

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

VALLEY OF FIRE STATE PARK SITE

Post Office Box 515
Valley of Fire, Nevada 89040

Site Number: 9963
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in November 2021

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

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

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

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

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

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

Class Definitions

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

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

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

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

PRIORITY CLASS 3 - (Four to Ten Years)

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

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Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0572	GROUP USE AREA COMFORT STATION #7	288	1964	5/23/2018	\$124,200	\$0	\$0	\$124,200	\$124,200	100%
	Post Office Box 515 Valley of Fire									
0571	GROUP USE AREA COMFORT STATION #6	288	1964	5/23/2018	\$0	\$124,200	\$0	\$124,200	\$124,200	100%
	Post Office Box 515 Valley of Fire									
0570	GROUP USE AREA COMFORT STATION #5	288	1964	5/23/2018	\$0	\$124,200	\$0	\$124,200	\$124,200	100%
	Post Office Box 515 Valley of Fire									
0567	SEVEN SISTERS COMFORT STATION #2	288	1964	5/23/2018	\$0	\$124,200	\$0	\$124,200	\$124,200	100%
	Post Office Box 515 Valley of Fire									
0566	ATLATL ROCK COMFORT STATION	288	1964	5/23/2018	\$0	\$124,200	\$0	\$124,200	\$124,200	100%
	Post Office Box 515 Valley of Fire									
3153	WATER TREATMENT SHED	32	0	5/23/2018	\$0	\$24,600	\$100	\$24,700	\$35,000	71%
	Post Office Box 515 Valley of Fire									
0554	CAMPGROUND A SHOWER BUILDING	864	1975	5/23/2018	\$61,000	\$133,300	\$11,340	\$205,640	\$345,600	60%
	Post Office Box 515 Valley of Fire									
0557	VOF STORAGE #2	420	1966	5/23/2018	\$0	\$5,300	\$0	\$5,300	\$10,500	50%
	Post Office Box 515 Valley of Fire									
2869	RESIDENCE STORAGE SHED #2	100	2008	5/23/2018	\$0	\$0	\$1,000	\$1,000	\$2,000	50%
	Post Office Box 515 Valley of Fire									
2868	RESIDENCE STORAGE SHED #1	100	2008	5/23/2018	\$0	\$0	\$1,000	\$1,000	\$2,000	50%
	Post Office Box 515 Valley of Fire									
0556	VOF STORAGE #1	648	1966	5/23/2018	\$0	\$12,848	\$0	\$12,848	\$32,400	40%
	Post Office Box 515 Valley of Fire									
2719	RESIDENCE 3 STORAGE	220	1995	5/23/2018	\$0	\$1,100	\$0	\$1,100	\$4,400	25%
	Post Office Box 515 Valley of Fire									
0575	WEST COMFORT STATION	254	1979	5/23/2018	\$18,500	\$9,870	\$1,270	\$29,640	\$124,200	24%
	Post Office Box 515 Valley of Fire									
2714	RESIDENCE #2 CARPORT	416	1978	5/23/2018	\$0	\$4,200	\$0	\$4,200	\$20,800	20%
	Post Office Box 515 Valley of Fire									
1223	FLAMMABLE STORAGE	480	1972	5/23/2018	\$0	\$3,700	\$4,800	\$8,500	\$48,000	18%
	Post Office Box 515 Valley of Fire									

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Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2224	WEST FEE BOOTH	100	1998	5/23/2018	\$0	\$6,500	\$1,000	\$7,500	\$45,000	17%
	Post Office Box 515 Valley of Fire									
0558	VALLEY OF FIRE VISITORS CENTER	6724	1968	5/23/2018	\$89,600	\$70,500	\$87,440	\$247,540	\$2,353,400	11%
	Post Office Box 515 Valley of Fire									
2865	RESIDENCE #1	1404	2008	5/23/2018	\$0	\$9,520	\$25,620	\$35,140	\$351,000	10%
	Post Office Box 515 Valley of Fire									
0526	VOF RESIDENCE #4	1400	1992	5/23/2018	\$0	\$8,800	\$25,600	\$34,400	\$350,000	10%
	Post Office Box 515 Valley of Fire									
0519	VOF RESIDENCE #3	1400	1992	5/23/2018	\$0	\$1,500	\$32,600	\$34,100	\$350,000	10%
	Post Office Box 515 Valley of Fire									
2866	RESIDENCE #2	1404	2008	5/23/2018	\$0	\$0	\$32,640	\$32,640	\$351,000	9%
	Post Office Box 515 Valley of Fire									
2867	RESIDENCE #5	1404	2008	5/23/2018	\$0	\$0	\$32,620	\$32,620	\$351,000	9%
	Post Office Box 515 Valley of Fire									
0555	VOF MAINTENANCE SHOP	6000	1972	5/23/2018	\$3,700	\$85,200	\$0	\$88,900	\$1,050,000	8%
	Post Office Box 515 Valley of Fire									
2720	CABINS	588	1935	5/23/2018	\$0	\$5,880	\$0	\$5,880	\$73,500	8%
	Post Office Box 515 Valley of Fire									
0565	SMALL CAMPGROUND A COMFORT STATION	783	1975	5/23/2018	\$5,500	\$3,100	\$7,830	\$16,430	\$248,400	7%
	Post Office Box 515 Valley of Fire									
1278	STORAGE (Old Water Treatment Plant)	323	1964	5/23/2018	\$0	\$0	\$4,815	\$4,815	\$80,800	6%
	Post Office Box 515 Valley of Fire									
2718	WELL/PUMP HOUSE	100	1998	5/23/2018	\$0	\$0	\$1,000	\$1,000	\$20,000	5%
	Post Office Box 515 Valley of Fire									
3811	EAST ENTRANCE FEE BOOTH	288	2016	5/23/2018	\$0	\$0	\$5,800	\$5,800	\$129,600	4%
	Post Office Box 515 Valley of Fire									
3152	VISITORS CENTER COMFORT STATION	450	2009	5/23/2018	\$0	\$1,600	\$6,750	\$8,350	\$248,400	3%
	Post Office Box 515 Valley of Fire									
1222	EAST MAP RAMADA	900	1974	5/23/2018	\$0	\$0	\$4,500	\$4,500	\$135,000	3%
	Post Office Box 515 Valley of Fire									
3151	VOF ADMINISTRATION BUILDING	1184	2009	5/23/2018	\$0	\$0	\$11,840	\$11,840	\$414,400	3%
	Post Office Box 515 Valley of Fire									

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Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2870	CAMPGROUND EXPANSION COMFORT STATION	525	2007	5/23/2018	\$0	\$0	\$7,750	\$7,750	\$372,600	2%
	Post Office Box 515 Valley of Fire									
2899	EAST ENTRANCE SST COMFORT STATION	180	2007	5/23/2018	\$0	\$1,800	\$0	\$1,800	\$124,200	1%
	Post Office Box 515 Valley of Fire									
3154	WHITE DOME COMFORT STATION	400	2018	5/23/2018	\$0	\$1,200	\$1,200	\$2,400	\$248,400	1%
	Post Office Box 515 Valley of Fire									
2897	LOOP B UPPER SST COMFORT STATION	180	2007	5/23/2018	\$0	\$0	\$900	\$900	\$124,200	1%
	Post Office Box 515 Valley of Fire									
2896	LOOP B LOWER SST COMFORT STATION	180	2007	5/23/2018	\$0	\$0	\$900	\$900	\$124,200	1%
	Post Office Box 515 Valley of Fire									
2898	CABINS SST COMFORT STATION	180	2007	5/23/2018	\$0	\$0	\$900	\$900	\$124,200	1%
	Post Office Box 515 Valley of Fire									
2893	MOUSE'S TANK SST COMFORT STATION #2	180	2007	5/23/2018	\$0	\$0	\$900	\$900	\$124,200	1%
	Post Office Box 515 Valley of Fire									
2894	MOUSE'S TANK SST COMFORT STATION #1	180	2007	5/23/2018	\$0	\$0	\$900	\$900	\$124,200	1%
	Post Office Box 515 Valley of Fire									
2895	RAINBOW VISTA SST COMFORT STATION	78	2007	5/23/2018	\$0	\$0	\$390	\$390	\$62,100	1%
	Post Office Box 515 Valley of Fire									
3907	CONTACT STATION	95	2016							0%
	Post Office Box 515 Valley of Fire									
9963	VALLEY OF FIRE STATE PARK SITE		1935	5/23/2018	\$102,100	\$1,371,780	\$0	\$1,473,880		0%
	Post Office Box 515 Valley of Fire									
1244	SMALL RAMADA #16	160	1981	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515 Valley of Fire									
1245	SMALL RAMADA #17	160	1981	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515 Valley of Fire									
1242	SMALL RAMADA #14	160	1981	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515 Valley of Fire									
1243	SMALL RAMADA #15	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515 Valley of Fire									
1246	SMALL RAMADA #18	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515 Valley of Fire									

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Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1247	SMALL RAMADA #19	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
1241	SMALL RAMADA #13	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
1249	SMALL RAMADA #21	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
1233	SMALL RAMADA #05	160	1981	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
1250	SMALL RAMADA #22	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
1251	SMALL RAMADA #23	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
1252	SMALL RAMADA #24	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
1253	SMALL RAMADA #25	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
1254	SMALL RAMADA #26	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
1255	SMALL RAMADA #27	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
1248	SMALL RAMADA #20	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
1231	SMALL RAMADA #03	160	1981	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
0564	SEVEN SISTERS SMALL RAMADA #02	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
0562	WEST MAP RAMADA	900	1974	5/23/2018	\$0	\$0	\$0		\$135,000	
	Post Office Box 515									
	Valley of Fire									
0561	GROUP RAMADA #03	1360	1973	5/23/2018	\$0	\$0	\$0		\$68,000	
	Post Office Box 515									
	Valley of Fire									
1229	SMALL RAMADA #01	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									

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Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1271	CABIN AREA RAMADA	756	1974	5/23/2018	\$0	\$0	\$0		\$37,800	
	Post Office Box 515									
1256	SMALL RAMADA #28	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
0560	GROUP RAMADA #02	1360	1973	5/23/2018	\$0	\$0	\$0		\$68,000	
	Post Office Box 515									
1235	SMALL RAMADA #07	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
1230	SMALL RAMADA #02	160	1981	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
1240	SMALL RAMADA #12	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
1232	SMALL RAMADA #04	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
0563	SEVEN SISTERS SMALL RAMADA #01	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
1234	SMALL RAMADA #06	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
1236	SMALL RAMADA #08	160	1981	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
1237	SMALL RAMADA #09	160	1966	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
1238	SMALL RAMADA #10	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
1239	SMALL RAMADA #11	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
0559	GROUP RAMADA #01	1360	1973	5/23/2018	\$0	\$0	\$0		\$68,000	
	Post Office Box 515									
2882	CAMPGROUND EXPANSION RAMADA #12	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515									
1269	SMALL RAMADA #41	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									

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Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2871	CAMPGROUND EXPANSION RAMADA #1	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2872	CAMPGROUND EXPANSION RAMADA #2	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2873	CAMPGROUND EXPANSION RAMADA #3	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2874	CAMPGROUND EXPANSION RAMADA #4	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2875	CAMPGROUND EXPANSION RAMADA #5	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2876	CAMPGROUND EXPANSION RAMADA #6	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2877	CAMPGROUND EXPANSION GROUP USE RAMADA #7	900	2007	5/23/2018	\$0	\$0	\$0		\$45,000	
	Post Office Box 515 Valley of Fire									
2878	CAMPGROUND EXPANSION RAMADA #8	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2879	CAMPGROUND EXPANSION RAMADA #9	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2716	RESIDENCE #4 CARPORT	416	1978	5/23/2018	\$0	\$0	\$0		\$20,800	
	Post Office Box 515 Valley of Fire									
2881	CAMPGROUND EXPANSION RAMADA #11	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2715	RESIDENCE #3 CARPORT	416	1978	5/23/2018	\$0	\$0	\$0		\$20,800	
	Post Office Box 515 Valley of Fire									
2883	CAMPGROUND EXPANSION RAMADA #13	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2884	CAMPGROUND EXPANSION RAMADA #14	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2885	CAMPGROUND EXPANSION RAMADA #15	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2886	CAMPGROUND EXPANSION RAMADA #16	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									

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Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2887	CAMPGROUND EXPANSION RAMADA #17	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2888	CAMPGROUND EXPANSION RAMADA #18	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2889	CAMPGROUND EXPANSION RAMADA #19	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2890	CAMPGROUND EXPANSION RAMADA #20	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2891	CAMPGROUND EXPANSION RAMADA #21	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2892	CAMPGROUND EXPANSION RAMADA #22	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
2880	CAMPGROUND EXPANSION RAMADA #10	150	2007	5/23/2018	\$0	\$0	\$0		\$7,500	
	Post Office Box 515 Valley of Fire									
1272	MOUSE'S TANK RAMADA #01	1320	1974	5/23/2018	\$0	\$0	\$0		\$66,000	
	Post Office Box 515 Valley of Fire									
1258	SMALL RAMADA #30	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515 Valley of Fire									
1259	SMALL RAMADA #31	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515 Valley of Fire									
1260	SMALL RAMADA #32	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515 Valley of Fire									
1261	SMALL RAMADA #33	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515 Valley of Fire									
1262	SMALL RAMADA #34	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515 Valley of Fire									
1263	SMALL RAMADA #35	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515 Valley of Fire									
1264	SMALL RAMADA #36	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515 Valley of Fire									
1265	SMALL RAMADA #37	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515 Valley of Fire									

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Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1266	SMALL RAMADA #38	160	1981	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
1267	SMALL RAMADA #39	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
2717	RESIDENCE #2 RAMADA	504	1978	5/23/2018	\$0	\$0	\$0		\$25,200	
	Post Office Box 515									
	Valley of Fire									
1270	SMALL RAMADA #42	160	1981	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
1257	SMALL RAMADA #29	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
1273	MOUSE'S TANK RAMADA #02	1320	1974	5/23/2018	\$0	\$0	\$0		\$66,000	
	Post Office Box 515									
	Valley of Fire									
1274	ATLATL ROCK RAMADA #01	1320	1974	5/23/2018	\$0	\$0	\$0		\$66,000	
	Post Office Box 515									
	Valley of Fire									
1275	ATLATL ROCK RAMADA #02	1320	1974	5/23/2018	\$0	\$0	\$0		\$66,000	
	Post Office Box 515									
	Valley of Fire									
1276	SEVEN SISTERS LARGE RAMADA #01	1320	1974	5/23/2018	\$0	\$0	\$0		\$66,000	
	Post Office Box 515									
	Valley of Fire									
1277	SEVEN SISTERS LARGE RAMADA #02	1320	1974	5/23/2018	\$0	\$0	\$0		\$66,000	
	Post Office Box 515									
	Valley of Fire									
1279	VOF SHOP STORAGE POD	192	1995	5/23/2018	\$0	\$0	\$0		\$1,920	
	Post Office Box 515									
	Valley of Fire									
2223	SMALL RAMADA #43	166	1974	5/23/2018	\$0	\$0	\$0		\$8,300	
	Post Office Box 515									
	Valley of Fire									
2225	SEVEN SISTERS SMALL RAMADA #3	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									
2226	WHITE DOME RAMADA	750	1998	5/23/2018	\$0	\$0	\$0		\$37,500	
	Post Office Box 515									
	Valley of Fire									
2713	RESIDENCE #1 CARPORT	416	1978	5/23/2018	\$0	\$0	\$0		\$20,800	
	Post Office Box 515									
	Valley of Fire									
1268	SMALL RAMADA #40	160	1974	5/23/2018	\$0	\$0	\$0		\$8,000	
	Post Office Box 515									
	Valley of Fire									

Site number: 9963

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
Report Totals.....:		59,370			\$404,600	\$2,259,098	\$313,405	\$2,977,103	\$10,696,320	28%

Acronyms List

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

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

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MOUSE'S TANK RAMADA #01	1272	No Current Projects
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SMALL RAMADA #41	1269	No Current Projects
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SMALL RAMADA #27	1255	No Current Projects
SMALL RAMADA #26	1254	No Current Projects
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VALLEY OF FIRE STATE PARK SITE

SPWD Facility Condition Analysis - 9963

Survey Date: 5/23/2018

**VALLEY OF FIRE STATE PARK SITE
BUILDING REPORT**

The Valley of Fire State Park is located about 55 miles northeast of Las Vegas. This well maintained park has the distinction of being Nevada's first state park. The area was designated a state park in 1935, and provides hiking, picnicking and camping opportunities year round. The site attractions include ancient petroglyphs, historical monuments and points of interest, unusual sandstone and rock formations, and petrified logs. The water system consists of a well located near Atlatl campground and has three 10,000 gallon underground storage tanks with the water pumped to underground storage tanks located above the residence area which then gravity feeds the park. The tanks located by the residence areas are showing their age as well as the distribution lines which constantly fail. This will be addressed in the report.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$102,100****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PARKING & SIGNAGE UPGRADE****Project Index #: 9963ADA3****Construction Cost \$30,100**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel at 6 Comfort Stations across the site are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk at the West Entrance, Visitors Center and Rainbow Vista. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. Additionally, The existing ADA signage throughout the site does not reflect the most current maximum fine amount. This project would also provide for a new sticker reflecting the most current maximum fine information to be installed. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

ARCH ROCK CAMPGROUND ADA UPGRADES**Project Index #: 9963ADA2****Construction Cost \$10,000**

The designated ADA accessible campsite at the Arch Rock campground does not meet current accessibility guidelines. Required features of an accessible campsite may include a 20'-0" wide drive aisle for RV/ tent trailer sites and accessible amenities on an accessible route to existing restroom including the grill, picnic table, fire ring and water & electric utilities. This project provides for upgrading one existing campsite at Arch Rock to accessible campsites. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

FUEL TANK REPLACEMENT**Project Index #: 9963SIT7****Construction Cost \$62,000**

The above ground fuel storage tank and distribution system was installed in 1996. Staff noted that it has had leaks, the pumps have been repaired several times and the totalizer is inaccurate. The tank and delivery system has reached the end of its useful life and should be scheduled for replacement. This project recommends replacing the 2,000 gallon capacity storage tank and the associated pumping system. The estimate includes removal and disposal of the existing equipment. This project or a portion thereof was previously recommended in the FCA report dated 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,371,780****Necessary - Not Yet Critical****Two to Four Years****ASPHALT PAVING REPLACEMENT (MAINTENANCE YARD)****Project Index #: 9963SIT6****Construction Cost \$216,000**

The asphalt paving in the maintenance yard area is failing, with significant alligatoring, settling and cracks observed. This project covers the removal and replacement of the existing asphalt in the maintenance yard up to the access road that NDOT maintains. Striping for safety, parking and loading zones is included in this estimate. 24,000 square feet was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007 and 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

ATLATL ROCK SITE UPGRADES**Project Index #: 9963EXT4****Construction Cost \$30,000**

There is an exterior stair system that provides access to the Atlatl Rock petroglyphs site. The paint on the stairs and guardrails is peeling, and some metal is exposed to the elements. The Lexan panel at the top of the stairs has become cloudy and has many scratches due to wind and sand as well as vandalism.

This project provides for cleaning and prep of the stringers, guardrails and other structural elements, and the application of an epoxy-based paint and replacing the Lexan panel with a more durable product. This work should be performed off season, to minimize interruption of access to the site.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002, 04/18/2007 and 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

CRACK FILL & SEAL ASPHALT PAVING**Project Index #: 9963SIT8****Construction Cost \$125,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas in the next 2 -3 years. 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. 100,000 square feet of asphalt area was used to generate this estimate. It is recommended that this project coincide with the ADA Parking Space project.

EXTERIOR FINISHES, RAMADAS**Project Index #: 9963EXT5****Construction Cost \$57,780**

There are 80 steel shade ramadas and 4 steel carports in different locations throughout the site which add up to a total of 28,890 square feet. There are some that need re-painting. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for painting of the structures and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structures.

This project or a portion thereof was previously recommended in the FCA report dated 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

REPLACE UNDERGROUND WATER PIPE, ROAD**Project Index #: 9963PLM1****Construction Cost \$422,400**

The Valley of Fire State Park is served by wells for domestic water use. The piping that serves the "loop road" is of an older thin walled blue plastic. The pipe requires frequent service and repair due to the age and condition of the system. This project recommends replacing the existing water main with a new, Schedule 80 plastic pipe system. The park is operational year round, so it will be necessary to trench, lay the pipe, backfill and make connections concurrent with ongoing park activities. Two (2) miles of piping was used for this estimate including trenching and backfill.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002, 04/18/2007 and 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

Project Index #: 9963PLM2

REPLACE UNDERGROUND WATER PIPE, VISITORS CENTER

Construction Cost \$316,800

The Valley of Fire State Park is served by wells for domestic water use. A portion of the piping between the main well house and the Visitors Center at the north end of the park is of an older 4" ductile iron. The pipe requires frequent service and repair due to the age and condition of the system. This project recommends replacing the existing main with a new, Schedule 80 plastic pipe system. The park is operational year round, so it will be necessary to trench, lay the pipe, backfill and make connections concurrent with ongoing park activities. 1-1/2 miles of pipe was used for this estimate including trenching and backfill.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002, 04/18/2007 and 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

Project Index #: 9963PLM4

WATER TANK REPLACEMENT

Construction Cost \$50,000

There are a total of 6 water storage tanks at the site. Four of them are older underground steel tanks including 2 - 5,000 gallon tanks near the maintenance yard and 2 - 1,600 gallon above ground tanks at the Group Use Area. The average life span of a water storage tank is forty to fifty years. These tanks were installed in 1964. With the passage of time the tanks have deteriorated and should be scheduled for replacement in the next 3-4 years. This project would provide for new water storage tanks to be installed including connections to existing utilities.

This project or a portion thereof was previously recommended in the FCA report dated 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

Project Index #: 9963PLM3

WELL REPLACEMENT

Construction Cost \$153,800

According to staff, the existing well is currently about 1,100 feet deep and has a 6" diameter casing that has deteriorated and is bent in several places. It is no longer reliable and should be scheduled for replacement. It is recommended to cap and abandon the existing well, drill a new well and install new casing and pumps as needed.

This project or a portion thereof was previously recommended in the FCA report dated 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$102,100
Priority Class 2:	\$1,371,780
Priority Class 3:	\$0
Grand Total:	\$1,473,880

EAST ENTRANCE FEE BOOTH

SPWD Facility Condition Analysis - 3811

Survey Date: 5/23/2018

EAST ENTRANCE FEE BOOTH BUILDING REPORT

The East Entrance Fee Booth is a concrete masonry unit and stucco structure on a concrete slab-on-grade foundation. Located along the east entrance, this facility acts as the fee collection and information center for visitors entering the park

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$5,800****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 3811EXT1****Construction Cost \$2,900**

The exterior finishes are 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 are cleaning and sealing the concrete masonry units, painting the metal panels and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 3811INT1****Construction Cost \$2,900**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 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.

BUILDING INFORMATION:

Gross Area (square feet): 288	IBC Occupancy Type 1: 100 % B
Year Constructed: 2016	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 70 % Painted Stucco / EIFS	Construction Type:
Exterior Finish 2: 30 % Stone	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.14
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$130,000
Priority Class 3:	\$5,800	Facility Replacement Cost per Square Foot:	\$450
Grand Total:	\$5,800	FCNI:	4%

WHITE DOME COMFORT STATION

SPWD Facility Condition Analysis - 3154

Survey Date: 5/23/2018

WHITE DOME COMFORT STATION

BUILDING REPORT

The Comfort Stations are two concrete masonry unit and steel framed structures with concrete roofing system on a concrete foundation. It has four unisex, ADA compliant restrooms.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3154INT1****INTERIOR FINISHES****Construction Cost \$1,200**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,200****Long-Term Needs****Four to Ten Years****Project Index #: 3154EXT1****EXTERIOR FINISHES****Construction Cost \$1,200**

The exterior finishes are 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 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 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 400	IBC Occupancy Type 1: 100 % B
Year Constructed: 2018	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$6.00
Priority Class 2:	\$1,200	Total Facility Replacement Construction Cost:	\$248,000
Priority Class 3:	\$1,200	Facility Replacement Cost per Square Foot:	\$621
Grand Total:	\$2,400	FCNI:	1%

WATER TREATMENT SHED

SPWD Facility Condition Analysis - 3153

Survey Date: 5/23/2018

WATER TREATMENT SHED BUILDING REPORT

The Water Treatment Shed is a prefabricated metal building on a concrete slab on grade foundation which contains the chemical water treatment equipment. The building is air conditioned. It is located adjacent to the well and pump house.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$24,600****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3153PLM1****Construction Cost \$24,600****WATER TREATMENT SYSTEM REPLACEMENT**

The existing automatic chlorine injection system in the building is older and the State Health Department has recommended an upgrade to the system. Poor production from the system causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing system with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a \$12,000 fee is suggested. This project or a portion thereof was previously recommended in the FCA report dated 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$100****Long-Term Needs****Four to Ten Years****Project Index #: 3153EXT1****Construction Cost \$100****EXTERIOR FINISHES**

The exterior finishes are 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 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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 32	IBC Occupancy Type 1: 100 % H-4
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Metal Building
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$771.88
Priority Class 2: \$24,600	Total Facility Replacement Construction Cost: \$35,000
Priority Class 3: \$100	Facility Replacement Cost per Square Foot: \$1,094
Grand Total: \$24,700	FCNI: 71%

VISITORS CENTER COMFORT STATION

SPWD Facility Condition Analysis - 3152

Survey Date: 5/23/2018

VISITORS CENTER COMFORT STATION BUILDING REPORT

The Comfort Station is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. It has Men's and Women's ADA compliant restroom facilities and is located adjacent to the Visitor's Center.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,600****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3152ENR1****LIGHTING UPGRADE****Construction Cost \$1,600**

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

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$6,750****Long-Term Needs****Four to Ten Years****Project Index #: 3152EXT1****EXTERIOR FINISHES****Construction Cost \$2,250**

The exterior finishes are 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 are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3152INT1**INTERIOR FINISHES****Construction Cost \$4,500**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 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.

BUILDING INFORMATION:

Gross Area (square feet): 450	IBC Occupancy Type 1: 100 % B
Year Constructed: 2009	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$18.56
Priority Class 2:	\$1,600	Total Facility Replacement Construction Cost:	\$248,000
Priority Class 3:	\$6,750	Facility Replacement Cost per Square Foot:	\$552
Grand Total:	\$8,350	FCNI:	3%

VOF ADMINISTRATION BUILDING

SPWD Facility Condition Analysis - 3151

Survey Date: 5/23/2018

VOF ADMINISTRATION BUILDING BUILDING REPORT

The Administration Building is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. It contains office spaces, storage and a conference room for park personnel. The building has a split HVAC system and has a fire alarm and sprinkler system.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$11,840****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 3151EXT1****Construction Cost \$5,920**

The exterior finishes are 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 are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 3151INT1****Construction Cost \$5,920**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 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): 1,184	IBC Occupancy Type 1: 100 % B
Year Constructed: 2009	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 50 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: 50 % Metal Cladding/Glazi	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 100 %

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: \$414,000
Priority Class 3: \$11,840	Facility Replacement Cost per Square Foot: \$350
Grand Total: \$11,840	FCNI: 3%

EAST ENTRANCE SST COMFORT STATION

SPWD Facility Condition Analysis - 2899

Survey Date: 5/23/2018

EAST ENTRANCE SST COMFORT STATION BUILDING REPORT

The comfort station is a precast Men's' and Women's restroom located at the east entrance of the park. The building has ADA signage and is mostly ADA compliant.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,800****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2899EXT1****Construction Cost \$1,800****EXTERIOR/ INTERIOR FINISHES**

The interior finishes are 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 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 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 180	IBC Occupancy Type 1: 100 % B
Year Constructed: 2007	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$1,800	Total Facility Replacement Construction Cost:	\$124,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$690
Grand Total:	\$1,800	FCNI:	1%

CABINS SST COMFORT STATION

SPWD Facility Condition Analysis - 2898

Survey Date: 5/23/2018

CABINS SST COMFORT STATION BUILDING REPORT

The comfort station is a precast Men's' and Women's restroom located in the cabins area of the park. The building has ADA signage but is not ADA compliant.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$900****Long-Term Needs****Four to Ten Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 2898EXT1****Construction Cost \$900**

The interior 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 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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 180	IBC Occupancy Type 1: 100 % B
Year Constructed: 2007	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 100 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$124,000
Priority Class 3:	\$900	Facility Replacement Cost per Square Foot:	\$690
Grand Total:	\$900	FCNI:	1%

LOOP B UPPER SST COMFORT STATION

SPWD Facility Condition Analysis - 2897

Survey Date: 5/23/2018

LOOP B UPPER SST COMFORT STATION BUILDING REPORT

The comfort station is a precast Men's' and Women's restroom located in loop B of the campground.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$900

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

Project Index #: 2897EXT1

Construction Cost \$900

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 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 180 Year Constructed: 2007 Exterior Finish 1: 100 % Precast Concrete Exterior Finish 2: 0 % Number of Levels (Floors): 100 Basement? No	IBC Occupancy Type 1: 100 % B IBC Occupancy Type 2: 0 % Construction Type: Precast Concrete IBC Construction Type: V-B Percent Fire Supressed: 0 %
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PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$124,000
Priority Class 3:	\$900	Facility Replacement Cost per Square Foot:	\$690
Grand Total:	\$900	FCNI:	1%

LOOP B LOWER SST COMFORT STATION

SPWD Facility Condition Analysis - 2896

Survey Date: 5/23/2018

LOOP B LOWER SST COMFORT STATION BUILDING REPORT

The comfort station is a precast Men's' and Women's restroom located in loop B of the campground.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$900

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

Project Index #: 2896EXT1

Construction Cost \$900

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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 180	IBC Occupancy Type 1: 100 % B
Year Constructed: 2007	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 100 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$124,000
Priority Class 3:	\$900	Facility Replacement Cost per Square Foot:	\$690
Grand Total:	\$900	FCNI:	1%

RAINBOW VISTA SST COMFORT STATION

SPWD Facility Condition Analysis - 2895

Survey Date: 5/23/2018

RAINBOW VISTA SST COMFORT STATION BUILDING REPORT

The comfort station is a precast Unisex restroom located in Rainbow Vista.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$390

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

Project Index #: 2895EXT1

Construction Cost \$390

The interior 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 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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 78	IBC Occupancy Type 1: 100 % B
Year Constructed: 2007	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$62,000
Priority Class 3:	\$390	Facility Replacement Cost per Square Foot:	\$796
Grand Total:	\$390	FCNI:	1%

MOUSE'S TANK SST COMFORT STATION #1

SPWD Facility Condition Analysis - 2894

Survey Date: 5/23/2018

MOUSE'S TANK SST COMFORT STATION #1**BUILDING REPORT**

The comfort station is a precast Men's' and Women's ADA compliant restroom located in the Mouse's Tank Picnic area.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$900****Long-Term Needs****Four to Ten Years****Project Index #: 2894ELE1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$900**

The interior finishes are 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 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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 180	IBC Occupancy Type 1: 100 % U
Year Constructed: 2007	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: 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:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$124,000
Priority Class 3:	\$900	Facility Replacement Cost per Square Foot:	\$690
Grand Total:	\$900	FCNI:	1%

MOUSE'S TANK SST COMFORT STATION #2

SPWD Facility Condition Analysis - 2893

Survey Date: 5/23/2018

MOUSE'S TANK SST COMFORT STATION #2**BUILDING REPORT**

The comfort station is a precast Men's and Women's ADA compliant restroom located in the Mouse's Tank Trailhead area.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$900****Long-Term Needs****Four to Ten Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 2893EXT1****Construction Cost \$900**

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 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 180	IBC Occupancy Type 1: 100 % B
Year Constructed: 2007	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$124,000
Priority Class 3:	\$900	Facility Replacement Cost per Square Foot:	\$690
Grand Total:	\$900	FCNI:	1%

CAMPGROUND EXPANSION COMFORT STATION BUILDING REPORT

The Comfort Station is a concrete masonry unit and steel framed structure on a concrete foundation. It is located in the newer campground expansion area and has ADA compliant restroom and showers along with ADA access to two ADA designated campsites. The facility is in excellent shape.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$7,750**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 2870EXT1
Construction Cost \$2,625

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, painting the metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 2870INT1
Construction Cost \$2,625

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.

WATER HEATER REPLACEMENT

Project Index #: 2870PLM1
Construction Cost \$2,500

There is an 80 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 4-5 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 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

BUILDING INFORMATION:

Gross Area (square feet): 525	IBC Occupancy Type 1: 100 % B
Year Constructed: 2007	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry & Steel
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$14.76
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$373,000
Priority Class 3:	\$7,750	Facility Replacement Cost per Square Foot:	\$710
Grand Total:	\$7,750	FCNI:	2%

RESIDENCE STORAGE SHED #2

SPWD Facility Condition Analysis - 2869

Survey Date: 5/23/2018

RESIDENCE STORAGE SHED #2**BUILDING REPORT**

The Storage Shed is a portable wood framed structure located in the ranger residence area.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,000****Long-Term Needs****Four to Ten Years****Project Index #: 2869EXT1****Construction Cost \$1,000****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 flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 100	IBC Occupancy Type 1: 100 % U
Year Constructed: 2008	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Portable Wood Shed
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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

RESIDENCE STORAGE SHED #1

SPWD Facility Condition Analysis - 2868

Survey Date: 5/23/2018

RESIDENCE STORAGE SHED #1**BUILDING REPORT**

The Storage Shed is a portable wood framed structure located in the ranger residence area.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,000****Long-Term Needs****Four to Ten Years****Project Index #: 2868EXT1****Construction Cost \$1,000****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 flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 100	IBC Occupancy Type 1: 100 % U
Year Constructed: 2008	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Portable Wood Shed
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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

RESIDENCE #5

SPWD Facility Condition Analysis - 2867

Survey Date: 5/23/2018

RESIDENCE #5

BUILDING REPORT

Residence #5 is a wood framed modular residence with a metal roofing system on a concrete foundation. It contains bedrooms, bathrooms, and a living, dining and kitchen area.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$32,620

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

Project Index #: 2867EXT1

Construction Cost \$7,000

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 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 2867HVA1

Construction Cost \$18,600

The HVAC split 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.

INTERIOR FINISHES

Project Index #: 2867INT1

Construction Cost \$7,020

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 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): 1,404	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 2008	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Cement Fiberboard	Construction Type: Modular Home
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$23.23
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$351,000
Priority Class 3:	\$32,620	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$32,620	FCNI:	9%

RESIDENCE #2

SPWD Facility Condition Analysis - 2866

Survey Date: 5/23/2018

RESIDENCE #2

BUILDING REPORT

Residence #2 is a wood framed modular residence with a metal roofing system on a concrete foundation. It contains bedrooms, bathrooms, and a living, dining and kitchen area.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$32,640****Long-Term Needs****Four to Ten Years****Project Index #: 2866EXT1****Construction Cost \$7,020****EXTERIOR FINISHES**

The exterior finishes are 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 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2866HVA1**Construction Cost \$18,600****HVAC EQUIPMENT REPLACEMENT**

The HVAC split 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 #: 2866INT1**Construction Cost \$7,020****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): 1,404	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 2008	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Cement Fiberboard	Construction Type: Modular Home
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$23.25
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$351,000
Priority Class 3:	\$32,640	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$32,640	FCNI:	9%

RESIDENCE #1

SPWD Facility Condition Analysis - 2865

Survey Date: 5/23/2018

**RESIDENCE #1
BUILDING REPORT**

Residence #2 is a wood framed modular residence with a metal roofing system on a concrete foundation. It contains bedrooms, bathrooms, and a living, dining and kitchen area.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$9,520****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2865EXT1****Construction Cost \$7,020**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost 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 3 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

EXTERIOR STAIR HANDRAIL REPLACEMENT**Project Index #: 2865SFT1****Construction Cost \$2,500**

The stair handrails on the exterior steps are older and do not meet code for safety. The gripping surfaces are incorrect, they are not continuous from the top to bottom landings, and they do not appear to be structurally capable of resisting loads of 50 pounds per linear foot as prescribed in the building code. The code also requires a guardrail anywhere there is an elevation change that exceeds 30 inches. This project recommends the installation of handrails at the stairs and guardrails around the perimeter of the patio in accordance with IBC Section 1012 & 1607.8.1.

This project or a portion thereof was previously recommended in the FCA report dated 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$25,620****Long-Term Needs****Four to Ten Years****HVAC EQUIPMENT REPLACEMENT****Project Index #: 2865HVA1****Construction Cost \$18,600**

The HVAC split 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.

INTERIOR FINISHES**Project Index #: 2865INT1****Construction Cost \$7,020**

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):	1,404	IBC Occupancy Type 1:	0	%	R-3	
Year Constructed:	2008	IBC Occupancy Type 2:	0	%		
Exterior Finish 1:	100	%	Cement Fiberboard	Construction Type:	Modular Home	
Exterior Finish 2:	0	%		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:	\$25.03
Priority Class 2:	\$9,520	Total Facility Replacement Construction Cost:	\$351,000
Priority Class 3:	\$25,620	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$35,140	FCNI:	10%

CABINS

SPWD Facility Condition Analysis - 2720

Survey Date: 5/23/2018

CABINS

BUILDING REPORT

The Cabins are native stone structures that were built by the CCC (Civilian Conservation Corps) in the 1930's. They were built to provide shelter for passing travelers and consist of three open rooms with fireplaces. New metal roofing was installed in 2006 to maintain the integrity of the cabins and prevent accelerated wear from moisture intrusion.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$5,880**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 2720EXT1**
Construction Cost \$5,880

It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide funding to protect the exterior of the structures excluding the roof. Included in the cost is sealing and re-pointing the stone to maintain its natural look. It is recommended that the structures be sealed and re-pointed as needed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 588 Year Constructed: 1935 Exterior Finish 1: 100 % Native Sandstone Exterior Finish 2: 0 % Number of Levels (Floors): 1 Basement? No	IBC Occupancy Type 1: 100 % U IBC Occupancy Type 2: 0 % Construction Type: Native sandstone construction IBC Construction Type: V-B Percent Fire Supressed: 0 %
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PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$5,880	Total Facility Replacement Construction Cost:	\$74,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$125
Grand Total:	\$5,880	FCNI:	8%

RESIDENCE 3 STORAGE

SPWD Facility Condition Analysis - 2719

Survey Date: 5/23/2018

RESIDENCE 3 STORAGE**BUILDING REPORT**

The Residence 3 Storage is a wood framed portable building which is located adjacent to Residence 3. It has T1-11 siding and an asphalt composition roof. The structure is in excellent shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,100****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2719EXT1****Construction Cost \$1,100****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 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.

BUILDING INFORMATION:**Gross Area (square feet): 220****IBC Occupancy Type 1: 100 % S-2****Year Constructed: 1995****IBC Occupancy Type 2: 0 %****Exterior Finish 1: 100 % Painted Wood Siding****Construction Type: Portable Wood Shed****Exterior Finish 2: 0 %****IBC Construction Type: V-B****Number of Levels (Floors): 1 Basement? No****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:****Priority Class 1: \$0****Project Construction Cost per Square Foot: \$5.00****Priority Class 2: \$1,100****Total Facility Replacement Construction Cost: \$4,000****Priority Class 3: \$0****Facility Replacement Cost per Square Foot: \$20****Grand Total: \$1,100****FCNI: 28%**

WELL/PUMP HOUSE

SPWD Facility Condition Analysis - 2718

Survey Date: 5/23/2018

WELL/PUMP HOUSE**BUILDING REPORT**

The Well/Pump House is located adjacent to the Atlatl Rock area. The concrete and stucco structure contains the well pump for potable water for use in the park.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2718EXT1****Construction Cost \$500**

The exterior finishes of the building are 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 power washing, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 2718INT1****Construction Cost \$500**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 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): 100	IBC Occupancy Type 1: 100 % U
Year Constructed: 1998	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Concrete and Stucco
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$10.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$20,000
Priority Class 3: \$1,000	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$1,000	FCNI: 5%

RESIDENCE #2 CARPORT

SPWD Facility Condition Analysis - 2714

Survey Date: 5/23/2018

RESIDENCE #2 CARPORT BUILDING REPORT

The Residence #2 Carport is a steel post and beam shade structure with a perforated steel deck roof.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$4,200

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR FINISHES

Project Index #: 2714EXT1

Construction Cost \$4,200

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

BUILDING INFORMATION:

Gross Area (square feet): 416	IBC Occupancy Type 1: 100 % U
Year Constructed: 1978	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Steel Post & Beam /	Construction Type: Steel Post & Beam
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.10
Priority Class 2:	\$4,200	Total Facility Replacement Construction Cost:	\$21,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$4,200	FCNI:	20%

WEST FEE BOOTH

SPWD Facility Condition Analysis - 2224

Survey Date: 5/23/2018

**WEST FEE BOOTH
BUILDING REPORT**

The West Fee Booth is a concrete masonry unit and stucco structure on a concrete slab-on-grade. Located along the west entrance, this facility acts as the fee collection and information center for visitors entering the park.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$6,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2224EXT2****SIGN REPLACEMENT****Construction Cost \$6,500**

The sign for the west entrance is old, dilapidated and in need of replacement. This project would provide funding for removal and disposal of the existing sign and replacement with a new aesthetically pleasing sign. The new sign may need to conform to NDOT requirements due to the location on Highway 395.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,000****Long-Term Needs****Four to Ten Years****Project Index #: 2224EXT1****EXTERIOR FINISHES****Construction Cost \$500**

The exterior finishes are 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 are cleaning and sealing the concrete masonry units, painting the metal panels and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2224INT1**INTERIOR FINISHES****Construction Cost \$500**

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

BUILDING INFORMATION:

Gross Area (square feet): 100	IBC Occupancy Type 1: 100 % B
Year Constructed: 1998	IBC Occupancy Type 2: %
Exterior Finish 1: 50 % Concrete Masonry U	Construction Type: Concrete Masonry Units and Steel
Exterior Finish 2: 50 % Painted Stucco / EIFS	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$75.00
Priority Class 2: \$6,500	Total Facility Replacement Construction Cost: \$45,000
Priority Class 3: \$1,000	Facility Replacement Cost per Square Foot: \$450
Grand Total: \$7,500	FCNI: 17%

STORAGE (Old Water Treatment Plant)

SPWD Facility Condition Analysis - 1278

Survey Date: 5/23/2018

STORAGE (Old Water Treatment Plant)**BUILDING REPORT**

The Storage building is a concrete masonry unit structure located on a dirt road north of the main highway and west of the campground area. This building used to be a water treatment plant but has been abandoned. It is in fair shape and is rarely used.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,815****Long-Term Needs****Four to Ten Years****Project Index #: 1278EXT1****EXTERIOR FINISHES****Construction Cost \$3,200**

The exterior finishes are 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 painting the concrete masonry unit walls and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1278INT1**INTERIOR FINISHES****Construction Cost \$1,615**

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): 323	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1964	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted CMU	Construction Type: Concrete Masonry Units
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$14.91
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$81,000
Priority Class 3: \$4,815	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$4,815	FCNI: 6%

FLAMMABLE STORAGE

SPWD Facility Condition Analysis - 1223

Survey Date: 5/23/2018

FLAMMABLE STORAGE**BUILDING REPORT**

The Flammable Storage is an engineered metal building with a painted gypsum board interior on a concrete slab-on-grade which is located in the maintenance yard.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$3,700****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1223EXT3****EXTERIOR DOOR REPLACEMENT****Construction Cost \$3,700**

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

This project or a portion thereof was previously recommended in the FCA report dated 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,800****Long-Term Needs****Four to Ten Years****Project Index #: 1223EXT1****EXTERIOR FINISHES****Construction Cost \$2,400**

The exterior finishes are 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 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 4 -5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1223INT1**INTERIOR FINISHES****Construction Cost \$2,400**

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.

BUILDING INFORMATION:

Gross Area (square feet): 480	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 1972	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Metal Building
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$17.71
Priority Class 2: \$3,700	Total Facility Replacement Construction Cost: \$48,000
Priority Class 3: \$4,800	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$8,500	FCNI: 18%

EAST MAP RAMADA

SPWD Facility Condition Analysis - 1222

Survey Date: 5/23/2018

EAST MAP RAMADA**BUILDING REPORT**

The East Map Ramada is a steel post and beam structure on a concrete slab-on-grade. It has a steel decking roof system and some native stone half walls with areas designated for displays.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,500****Long-Term Needs****Four to Ten Years****Project Index #: 1222EXT1****Construction Cost \$4,500****EXTERIOR FINISHES**

The exterior finishes are in good condition. 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, 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 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 900	IBC Occupancy Type 1: 100 % U
Year Constructed: 1974	IBC Occupancy Type 2: %
Exterior Finish 1: 50 % Stone and Concrete	Construction Type: Stone, Concrete and Steel
Exterior Finish 2: 50 % Open	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: \$5.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$135,000
Priority Class 3: \$4,500	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$4,500	FCNI: 3%

WEST COMFORT STATION

SPWD Facility Condition Analysis - 0575

Survey Date: 5/23/2018

**WEST COMFORT STATION
BUILDING REPORT**

The West Comfort Station is a concrete masonry unit structure with some corrugated steel decking used as siding which contains signed ADA accessible toilets for Men and Women. The building and route of travel from parking is not fully ADA compliant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$18,500****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0575ADA1****Construction Cost \$18,500**

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of two unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$9,870****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0575EXT2****Construction Cost \$5,500**

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

This project or a portion thereof was previously recommended in the FCA report dated 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

INTERIOR FINISHES**Project Index #: 0575INT1****Construction Cost \$1,270**

The interior finishes are in poor condition with substantial corrosion throughout structure. It is recommended that the interior walls and ceilings be painted or sealed 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.

WATER HEATER REPLACEMENT**Project Index #: 0575PLM1****Construction Cost \$3,100**

There is a 10 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 on-demand 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 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,270****Long-Term Needs****Four to Ten Years****Project Index #: 0575EXT1****EXTERIOR FINISHES****Construction Cost \$1,270**

The exterior finishes are 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 are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 254	IBC Occupancy Type 1: 100 % B
Year Constructed: 1979	IBC Occupancy Type 2: %
Exterior Finish 1: 40 % Concrete Masonry U	Construction Type: Concrete Masonry Units and Steel
Exterior Finish 2: 60 % Corrugated Steel	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$18,500	Project Construction Cost per Square Foot:	\$116.69
Priority Class 2:	\$9,870	Total Facility Replacement Construction Cost:	\$124,000
Priority Class 3:	\$1,270	Facility Replacement Cost per Square Foot:	\$489
Grand Total:	\$29,640	FCNI:	24%

GROUP USE AREA COMFORT STATION #7

SPWD Facility Condition Analysis - 0572

Survey Date: 5/23/2018

GROUP USE AREA COMFORT STATION #7**BUILDING REPORT**

The Group Use Area Comfort Station #7 is a concrete masonry unit structure with some corrugated steel decking used as siding which contains restroom facilities for Men and Women.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$124,200****Currently Critical****Immediate to Two Years****Project Index #: 0572EXT1****COMFORT STATION REPLACEMENT****Construction Cost \$124,200**

This comfort station was built in 1964. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. The new restroom shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design.

BUILDING INFORMATION:

Gross Area (square feet): 288	IBC Occupancy Type 1: 100 % B
Year Constructed: 1964	IBC Occupancy Type 2: %
Exterior Finish 1: 40 % Concrete Masonry U	Construction Type: Concrete Masonry Units and Steel
Exterior Finish 2: 60 % Corrugated Steel	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$124,200	Project Construction Cost per Square Foot:	\$431.25
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$124,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$431
Grand Total:	\$124,200	FCNI:	100%

GROUP USE AREA COMFORT STATION #6

SPWD Facility Condition Analysis - 0571

Survey Date: 5/23/2018

GROUP USE AREA COMFORT STATION #6**BUILDING REPORT**

The Group Use Area Comfort Station #6 is a concrete masonry unit structure with some corrugated steel decking used as siding which contains restroom facilities for Men and Women.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$124,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0571EXT1****Construction Cost \$124,200****COMFORT STATION REPLACEMENT**

This comfort station was built in 1964. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. The new restroom shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design.

BUILDING INFORMATION:

Gross Area (square feet): 288	IBC Occupancy Type 1: 100 % B
Year Constructed: 1964	IBC Occupancy Type 2: %
Exterior Finish 1: 40 % Concrete Masonry U	Construction Type: Concrete Masonry Units and Steel
Exterior Finish 2: 60 % Corrugated Steel	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:	\$431.25
Priority Class 2:	\$124,200	Total Facility Replacement Construction Cost:	\$124,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$431
Grand Total:	\$124,200	FCNI:	100%

GROUP USE AREA COMFORT STATION #5

SPWD Facility Condition Analysis - 0570

Survey Date: 5/23/2018

GROUP USE AREA COMFORT STATION #5**BUILDING REPORT**

The Group Use Area Comfort Station #5 is a concrete masonry unit structure with some corrugated steel decking used as siding which contains restroom facilities for Men and Women.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$124,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0570EXT1****Construction Cost \$124,200****COMFORT STATION REPLACEMENT**

This comfort station was built in 1964. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. The new restroom shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design.

BUILDING INFORMATION:

Gross Area (square feet): 288	IBC Occupancy Type 1: 100 % B
Year Constructed: 1964	IBC Occupancy Type 2: %
Exterior Finish 1: 40 % Concrete Masonry U	Construction Type: Concrete Masonry Units and Steel
Exterior Finish 2: 60 % Corrugated Steel	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$431.25
Priority Class 2: \$124,200	Total Facility Replacement Construction Cost: \$124,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$431
Grand Total: \$124,200	FCNI: 100%

SEVEN SISTERS COMFORT STATION #2

SPWD Facility Condition Analysis - 0567

Survey Date: 5/23/2018

SEVEN SISTERS COMFORT STATION #2**BUILDING REPORT**

The Seven Sisters Comfort Station #2 is a concrete masonry unit structure with some corrugated steel decking used as siding which contains ADA compliant restroom facilities for Men and Women.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$124,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0567EXT1****Construction Cost \$124,200****COMFORT STATION REPLACEMENT**

This comfort station was built in 1964. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. The new restroom shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design.

BUILDING INFORMATION:

Gross Area (square feet): 288	IBC Occupancy Type 1: 100 % B
Year Constructed: 1964	IBC Occupancy Type 2: %
Exterior Finish 1: 90 % Painted CMU	Construction Type: Concrete Masonry Units and Steel
Exterior Finish 2: 10 % Corrugated Steel	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:	\$431.25
Priority Class 2:	\$124,200	Total Facility Replacement Construction Cost:	\$124,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$431
Grand Total:	\$124,200	FCNI:	100%

ATLATL ROCK COMFORT STATION

SPWD Facility Condition Analysis - 0566

Survey Date: 5/23/2018

ATLATL ROCK COMFORT STATION BUILDING REPORT

The Atlatl Rock Comfort Station is a concrete masonry unit structure with some corrugated steel decking used as siding which contains restroom facilities for Men and Women. The restroom is in fair shape and is not ADA compliant.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$124,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0566EXT1****Construction Cost \$124,200****COMFORT STATION REPLACEMENT**

This comfort station was built in 1964. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. The new restroom shall be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design.

BUILDING INFORMATION:

Gross Area (square feet): 288	IBC Occupancy Type 1: 100 % B
Year Constructed: 1964	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Corrugated S	Construction Type: Corrugated Steel and Concrete
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$431.25
Priority Class 2: \$124,200	Total Facility Replacement Construction Cost: \$124,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$431
Grand Total: \$124,200	FCNI: 100%

SMALL CAMPGROUND A COMFORT STATION

SPWD Facility Condition Analysis - 0565

Survey Date: 5/23/2018

**SMALL CAMPGROUND A COMFORT STATION
BUILDING REPORT**

The Small Campground A Comfort Station #1 is a concrete masonry unit structure which contains restroom facilities for Men and Women.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,500**
Currently Critical **Immediate to Two Years**

ROOF REPAIRS

Project Index #: 0565EXT2
Construction Cost \$5,500

The roof flashing around the plumbing vent and the skylights was not installed properly and all three of the skylights are broken. This project would provide funds for repairing the roof. The estimate includes installing proper flashing at all roof penetrations, replacing the skylights and caulking and painting the flashing.

This project or a portion thereof was previously recommended in the FCA report dated 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$3,100**
Necessary - Not Yet Critical **Two to Four Years**

WATER HEATER REPLACEMENT

Project Index #: 0565PLM1
Construction Cost \$3,100

There is a 30 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 on-demand 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 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$7,830**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 0565EXT1
Construction Cost \$3,915

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 are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 0565INT1
Construction Cost \$3,915

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):	783	IBC Occupancy Type 1:	100 % B
Year Constructed:	1975	IBC Occupancy Type 2:	%
Exterior Finish 1:	50 % Concrete Masonry U	Construction Type:	Concrete Masonry and Steel
Exterior Finish 2:	50 % Corrugated Steel	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
	Basement?	No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,500	Project Construction Cost per Square Foot:	\$20.98
Priority Class 2:	\$3,100	Total Facility Replacement Construction Cost:	\$248,000
Priority Class 3:	\$7,830	Facility Replacement Cost per Square Foot:	\$317
Grand Total:	\$16,430	FCNI:	7%

VALLEY OF FIRE VISITORS CENTER

SPWD Facility Condition Analysis - 0558

Survey Date: 5/23/2018

VALLEY OF FIRE VISITORS CENTER BUILDING REPORT

The Visitor's Center is a wood and steel framed structure with a painted stucco exterior finish and a low slope single-ply roofing system. The interior is a mix of retail and display areas with informational kiosks about the history and features of the park. The facility is ADA compliant and has a fire sprinkler system installed. There are roof mounted HVAC units which provide heating and cooling to the facility.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$89,600****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0558ADA1****Construction Cost \$89,600**

The existing restrooms have reached the end of their useful life and do not fully meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for remodeling the men's and women's restrooms per ADA regulations. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$70,500****Necessary - Not Yet Critical****Two to Four Years****EXIT SIGN AND EGRESS LIGHTING UPGRADE****Project Index #: 0558SFT2****Construction Cost \$8,400**

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

WATER HEATER REPLACEMENT**Project Index #: 0558PLM1****Construction Cost \$3,100**

There is an 80 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 04/18/2007 and 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

WINDOW REPLACEMENT**Project Index #: 0558EXT3****Construction Cost \$59,000**

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 48 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 04/18/2007 and 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$87,440****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0558EXT2****Construction Cost \$33,620**

The exterior finishes are 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 painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked 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**Project Index #: 0558INT2****Construction Cost \$33,620**

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.

LIGHTING UPGRADE**Project Index #: 0558ENR3****Construction Cost \$20,200**

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

BUILDING INFORMATION:

Gross Area (square feet): 6,724	IBC Occupancy Type 1: 80 % B
Year Constructed: 1968	IBC Occupancy Type 2: 20 % M
Exterior Finish 1: 80 % Painted Stucco / EIFS	Construction Type: Wood, Concrete and Steel
Exterior Finish 2: 20 % Glass and Aluminum	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$89,600	Project Construction Cost per Square Foot: \$36.81
Priority Class 2: \$70,500	Total Facility Replacement Construction Cost: \$2,353,000
Priority Class 3: \$87,440	Facility Replacement Cost per Square Foot: \$350
Grand Total: \$247,540	FCNI: 11%

VOF STORAGE #2

SPWD Facility Condition Analysis - 0557

Survey Date: 5/23/2018

VOF STORAGE #2 BUILDING REPORT

The Valley of Fire Storage #2 is a concrete masonry unit structure with a low slope rolled roofing system. It is located in the eastern portion of the park where the Ranger residences used to be located. The building is in very poor shape and should be demolished.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$5,300****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0557EXT3****DEMOLISH STRUCTURE****Construction Cost \$5,300**

The structure is dilapidated and deteriorating and has reached the end of its useful life. The structure is approaching 50 years of age, has had continuous roof leaks and the wood has rotted. This project would provide funding for the demolition and disposal of the building.

BUILDING INFORMATION:

Gross Area (square feet): 420	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1966	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted CMU	Construction Type: Concrete Masonry Units
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$12.62
Priority Class 2:	\$5,300	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$5,300	FCNI:	53%

VOF STORAGE #1

SPWD Facility Condition Analysis - 0556

Survey Date: 5/23/2018

VOF STORAGE #1 BUILDING REPORT

The Valley of Fire Storage #1 is a corrugated metal building with a corrugated metal roof. It is located in the eastern portion of the park where the Ranger residences used to be located. The building is in poor to fair shape and appears to be used sparingly.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$12,848****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0556EXT1****Construction Cost \$648**

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 painting the wood trim and 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 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT**Project Index #: 0556EXT2****Construction Cost \$12,200**

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 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

BUILDING INFORMATION:

Gross Area (square feet): 648	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1966	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Building
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$19.83
Priority Class 2: \$12,848	Total Facility Replacement Construction Cost: \$32,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$50
Grand Total: \$12,848	FCNI: 40%

VOF MAINTENANCE SHOP

SPWD Facility Condition Analysis - 0555

Survey Date: 5/23/2018

**VOF MAINTENANCE SHOP
BUILDING REPORT**

The Valley of Fire Maintenance Shop is an engineered steel building which is located in the western area of the park. This building contains shop, storage and office areas for park personnel for repair and maintenance of park vehicles, equipment and all other items required for routine maintenance practices.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$3,700****Currently Critical****Immediate to Two Years****EXIT SIGN & EGRESS LIGHTING UPGRADE****Project Index #: 0555SFT2****Construction Cost \$3,700**

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

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007 and 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$85,200****Necessary - Not Yet Critical****Two to Four Years****EVAPORATIVE COOLER REPLACEMENT****Project Index #: 0555HVA2****Construction Cost \$3,700**

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

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007 and 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0555EXT2****Construction Cost \$8,000**

The 4 exterior metal man doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the doors with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

EXTERIOR FINISHES**Project Index #: 0555EXT1****Construction Cost \$6,000**

The exterior finishes are 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 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 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0555HVA3
Construction Cost \$12,000

HEAT PUMP REPLACEMENT

The two heat pumps serving the building are older and should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful lives. This project would provide for installation of two new heat pumps and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing equipment and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007 and 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

Project Index #: 0555INT1
Construction Cost \$30,000

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted and / or sealed at least once in the next 3-4 years and every 5-7 years thereafter to maintain the integrity of the interior of the building. Prior to painting and / or sealing, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0555ENR1
Construction Cost \$9,000

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 03/20/2002, 04/18/2007 and 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

Project Index #: 0555INT2
Construction Cost \$15,000

RESTROOM REMODEL

The restroom in the building is in need of a remodel. It is showing signs of wear and tear and should be remodeled. This project would provide for a complete remodel of the restroom including fixtures, hardware, flooring, exhaust fan and wall finishes.

Project Index #: 0555PLM1
Construction Cost \$1,500

WATER HEATER REPLACEMENT

There is a 40 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007 and 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

BUILDING INFORMATION:

Gross Area (square feet): 6,000	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1972	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Building
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$3,700	Project Construction Cost per Square Foot: \$14.82
Priority Class 2: \$85,200	Total Facility Replacement Construction Cost: \$1,050,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$175
Grand Total: \$88,900	FCNI: 8%

CAMPGROUND A SHOWER BUILDING

SPWD Facility Condition Analysis - 0554

Survey Date: 5/23/2018

CAMPGROUND A SHOWER BUILDING BUILDING REPORT

The Campground A Shower Building is a concrete masonry unit and corrugated steel structure which contains ADA accessible restrooms and showers for men and women. It is located in the Atlatl Rock Campground area.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$61,000****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0554ADA1****Construction Cost \$59,000**

The building does not have a fully compliant accessible restrooms or shower stalls. The condition of the restrooms and showers is poor and have reached the end of their useful life. The existing restrooms do not fully meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms to provide ADA compliant restrooms and showers. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

ADA SIGNAGE**Project Index #: 0554ADA3****Construction Cost \$2,000**

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. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$133,300****Necessary - Not Yet Critical****Two to Four Years****LIGHTING UPGRADE****Project Index #: 0554ENR1****Construction Cost \$4,300**

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

This project or a portion thereof was previously recommended in the FCA report dated 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

Project Index #: 0554PLM2
Construction Cost \$120,000

SANITARY SEWER LINE REPLACEMENT

The sewer waste & vent infrastructure in the building is approaching 50 years old except for some small areas that have been repaired or replaced over the years as needed. Some of the sanitary sewer pipe, hangers, connectors and couplers are severely deteriorated. This project would provide for the removal and installation a new sewer / waste water infrastructure in the building including all connections, supports, anchoring. Some of the waste lines have been upgraded in the Sagebrush basement area in a past Capital Improvement Project. 2,000 linear feet of cast iron pipe was used to generate this estimate.

Project Index #: 0554EXT3
Construction Cost \$9,000

SKYLIGHT REPLACEMENT

There are six 2'x2' acrylic sky-lights located on the roof. The units have cracks in them that are allowing water to penetrate inside during rain or snow events. This project would provide for the removal, disposal and replacement of six acrylic skylight units. Minor roof repairs are included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$11,340

Long-Term Needs

Four to Ten Years

Project Index #: 0554EXT2
Construction Cost \$4,320

EXTERIOR FINISHES

The exterior finishes are 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 are cleaning and sealing the concrete masonry units, painting the metal eaves and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0554INT2
Construction Cost \$4,320

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.

Project Index #: 0554PLM1
Construction Cost \$2,700

WATER HEATER REPLACEMENT

There is a 50 gallon electric water heater in the building that was installed in 2007. 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 4-5 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 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

BUILDING INFORMATION:

Gross Area (square feet): 864	IBC Occupancy Type 1: 100 % B
Year Constructed: 1975	IBC Occupancy Type 2: %
Exterior Finish 1: 70 % Concrete Masonry U	Construction Type: Concrete Masonry Units and Steel
Exterior Finish 2: 30 % Corrugated Steel	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$61,000	Project Construction Cost per Square Foot: \$238.01
Priority Class 2: \$133,300	Total Facility Replacement Construction Cost: \$346,000
Priority Class 3: \$11,340	Facility Replacement Cost per Square Foot: \$400
Grand Total: \$205,640	FCNI: 59%

VOF RESIDENCE #4

SPWD Facility Condition Analysis - 0526

Survey Date: 5/23/2018

VOF RESIDENCE #4**BUILDING REPORT**

Residence #4 is a wood framed structure with a standing seam metal roof. It has a concrete foundation and wood framed subfloor. The residence provides housing for park staff.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$8,800****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0526EXT2****Construction Cost \$7,000****EXTERIOR FINISHES**

The exterior finishes are 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 #: 0526PLM1**Construction Cost \$1,800****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 04/18/2007 and 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$25,600****Long-Term Needs****Four to Ten Years****Project Index #: 0526HVA1****Construction Cost \$18,600****HVAC EQUIPMENT REPLACEMENT**

The HVAC split 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 #: 0526INT1**Construction Cost \$7,000****INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 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):	1,400	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1992	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Wood Siding	Construction Type:	Wood Framing
Exterior Finish 2:	%	IBC Construction Type:	V-N
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Supressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$24.57
Priority Class 2:	\$8,800	Total Facility Replacement Construction Cost:	\$350,000
Priority Class 3:	\$25,600	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$34,400	FCNI:	10%

VOF RESIDENCE #3

SPWD Facility Condition Analysis - 0519

Survey Date: 5/23/2018

VOF RESIDENCE #3**BUILDING REPORT**

Residence #3 is a wood framed structure with a standing seam metal roof. It has a concrete foundation and wood framed subfloor. The residence provides housing for park staff.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0519PLM1****WATER HEATER REPLACEMENT****Construction Cost \$1,500**

There is a 50 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. 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 04/18/2007 and 10/16/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/23/2018.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$32,600****Long-Term Needs****Four to Ten Years****Project Index #: 0519EXT2****EXTERIOR FINISHES****Construction Cost \$7,000**

The exterior finishes are 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 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0519HVA1**HVAC EQUIPMENT REPLACEMENT****Construction Cost \$18,600**

The HVAC split 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 #: 0519INT1**INTERIOR FINISHES****Construction Cost \$7,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 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): 1,400	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1992	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-N
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$24.36
Priority Class 2:	\$1,500	Total Facility Replacement Construction Cost:	\$350,000
Priority Class 3:	\$32,600	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$34,100	FCNI:	10%

NOTES:

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

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

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

REPORT DEVELOPMENT:

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



Valley of Fire State Park – FCA Site #9963
Description: Maintenance Area Pavement Replacement Needed.



Valley of Fire State Park – FCA Site #9963
Description: Crack Fill & Slurry Seal Asphalt Paving Areas Sitewide.



Valley of Fire State Park – FCA Site #9963
Description: Typical ADA Signage Needing Upgrade Sitewide.



Valley of Fire State Park – FCA Site #9963
Description: Older Shade Ramadas Need Refinishing.



East Entrance Fee Booth – FCA Building #3811
Description: Exterior of the Building.



White Dome Comfort Station – FCA Building #3154
Description: Exterior of the Building.



Water Treatment Shed – FCA Building #3153
Description: Exterior of the Building.



Visitors Center Comfort Station – FCA Building #3152
Description: Exterior of the Building.



VOF Administration Building – FCA Building #3151
Description: Exterior of the Building.



East Entrance SST Comfort Station – FCA Building #2899
Description: Exterior of the Building.



Cabins SST Comfort Station – FCA Building #2898
Description: Exterior of the Building.



Loop B Upper SST Comfort Station – FCA Building #2897
Description: Exterior of the Building.



Loop B Lower SST Comfort Station – FCA Building #2896
Description: Exterior of the Building.



Rainbow Vista SST Comfort Station – FCA Building #2895
Description: Exterior of the Building.



Mouse's Tank SST Comfort Station #1 – FCA Building #2894
Description: Exterior of the Building.



Mouse's Tank SST Comfort Station #2 – FCA Building #2893
Description: Exterior of the Building.



Typical Accessible Group Use Shade Ramada – FCA Building #2877
Description: Exterior of the Structure.



Typical Accessible Shade Ramada – FCA Building #2892
Description: Exterior of the Structure.



Campground Expansion Comfort Station – FCA Building #2870
Description: Exterior of the Building.



Residence #5 – FCA Building #2867
Description: Exterior of the Building.



Residence #2 – FCA Building #2866
Description: Exterior of the Building.



Residence #1 – FCA Building #2865
Description: Exterior of the Building.



Cabins – FCA Building #2720
Description: Exterior of the Building.



Well / Pump House – FCA Building #2718
Description: Exterior of the Building.



Residence #2 Carport – FCA Building #2714
Description: Exterior Finishes of the Building.



West Fee Booth – FCA Building #2224
Description: Exterior of the Building.



Storage (Old Water Treatment Plant) – FCA Building #1278
Description: Exterior of the Building.



Flammable Storage – FCA Building #1223
Description: Exterior of the Building.



East Map Ramada – FCA Building #1222
Description: Exterior of the Structure.



West Comfort Station – FCA Building #0575
Description: Exterior of the Building.



Atlatl Rock Comfort Station – FCA Building #0566
Description: Exterior of the Building.



Small Campground A Comfort Station – FCA Building #0565
Description: Exterior of the Building.



West Map Ramada – FCA Building #0562
Description: Exterior of the Building.



Valley of Fire Visitors Center – FCA Building #0558
Description: Exterior of the Building.



VOF Storage #2 – FCA Building #0557
Description: Interior of the Building – Recommend Demolishing.



VOF Storage #1 – FCA Building #0556
Description: Exterior of the Building.



VOF Maintenance Shop – FCA Building #0555
Description: Exterior of the Building.



Campground A Shower Building – FCA Building #0554
Description: Exterior of the Building.



VOF residence #4 – FCA Building #0526
Description: Exterior of the Building.



VOF residence #3 – FCA Building #0519
Description: Exterior of the Building.