- **IBC Construction Type:** III-B
- **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
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

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
Year Constructed: 1997
Exterior Finish 1: 100%
Exterior Finish 2:%
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Precast Concrete
IBC Construction Type: III-B
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%
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**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Long-Term Needs</td>
<td>$2,040</td>
</tr>
<tr>
<td>Four to Ten Years</td>
<td></td>
</tr>
</tbody>
</table>

**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:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot:</th>
<th>Facility Replacement Cost per Square Foot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$0</td>
<td>$10.00</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td>$50,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$2,040</td>
<td>$245</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$2,040</td>
<td>FCNI: 4%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Total Facility Replacement Construction Cost:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td></td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td></td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$2,040</td>
</tr>
</tbody>
</table>
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

**Construction Cost** $2,000

**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:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>204</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1997</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Concrete Masonry</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>%</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
</tbody>
</table>

**Construction Type:** Pre-engineered Building

**IBC Construction Type:** III-B

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

**IBC Occupancy Type 2:** %

**Priority Class 1:** $0

**Priority Class 2:** $0

**Priority Class 3:** $2,000

**Grand Total:** $2,000

**Project Construction Cost per Square Foot:** $9.80

**Total Facility Replacement Construction Cost:** $50,000

**Facility Replacement Cost per Square Foot:** $245

**FCNI:** 4%

**Percent Fire Suppressed:** 0 %

**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**

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Currently Critical</strong></td>
<td>Immediate to Two Years</td>
</tr>
<tr>
<td>EXTERIOR LANDING / HANDRAIL INSTALLATION</td>
<td>0499SFT2</td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Necessary - Not Yet Critical</strong></td>
<td>Two to Four Years</td>
</tr>
<tr>
<td>EVAPORATIVE COOLER REPLACEMENT</td>
<td>0499ENR1</td>
</tr>
<tr>
<td>An evaporative cooler is installed on the roof of this building and is severely scaled and has reached the end of it's 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.</td>
<td></td>
</tr>
</tbody>
</table>

| Project                      |  
|------------------------------|-----------------------------------------------|
| FLOORING REPLACEMENT | 0499INT1  | $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                      |  
|------------------------------|-----------------------------------------------|
| GUTTER INSTALLATION | 0499EXT5  | $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

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $11,600

Project Index #: 0499EXT4
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 #: 0499INT2
Construction Cost $5,300

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 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
Year Constructed: 1981
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %

IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %

Construction Type: Wood Framed
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: $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%

26-Oct-21 Page 73 of 81
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**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects: $24,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Index #: 0498EXT1</td>
<td>Construction Cost</td>
<td>$8,000</td>
</tr>
<tr>
<td>Project Index #: 0498EXT2</td>
<td>Construction Cost</td>
<td>$16,000</td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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**

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
- Year Constructed: 1923
- Exterior Finish 1: 100 % Wood Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: $60.00 |
| 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% |

State of Nevada / Conservation & Natural Resources

LD GARAGE #1
SPWDA Facility Condition Analysis - 0498
Survey Date: 6/19/2019

LD GARAGE #1
BUILDING REPORT
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

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0497ELE1</td>
<td>$1,500</td>
</tr>
</tbody>
</table>

SOLAR PANEL REPLACEMENT

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

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0497EXTI</td>
<td>$1,300</td>
</tr>
</tbody>
</table>

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
- Year Constructed: 1997
- Exterior Finish 1: 100 % Precast Concrete
- Exterior Finish 2: %
- IBC Occupancy Type 1: 100 % B
- IBC Occupancy Type 2: %
- Construction Type: Precast Concrete
- 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
- Priority Class 2: $1,500
- Priority Class 3: $1,300
- Grand Total: $2,800
- Project Construction Cost per Square Foot: $21.88
- Total Facility Replacement Construction Cost: $52,000
- Facility Replacement Cost per Square Foot: $406
- FCNI: 5%
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.

**LIGHTING UPGRADE**

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

**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.

**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:**

<table>
<thead>
<tr>
<th>Gross Area (square feet): 900</th>
<th>IBC Occupancy Type 1: 100 % B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed: 1974</td>
<td>IBC Occupancy Type 2: %</td>
</tr>
<tr>
<td>Exterior Finish 1: 100 % Brick Masonry</td>
<td>Construction Type: Brick Masonry</td>
</tr>
<tr>
<td>Exterior Finish 2: %</td>
<td>IBC Construction Type: V-B</td>
</tr>
<tr>
<td>Number of Levels (Floors): 1</td>
<td>Basement?: No</td>
</tr>
<tr>
<td>Percent Fire Supressed: 0 %</td>
<td>Percent Fire Supressed: 0 %</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1: $0</th>
<th>Project Construction Cost per Square Foot: $13.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2: $2,700</td>
<td>Total Facility Replacement Construction Cost: $180,000</td>
</tr>
<tr>
<td>Priority Class 3: $9,000</td>
<td>Facility Replacement Cost per Square Foot: $200</td>
</tr>
<tr>
<td>Grand Total: $11,700</td>
<td>FCNI: 7%</td>
</tr>
</tbody>
</table>
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**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Construction Cost for Priority 2 Projects:</strong></td>
<td><strong>$21,300</strong></td>
</tr>
<tr>
<td><strong>Project Index #:</strong></td>
<td><strong>0495EXT1</strong></td>
</tr>
<tr>
<td><strong>Construction Cost</strong></td>
<td><strong>$8,600</strong></td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

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 #:** **0495EXT1**

**Construction Cost** **$8,600**

**ROOF REPLACEMENT**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 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.

**Project Index #:** **0495EXT2**

**Construction Cost** **$12,700**

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>860</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1930</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Painted Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>% IBC Construction Type: V-N</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1 Basement? No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>IBC Occupancy Type 1:</th>
<th>100 % S-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>%</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Wood Framing</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>0 %</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Construction Cost per Square Foot:</td>
<td>$24.77</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$21,300</td>
</tr>
<tr>
<td>Total Facility Replacement Construction Cost:</td>
<td>$129,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
</tr>
<tr>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$150</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$21,300</td>
</tr>
<tr>
<td>FCNI:</td>
<td>17%</td>
</tr>
</tbody>
</table>
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

**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
- Year Constructed: 1960
- Exterior Finish 1: 100 % Brick Masonry
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $2,500
- Priority Class 3: $0
- Grand Total: $2,500

- Project Construction Cost per Square Foot: $39.06
- Total Facility Replacement Construction Cost: $1,000
- Facility Replacement Cost per Square Foot: $10
- FCNI: 250%
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.

### Priorit Class 1 Projects

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0493ADA2</td>
<td>$2,500</td>
<td>ADA Accessible Counter</td>
</tr>
<tr>
<td>0493ADA3</td>
<td>$1,500</td>
<td>ADA Signage &amp; Striping</td>
</tr>
<tr>
<td>0493ELE1</td>
<td>$15,000</td>
<td>Arc Flash and Electrical Coordination Study</td>
</tr>
<tr>
<td>0493SFT2</td>
<td>$24,000</td>
<td>Fire Alarm System Installation</td>
</tr>
</tbody>
</table>

| Total Construction Cost for Priority 1 Projects | $43,000 |

**ADA Accessible Counter**

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**

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**

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**

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**

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.

Project Index #: 0493INT2
Construction Cost: $7,000

**Heater Installation**

Two of the garage bay 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.

Project Index #: 0493ENR3
Construction Cost: $10,000

**Lighting Upgrade**

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

Project Index #: 0493ENR2
Construction Cost: $14,300

**Office Roof Replacement**

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.

Project Index #: 0493EXT2
Construction Cost: $51,000

**Window Replacement**

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.

Project Index #: 0493ENR1
Construction Cost: $7,500

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $36,450

Long-Term Needs Four to Ten Years

**Exterior Finishes**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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 #: 0493EXT1
Construction Cost: $13,700
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
- Year Constructed: 1980
- Exterior Finish 1: 100% Metal Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement?: No
- Percent Fire Suppressed: 0%

IBC Occupancy Type 1: 40% B
IBC Occupancy Type 2: 60% S-I
Construction Type: Engineered Metal Building
IBC Construction Type: V-N

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $43,000
- Priority Class 2: $89,800
- Priority Class 3: $36,450
- Grand Total: $169,250

- Project Construction Cost per Square Foot: $37.20
- Total Facility Replacement Construction Cost: $1,138,000
- Facility Replacement Cost per Square Foot: $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
Facilities Condition Analysis
515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263
(775) 684-4141 voice
(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.