NEVADA DIVISION OF FORESTRY
NURSERY
885 East Lake Blvd.
Carson City, Nevada 89704

Site Number: 9795
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS
The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board 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 SPWB 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 Board 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 .60 or 60% are recommended to be considered for complete replacement.

Class Definitions

PRIORİTY 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.

PRIORİTY 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.

PRIORİTY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
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</thead>
<tbody>
<tr>
<td>0889</td>
<td>NURSERY OFFICE</td>
<td>500</td>
<td>1900</td>
<td>5/29/2009</td>
<td>$70,250</td>
<td>$28,500</td>
<td>$0</td>
<td>$98,750</td>
<td>$50,000</td>
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<td>NURSERY COOK HOUSE</td>
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<td>1980</td>
<td>5/29/2009</td>
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<td>$36,300</td>
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<td>1979</td>
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<tr>
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<td>$0</td>
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<td>$425</td>
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<tr>
<td>2341</td>
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<td>2006</td>
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<td>$0</td>
<td>$0</td>
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<td>$12,000</td>
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<td>$0</td>
<td>$207,000</td>
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</tr>
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</table>

Report Totals: ................................ 29,255
$304,350 $149,580 $43,825 $497,755 $836,275 60%
## Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>WESTERN REGION NDF NURSERY</td>
<td>9795</td>
</tr>
<tr>
<td>NURSERY PLANTING BUILDING STORAGE</td>
<td>2345</td>
</tr>
<tr>
<td>NURSERY PUMP HOUSE</td>
<td>2344</td>
</tr>
<tr>
<td>NURSERY SEED BANK</td>
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<tr>
<td>NURSERY LATH HOUSE (NORTH)</td>
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<tr>
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<td>2340</td>
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<td>NURSERY SHOP</td>
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<td>NURSERY OFFICE</td>
<td>0889</td>
</tr>
<tr>
<td>NURSERY GREENHOUSE #1 (EAST)</td>
<td>0888</td>
</tr>
</tbody>
</table>
The Western Region Nursery site is located in northeast Washoe Valley just to the north of the NDF Headquarters facility. There is a total of 12 structures on site which cater to seed storage and nursery operations for the Division of Forestry. The facility is open to the public at certain times of the year. The parking and circulation roads are all dirt and the site does not have any ADA accessible parking or designated routes of travel. The site is served by a primary and backup well, natural gas and sewer services and is completely fenced.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $180,000</th>
</tr>
</thead>
</table>

**4" BACKFLOW ASSEMBLY, VAULT, AND POWER**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/29/2009.

**ADA IMPROVEMENTS**

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, sidewalks and ramps are necessary to comply with ADA requirements. The sidewalks and ramps will provide access to the Office, the public restrooms at the Cook House, the Lath Houses and any other area on the site that the public is allowed to go to view and purchase plants. This project would provide for a concrete van accessible ADA parking, loading space and all necessary walkways and ramps. This will require regrading, installing P.C. concrete, striping, signage, railings and any other necessary upgrades. The 2006 IBC, ICC/ANSI A117.1 - 2003, NRS 338.180 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.

**WATER LINE / FIRE PROTECTION**

This project would provide for a fire sprinkler supply line to be installed to the public water system if fire sprinklers were to be installed at the site.

This project also includes 1,000 lineal feet of 6" water main to tie into the existing public water system. Backflow prevention is included in this estimate. The public water system location will need to be verified if this project were to be implemented.
### PRIORITY CLASS 2 PROJECTS

**Backup Well Pump Replacement**
- Project Index #: 9795ENV4
- Construction Cost: $15,000
- Necessary - Not Yet Critical
- Two to Four Years

The nursery has a main well and backup well. The backup well equipment is at the end of its useful life and should be replaced. This project provides for the replacement of the 1.5 hp pump and associated equipment. This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/29/2009.

**Irrigation Upgrade**
- Project Index #: 9795SIT2
- Construction Cost: $12,000
- Necessary - Not Yet Critical
- Two to Four Years

The existing landscape irrigation lines throughout the site are reaching the end of their expected life and should be scheduled for replacement. This project would provide for the removal of the existing irrigation lines and the purchase and installation of new lines. 3,000 linear feet was used to generate this estimate.

### Project Construction Cost Totals Summary:

| Priority Class 1: | $180,000 |
| Priority Class 2: | $27,000  |
| Priority Class 3: | $0       |
| Grand Total:      | $207,000 |
The Nursery Planting Building Storage is a three sided wood framed structure with a rolled asphalt roofing system. It has a dirt floor and is used for storage. It is attached to the main Planting Building but is a separate structure. It is in fair shape.

PRIORITy CLASS 1 PROJECTS

Currently Critical

Immediate to Two Years

Project Index #: 2345STR1

Construction Cost $2,500

STRUCTURAL ASSESSMENT

This structure was built without plans and inspections. This project recommends that a licensed engineer perform a structural investigation to evaluate the construction. Future projects would be based on this report.

PRIORITy CLASS 2 PROJECTS

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2345EXT1

Construction Cost $1,080

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

BUILDING INFORMATION:

Gross Area (square feet): 540
Year Constructed: 2003
Exterior Finish 1: 75 % Painted Wood Siding
Exterior Finish 2: 25 % Open
Number of Levels (Floors): 1
Basement? No
IBC Occupancy Type 1: 0 % S-2
IBC Occupancy Type 2: 0 %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $2,500
Project Construction Cost per Square Foot: $6.63
Priority Class 2: $1,080
Total Facility Replacement Construction Cost: $5,000
Priority Class 3: $0
Facility Replacement Cost per Square Foot: $10
Grand Total: $3,580

FCNI: 72%

[26-Aug-09]
The Pump House is a wood framed structure with a standing seam metal roof on a concrete foundation which contains the main well head and 4 pressurized water storage tanks. The building is in good shape.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $850

Necessary - Not Yet Critical Two to Four Years

**EXTERIOR FINISHES**

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

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: $425

Long-Term Needs Four to Ten Years

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next four to five years. Prior to painting, all surfaces should be repaired and prepped.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 85
- **Year Constructed:** 2002
- **Exterior Finish 1:** 100% Painted Wood Siding
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1  Basement? No
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-B
- **Percent Fire Supressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0  Project Construction Cost per Square Foot: $15.00
- **Priority Class 2:** $850  Total Facility Replacement Construction Cost: $11,000
- **Priority Class 3:** $425  Facility Replacement Cost per Square Foot: $125
- **Grand Total:** $1,275  FCNI: 12%

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State of Nevada / Conservation & Natural Resources

NURSERY PUMP HOUSE

SPWB Facility Condition Analysis - 2344

Survey Date: 5/29/2009

Site number: 9795

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NURSERY SEED BANK
BUILDING REPORT

The Nursery Seed Bank is an uninsulated prefabricated metal structure on a concrete foundation. It is located on the south side of the site and has a loading dock ramp and a large storage area for seed and related items. The building does not have any heating or cooling. The building is in good shape.

PRIORITY CLASS 2 PROJECTS

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. Included in the cost is priming and painting to repair the graffiti damage 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.

EXTERIOR LANDING INSTALLATION
There is an exterior stairway and ramp from the loading dock which do not have landings and the loading dock area is currently dirt. This project would provide for concrete landings to be installed at the bottom of the ramp and stairs and a concrete slab-on-grade to be installed where trucks make their deliveries.

LOADING DOCK REPAIRS
The hydraulic lift on the loading dock was not functioning properly at the time of the 2009 survey. The lift is original to the building and should be scheduled for repair. This project would provide for a licensed mechanic to repair the lift to it's original working condition.

BUILDING INFORMATION:

Gross Area (square feet): 1,450
Year Constructed: 1995
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: 0 %
Construction Type: Prefabricated Metal Building
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $7.41
Priority Class 2: $10,750 Total Facility Replacement Construction Cost: $109,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $75
Grand Total: $10,750 FCNI: 10%
NURSERY LATH HOUSE (SOUTH)
BUILDING REPORT

The Lath House is a wood post and beam structure with lattice side panels and spaced 2x4 roof members to allow for natural light. There is an automatic watering system and French drains in and around the building. The building was rebuilt in 2006 under 06-A002.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $12,000

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for staining the wood 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): 9,000
Year Constructed: 2006
Exterior Finish 1: 100 % Post & Beam
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Wood Post & Beam
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $1.33
Priority Class 2: $0 Total Facility Replacement Construction Cost: $180,000
Priority Class 3: $12,000 Facility Replacement Cost per Square Foot: $20
Grand Total: $12,000 FCNI: 7%
NURSERY LATH HOUSE (NORTH)

BUILDING REPORT

The Lath House is a wood post and beam structure with lattice side panels and spaced 2x4 roof members to allow for natural light. There is an automatic watering system and French drains in and around the building. The building was rebuilt in 2006 under 06-A002.

PRIORITY CLASS 3 PROJECTS

Long-Term Needs: Four to Ten Years

Total Construction Cost for Priority 3 Projects: $18,000

Project Index #: 2341EXT1

Construction Cost: $18,000

EXTERIOR FINISHES

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

BUILDING INFORMATION:

- Gross Area (square feet): 9,000
- Year Constructed: 2006
- Exterior Finish 1: 100 % Post & Beam
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100 % U
- IBC Occupancy Type 2: 0 %
- Construction Type: Wood Post & Beam
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $0 Project Construction Cost per Square Foot: $2.00
- Priority Class 2: $0 Total Facility Replacement Construction Cost: $180,000
- Priority Class 3: $18,000 Facility Replacement Cost per Square Foot: $20
- Grand Total: $18,000 FCNI: 10%
The Greenhouse is a prefabricated Quonset style structure used for growing shrubs and trees for the Nevada Division of Forestry's nursery operations. It has a gas fired heating unit and evaporative cooling. The building is in good shape.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $6,000</th>
</tr>
</thead>
</table>

**EXTERIOR FINISHES**

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

**BUILDING INFORMATION:**

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<th>Gross Area (square feet): 3,000</th>
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<tbody>
<tr>
<td>Year Constructed: 2002</td>
</tr>
<tr>
<td>Exterior Finish 1: 100% Corrugated Plastic</td>
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<tr>
<td>Exterior Finish 2: 0%</td>
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<tr>
<td>Number of Levels (Floors): 1</td>
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<tr>
<td>Basement? No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1: 100% U</td>
</tr>
<tr>
<td>IBC Occupancy Type 2: 0%</td>
</tr>
<tr>
<td>Construction Type: Prefabricated Greenhouse</td>
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<tr>
<td>IBC Construction Type: V-B</td>
</tr>
<tr>
<td>Percent Fire Supressed: 0%</td>
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</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1: $0</th>
<th>Project Construction Cost per Square Foot: $2.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2: $0</td>
<td>Total Facility Replacement Construction Cost: $75,000</td>
</tr>
<tr>
<td>Priority Class 3: $6,000</td>
<td>Facility Replacement Cost per Square Foot: $25</td>
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<tr>
<td>Grand Total: $6,000</td>
<td>FCNI: 8%</td>
</tr>
</tbody>
</table>
The Nursery Shop is an older prefabricated metal structure on a concrete foundation. It is primarily used by maintenance staff for repairs and storage of items used in the day to day operations of the nursery. There is no heating or cooling systems and the facility is lacking fire protection systems. There are two pressurized water storage tanks for the back up well also located inside. The building is in poor to fair shape.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects: $1,500**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR LANDING INSTALLATION</strong></td>
<td></td>
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<tr>
<td>Project Index #: 0894SFT3</td>
<td>Construction Cost $1,000</td>
</tr>
<tr>
<td>The exterior door from the Shop does not have a code compliant landing. The landing does not comply with 2006 IBC Section 1008.1 which describes the requirements for landings including that the landing not be less than 1/2&quot; below the threshold. This project addresses installing a landing designed to current code.</td>
<td></td>
</tr>
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</table>

| **INSTALL SMOKE DETECTOR** | |
| Project Index #: 0894SFT1 | Construction Cost $500 |
| The building does not have any smoke detectors. Chapter 9 of the 2006 IBC and IFC require smoke detectors to be installed. This project would provide for the installation of electric smoke detectors with a battery backup. |

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: $17,600**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td></td>
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<tr>
<td>Project Index #: 0894EXT1</td>
<td>Construction Cost $4,800</td>
</tr>
<tr>
<td>It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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.</td>
<td></td>
</tr>
</tbody>
</table>

| **HVAC EQUIPMENT INSTALLATION** | |
| Project Index #: 0894HVA1 | Construction Cost $7,200 |
| The building is currently used year round and does not have any source of heating or cooling. This project would provide for installation of a new HVAC system including heating and cooling. |

| **INTERIOR FINISHES** | |
| Project Index #: 0894INT1 | Construction Cost $2,400 |
| The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four years. 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 #: 0894ENR1 | Construction Cost $1,200 |
| The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate. |
The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 2 units. Removal and disposal of the existing windows is included in this estimate.

**BUILDING INFORMATION:**

- Gross Area (square feet): 480
- Year Constructed: 1978
- Exterior Finish 1: 100% Painted Metal Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100% S-2
- IBC Occupancy Type 2: %
- Construction Type: Prefabricated Metal Building
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>$39.79</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$1,500</td>
<td>Total Facility Replacement Construction Cost</td>
<td>$24,000</td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$17,600</td>
<td>Facility Replacement Cost per Square Foot</td>
<td>$50</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$0</td>
<td>FCNI:</td>
<td>80%</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$19,100</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Nursery Seed / Refrigerator building is a prefabricated metal structure on a concrete foundation. It has a large cooler inside for storing seeds and other storage space inside. There is no heating or cooling provided. The building is in fair shape.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $1,500

- **Currently Critical**
  - **Immediate to Two Years**
    - **Project Index #: 0893SFT1**
    - **Construction Cost:** $500
    - **EXTERIOR LANDING INSTALLATION**
      - There is an out-swinging exterior door which swings out over dirt and does not have a landing. This does not comply with 2006 IBC Section 1008.1 which describes the requirements for landings including that the landing not be less than 1/2” below the threshold. This project addresses installing a landing designed to current code.

- **Project Index #: 0893SFT2**
  - **Construction Cost:** $1,000
  - **FIRE EXTINGUISHER INSTALLATION**
    - The building does not have a portable fire extinguisher available. International Fire Code Section 906 requires that portable fire extinguishers shall be installed in S occupancies. They shall be provided for employee use and selected and distributed based on the classes of anticipated workplace fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 2 fire extinguishers, cabinets, and the hardware necessary to install them.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $12,000

- **Necessary - Not Yet Critical**
  - **Two to Four Years**
    - **Project Index #: 0893EXT2**
      - **Construction Cost:** $1,000
      - **EXTERIOR DOOR REPLACEMENT**
        - The exterior metal man door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with a new metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

- **Project Index #: 0893EXT1**
  - **Construction Cost:** $6,000
  - **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. Included in the cost is replacing damaged metal panels, removing dirt around building to below the finish floor elevation and sealing and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be repaired, caulked and sealed 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 #: 0893EXT3**
  - **Construction Cost:** $5,000
  - **OVERHEAD DOOR REPLACEMENT**
    - There is an 10'x8' overhead coiling door on the North side of the building which is damaged and does not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling door and replacement with a new manually operated overhead coiling door. Removal and disposal of the existing door is included in this estimate.
BUILDING INFORMATION:

Gross Area (square feet): 600
YearConstructed: 1984
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %

Number of Levels (Floors): 1 Baseament? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: %
Construction Type: Prefabricated Metal Building
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$1,500</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$22.50</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$12,000</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$30,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$50</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$13,500</td>
<td>FCNI:</td>
<td>45%</td>
</tr>
</tbody>
</table>
NURSERY PLANTING BUILDING

BUILDING REPORT

The Nursery Planting Building is an uninsulated prefabricated metal structure on a concrete foundation. It is used for storage and planting of shrubs and trees. It has a gas fired ceiling mounted heater and no cooling. There are no fire alarm or sprinkler systems. The building is in poor to fair shape.

**PRIORITY CLASS 1 PROJECTS**

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

**FIRE EXTINGUISHER INSTALLATION**

The building does not have a portable fire extinguisher available. International Fire Code Section 906 requires that portable fire extinguishers shall be installed in S occupancies. They shall be provided for employee use and selected and distributed based on the classes of anticipated workplace fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 2 fire extinguishers, cabinets, and the hardware necessary to install them.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects: $15,500</th>
</tr>
</thead>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is replacing damaged metal panels, removing dirt around building to below the finish floor elevation and sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be repaired, caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceiling be painted at least once in the next two to four years. Prior to painting, all surfaces should be repaired and prepped.

**REPLACE CONCRETE APRONS / LANDINGS**

The concrete landings and aprons at the exterior doors are damaged, cracking and present a tripping hazard. This project would provide for the removal of the existing concrete and installation of new 4 inch thick concrete landings and aprons. 200 square feet of concrete was used to generate this estimate.
BUILDING INFORMATION:

- Gross Area (square feet): 900
- Year Constructed: 1979
- Exterior Finish 1: 100 % Metal Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1  Basement? No
- IBC Occupancy Type 1: 100 % S-2
- IBC Occupancy Type 2: %
- Construction Type: Prefabricated Metal Building
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $1,000  Project Construction Cost per Square Foot: $18.33
- Priority Class 2: $15,500  Total Facility Replacement Construction Cost: $45,000
- Priority Class 3: $0  Facility Replacement Cost per Square Foot: $50
- Grand Total: $16,500  FCNI: 37%
The Nursery Cook House is a prefabricated metal structure that is finished on the interior. There is a large break area, storage, a kitchenette and the public restrooms are located in this building. It is heated by a wood burning stove and does not have any cooling. There are no fire alarms or sprinklers and it is not ADA accessible including the public restrooms. The building is in poor to fair shape.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $47,600

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADA RESTROOM / REMODEL UPGRADE</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>0890ADA2</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$35,000</td>
</tr>
</tbody>
</table>

**FIRE ALARM SYSTEM INSTALLATION**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1-2006 Section 7 and the 2006 International Fire Code.

**FIRE SUPPRESSION SYSTEM INSTALLATION**

The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $36,300

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HVAC EQUIPMENT REPLACEMENT</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>0890HVA1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$10,500</td>
</tr>
</tbody>
</table>
INTERIOR DOOR REPLACEMENT
The interior doors in this building are hollow core units and are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 3 interior doors was used in this estimate.

INTERIOR FINISHES
The interior finishes are in poor condition. It is recommended that the damaged interior gypsum board walls and ceilings be removed and replaced and painted in the next two to four years. Prior to painting, all remaining existing surfaces should be repaired and prepped.

LIGHTING UPGRADE
The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

VCT FLOORING REPLACEMENT
The VCT (vinyl composite tile) flooring in the building is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6” base. Asbestos Containing Material (ACM) may be present and testing of the flooring is recommended prior to proceeding with this project.

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 gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation.

WINDOW REPLACEMENT
The windows are original, single pane construction in a metal frame. These older windows are drafty, not energy efficient and at least one is broken. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 4 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS
Four to Ten Years

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

Total Construction Cost for Priority 3 Projects: $1,400

Long-Term Needs

Project Index #: 0890INT3
Construction Cost: $3,000

Project Index #: 0890INT1
Construction Cost: $7,000

Project Index #: 0890ENR1
Construction Cost: $1,750

Project Index #: 0890INT2
Construction Cost: $6,300

Project Index #: 0890PLM1
Construction Cost: $3,750

Project Index #: 0890EXT2
Construction Cost: $4,000

Project Index #: 0890EXT1
Construction Cost: $1,400

26-Aug-09
BUILDING INFORMATION:

Gross Area (square feet): 700
Year Constructed: 1980
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Prefabricated Metal Building
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $47,600 Project Construction Cost per Square Foot: $121.86
Priority Class 2: $36,300 Total Facility Replacement Construction Cost: $52,000
Priority Class 3: $1,400 Facility Replacement Cost per Square Foot: $75
Grand Total: $85,300 FCNI: 164%
The Nursery Office is a wood framed structure with a standing seam metal roofing system on a concrete foundation. It has a small public display, office, unisex restroom and storage areas. There is a window mounted air conditioning unit and portable heaters to condition the building. There is no fire alarm or sprinkler systems and it is not ADA accessible. The facility is in fair shape.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>$70,250</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA UPGRADES</td>
<td></td>
<td>Project Index #: 0889ADA1</td>
<td></td>
</tr>
<tr>
<td>Construction Cost</td>
<td></td>
<td>Construction Cost $30,000</td>
<td></td>
</tr>
</tbody>
</table>

#### ADA UPGRADES

The access into the building, entrance door, signage and information counter are not ADA compliant.

This building is required to have an accessible entrance per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible ramp and compliant stairs and handrails to access the building. This project should be coordinated with the ADA parking site project.

Americans with Disabilities Act (ADA) regulations pertaining to building access, route of travel and restrooms 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. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances and route of travel inside the building.

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. It is recommended that proper lever hardware be installed in this building to meet these requirements.

Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that the counter must have a portion which is at least 36" in length with a maximum height of 36" above the finish floor.

The 2006 IBC, ICC/ANSI A117.1 - 2003, NRS 338.180 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.

<table>
<thead>
<tr>
<th>EXIT SIGN AND EGRESS LIGHTING UPGRADE</th>
<th>Project Index #: 0889SFT3</th>
<th>Construction Cost $500</th>
</tr>
</thead>
</table>

#### EXIT SIGN AND EGRESS LIGHTING UPGRADE

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 - 2006 Chapter 10 was referenced for this project.

<table>
<thead>
<tr>
<th>FIRE ALARM SYSTEM INSTALLATION</th>
<th>Project Index #: 0889SFT2</th>
<th>Construction Cost $2,000</th>
</tr>
</thead>
</table>

#### FIRE ALARM SYSTEM INSTALLATION

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.
FIRE SUPPRESSION SYSTEM INSTALLATION  
Project Index #: 0889SFT1  
Construction Cost $10,500  
The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

REPLACE ROOF  
Project Index #: 0889EXT2  
Construction Cost $27,250  
The existing composition roofing system is damaged, has missing shingles and leaks. This project would provide for the replacement of the roof with a standing seam metal roofing system including underlayments. Removal of the existing roofing system is included in this estimate.

PRIORITY CLASS 2 PROJECTS  
Total Construction Cost for Priority 2 Projects: $28,500  
Necessary - Not Yet Critical  Two to Four Years

EXTERIOR FINISHES  
Project Index #: 0889EXT1  
Construction Cost $5,000  
It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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.

HVAC EQUIPMENT REPLACEMENT  
Project Index #: 0889HVA1  
Construction Cost $5,000  
The natural gas fired wall heater and the window mounted evaporative cooler are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of a new central HVAC system for the building. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

INTERIOR FINISHES  
Project Index #: 0889INT1  
Construction Cost $2,500  
The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to three years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

RESTROOM REMODEL  
Project Index #: 0889INT2  
Construction Cost $10,000  
The restroom in the building is in poor condition and is due for a complete remodel. This project would provide for a complete remodel including the restroom fixtures, hardware, floor and wall finishes.

VCT FLOORING REPLACEMENT  
Project Index #: 0889INT3  
Construction Cost $4,500  
The VCT (vinyl composite tile) flooring in the building is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base. The restroom flooring is addressed in another project.

WATER HEATER REPLACEMENT  
Project Index #: 0889PLM1  
Construction Cost $1,500  
There is a 40 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed.
BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1900</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Painted Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>%</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1  Basement? No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % B</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>%</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Wood Framing</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>0 %</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $70,250 | Project Construction Cost per Square Foot: | $197.50 |
| Priority Class 2: | $28,500 | Total Facility Replacement Construction Cost: | $50,000 |
| Priority Class 3: | $0       | Facility Replacement Cost per Square Foot: | $100 |
| Grand Total:      | $98,750 | FCNI: | 198% |
NURSERY GREENHOUSE #1 (EAST)
BUILDING REPORT

The Greenhouse is a prefabricated Quonset style structure used for growing shrubs and trees for the Nevada Division of Forestry's nursery operations. It has a gas fired heating unit and evaporative cooling. The building is in good shape.

PRIORUTY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $6,000

Long-Term Needs
Four to Ten Years

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $6,000

EXTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 3,000
Year Constructed: 1979
Exterior Finish 1: 100% Corrugated Plastic
Exterior Finish 2: 
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100% U
IBC Occupancy Type 2: 
Construction Type: Prefabricated Greenhouse
IBC Construction Type: V-B
Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot: $2.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td>Total Facility Replacement Construction Cost: $75,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$6,000</td>
<td>Facility Replacement Cost per Square Foot: $25</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$6,000</td>
<td>FCNI: 8%</td>
</tr>
</tbody>
</table>
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 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

<table>
<thead>
<tr>
<th>State Public Works Board</th>
<th>515 E. Musser Street, Suite 102</th>
<th>(775) 684-4141 voice</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities Condition Analysis</td>
<td>Carson City, Nevada 89701-4263</td>
<td>(775) 684-4142 facsimile</td>
</tr>
</tbody>
</table>
Western Region NDF Nursery - Site #9795
Description: Dirt parking area for the nursery.

Western Region NDF Nursery - Site #9795
Description: Dirt entrance road.
Western Region NDF Nursery - Site #9795
Description: Sidewalk to Lath House.

Nursery Greenhouse #1 - Building #0888
Description: Exterior of the structure.
Nursery Office - Building #0889
Description: Entrance into the building.

Nursery Office - Building #0889
Description: Lobby area.
Nursery Office - Building #0889
Description: Exterior of the building.

Nursery Cook House - Building #0890
Description: Exterior of the building.
Nursery Cook House - Building #0890
Description: Damaged flooring and gypsum board.

Nursery Cook House - Building #0890
Description: Typical Non-ADA compliant restroom.
Nursery Cook House - Building #0890
Description: Interior of the building.

Nursery Planting Building - Building #0891
Description: Exterior of the building.
Nursery Planting Building - Building #0891
Description: Interior of the building.

Nursery Seed / Refrigerator Building - Building #0893
Description: Exterior of the building.
Nursery Seed / Refrigerator Building - Building #0893
Description: Interior of the building.

Nursery Shop - Building #0894
Description: Exterior of the building.
Nursery Shop - Building #0894
Description: Interior of the building.

Nursery Greenhouse #2 - Building #2340
Description: Exterior of the structure.
Nursery Lath House (North) - Building #2341
Description: Exterior of the structure.

Nursery Lath House (South) - Building #2342
Description: Exterior of the structure.