GALLAGHER FISH HATCHERY

H. C. 60
Ruby Valley, Nevada 89833

Site Number: 9881
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report Printed in April 2013
The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

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

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

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

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

**Class Definitions**

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

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

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

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

**PRIORITY CLASS 3 - (Four to Ten Years)**

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Buil</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>
</tr>
</thead>
<tbody>
<tr>
<td>0927</td>
<td>GALLAGHER HATCHERY RESIDENCE #1 GARAGE</td>
<td>288</td>
<td>1966</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$3,940</td>
<td>$0</td>
<td>$3,940</td>
<td>$21,600</td>
<td>18%</td>
</tr>
<tr>
<td></td>
<td>H.C. 60, Ruby Valley, Elko County</td>
<td>Ruby Valley</td>
<td></td>
<td></td>
<td>$65,928</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$811,500</td>
<td>15%</td>
</tr>
<tr>
<td>0923</td>
<td>GALLAGHER FISH HATCHERY OFFICE &amp; SHOP</td>
<td>3246</td>
<td>1966</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$3,940</td>
<td>$0</td>
<td>$3,940</td>
<td>$811,500</td>
<td>14%</td>
</tr>
<tr>
<td></td>
<td>H.C. 60, Ruby Valley, Elko County</td>
<td>Ruby Valley</td>
<td></td>
<td></td>
<td>$65,928</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$811,500</td>
<td>14%</td>
</tr>
<tr>
<td>0931</td>
<td>GALLAGHER HATCHERY RESIDENCE #3 GARAGE</td>
<td>288</td>
<td>1955</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$21,600</td>
<td>14%</td>
</tr>
<tr>
<td></td>
<td>H.C. 60, Ruby Valley, Elko County</td>
<td>Ruby Valley</td>
<td></td>
<td></td>
<td>$65,928</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$811,500</td>
<td>14%</td>
</tr>
<tr>
<td>0922</td>
<td>GALLAGHER FISH HATCHERY</td>
<td>5280</td>
<td>1966</td>
<td>6/27/2012</td>
<td>$24,120</td>
<td>$117,720</td>
<td>$0</td>
<td>$141,840</td>
<td>$1,320,000</td>
<td>11%</td>
</tr>
<tr>
<td></td>
<td>H.C. 60, Ruby Valley, Elko County</td>
<td>Ruby Valley</td>
<td></td>
<td></td>
<td>$65,928</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$811,500</td>
<td>11%</td>
</tr>
<tr>
<td>0932</td>
<td>GALLAGHER FISH HATCHERY RESIDENCE #4</td>
<td>1100</td>
<td>1965</td>
<td>6/27/2012</td>
<td>$1,000</td>
<td>$11,500</td>
<td>$5,500</td>
<td>$18,000</td>
<td>$192,500</td>
<td>9%</td>
</tr>
<tr>
<td></td>
<td>H.C. 60, Ruby Valley, Elko County</td>
<td>Ruby Valley</td>
<td></td>
<td></td>
<td>$65,928</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$811,500</td>
<td>9%</td>
</tr>
<tr>
<td>0933</td>
<td>GALLAGHER FISH HATCHERY RESIDENCE #5</td>
<td>1100</td>
<td>1965</td>
<td>6/27/2012</td>
<td>$1,000</td>
<td>$11,500</td>
<td>$5,500</td>
<td>$18,000</td>
<td>$192,500</td>
<td>9%</td>
</tr>
<tr>
<td></td>
<td>H.C. 60, Ruby Valley, Elko County</td>
<td>Ruby Valley</td>
<td></td>
<td></td>
<td>$65,928</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$811,500</td>
<td>9%</td>
</tr>
<tr>
<td>0934</td>
<td>GALLAGHER FISH HATCHERY RESIDENCE #6</td>
<td>1100</td>
<td>1966</td>
<td>6/27/2012</td>
<td>$1,000</td>
<td>$11,500</td>
<td>$5,500</td>
<td>$18,000</td>
<td>$192,500</td>
<td>9%</td>
</tr>
<tr>
<td></td>
<td>H.C. 60, Ruby Valley, Elko County</td>
<td>Ruby Valley</td>
<td></td>
<td></td>
<td>$65,928</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$811,500</td>
<td>9%</td>
</tr>
<tr>
<td>0928</td>
<td>GALLAGHER FISH HATCHERY RESIDENCE #2</td>
<td>1100</td>
<td>1956</td>
<td>6/27/2012</td>
<td>$2,000</td>
<td>$5,500</td>
<td>$5,500</td>
<td>$13,000</td>
<td>$192,500</td>
<td>7%</td>
</tr>
<tr>
<td></td>
<td>H.C. 60, Ruby Valley, Elko County</td>
<td>Ruby Valley</td>
<td></td>
<td></td>
<td>$65,928</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$811,500</td>
<td>7%</td>
</tr>
<tr>
<td>0929</td>
<td>GALLAGHER FISH HATCHERY RESIDENCE #2 GARAGE</td>
<td>288</td>
<td>1966</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$1,440</td>
<td>$0</td>
<td>$1,440</td>
<td>$21,600</td>
<td>7%</td>
</tr>
<tr>
<td></td>
<td>H.C. 60, Ruby Valley, Elko County</td>
<td>Ruby Valley</td>
<td></td>
<td></td>
<td>$65,928</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$811,500</td>
<td>7%</td>
</tr>
<tr>
<td>0926</td>
<td>GALLAGHER FISH HATCHERY RESIDENCE #1</td>
<td>1100</td>
<td>1965</td>
<td>6/27/2012</td>
<td>$1,000</td>
<td>$5,500</td>
<td>$5,500</td>
<td>$12,000</td>
<td>$192,500</td>
<td>6%</td>
</tr>
<tr>
<td></td>
<td>H.C. 60, Ruby Valley, Elko County</td>
<td>Ruby Valley</td>
<td></td>
<td></td>
<td>$65,928</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$811,500</td>
<td>6%</td>
</tr>
<tr>
<td>0939</td>
<td>DOMESTIC PUMP HOUSE</td>
<td>88</td>
<td>1966</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$440</td>
<td>$0</td>
<td>$440</td>
<td>$8,800</td>
<td>5%</td>
</tr>
<tr>
<td></td>
<td>H.C. 60, Ruby Valley, Elko County</td>
<td>Ruby Valley</td>
<td></td>
<td></td>
<td>$65,928</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$811,500</td>
<td>5%</td>
</tr>
<tr>
<td>2542</td>
<td>METAL STORAGE BUILDING</td>
<td>201</td>
<td>0</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$201</td>
<td>$0</td>
<td>$201</td>
<td>$4,020</td>
<td>5%</td>
</tr>
<tr>
<td></td>
<td>H.C. 60, Ruby Valley, Elko County</td>
<td>Ruby Valley</td>
<td></td>
<td></td>
<td>$65,928</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$811,500</td>
<td>5%</td>
</tr>
<tr>
<td>3142</td>
<td>EMERGENCY GENERATOR BUILDING</td>
<td>640</td>
<td>2006</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$0</td>
<td>$4,480</td>
<td>$4,480</td>
<td>$96,000</td>
<td>5%</td>
</tr>
<tr>
<td></td>
<td>H.C. 60, Ruby Valley, Elko County</td>
<td>Ruby Valley</td>
<td></td>
<td></td>
<td>$65,928</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$811,500</td>
<td>5%</td>
</tr>
<tr>
<td>0936</td>
<td>GALLAGHER HATCHERY SHADE SHELTER #1</td>
<td>11000</td>
<td>1966</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$22,000</td>
<td>$0</td>
<td>$22,000</td>
<td>$825,000</td>
<td>3%</td>
</tr>
<tr>
<td></td>
<td>H.C. 60, Ruby Valley, Elko County</td>
<td>Ruby Valley</td>
<td></td>
<td></td>
<td>$65,928</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$811,500</td>
<td>3%</td>
</tr>
<tr>
<td>2543</td>
<td>NDF FIRE TRUCK GARAGE</td>
<td>714</td>
<td>0</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$1,428</td>
<td>$0</td>
<td>$1,428</td>
<td>$53,550</td>
<td>3%</td>
</tr>
<tr>
<td></td>
<td>H.C. 60, Ruby Valley, Elko County</td>
<td>Ruby Valley</td>
<td></td>
<td></td>
<td>$65,928</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$811,500</td>
<td>3%</td>
</tr>
<tr>
<td>3145</td>
<td>RESIDENCE #1 GARAGE</td>
<td>840</td>
<td>2006</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$1,680</td>
<td>$0</td>
<td>$1,680</td>
<td>$63,000</td>
<td>3%</td>
</tr>
<tr>
<td></td>
<td>H.C. 60, Ruby Valley, Elko County</td>
<td>Ruby Valley</td>
<td></td>
<td></td>
<td>$65,928</td>
<td>$3,040</td>
<td>$0</td>
<td>$3,040</td>
<td>$811,500</td>
<td>3%</td>
</tr>
<tr>
<td>Index #</td>
<td>Building Name</td>
<td>Sq. Feet</td>
<td>Yr. Buil</td>
<td>Survey Date</td>
<td>Cost to Repair: P1</td>
<td>Cost to Repair: P2</td>
<td>Cost to Repair: P3</td>
<td>Total Cost to Repair</td>
<td>Cost to Replace</td>
<td>FCNI</td>
</tr>
<tr>
<td>---------</td>
<td>---------------------------------------</td>
<td>----------</td>
<td>----------</td>
<td>-------------</td>
<td>-------------------</td>
<td>-------------------</td>
<td>-------------------</td>
<td>----------------------</td>
<td>----------------</td>
<td>------</td>
</tr>
<tr>
<td>3146</td>
<td>RESIDENCE #2 GARAGE</td>
<td>840</td>
<td>2006</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$0</td>
<td>$1,680</td>
<td>$1,680</td>
<td>$63,000</td>
<td>3%</td>
</tr>
<tr>
<td>0935</td>
<td>GALLAGHER HATCHERY SHADE SHELTER NORTH</td>
<td>804</td>
<td>1955</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$0</td>
<td>$1,500</td>
<td>$1,500</td>
<td>$80,400</td>
<td>2%</td>
</tr>
<tr>
<td>3143</td>
<td>CONTROL BOX #1</td>
<td>162</td>
<td>2006</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$0</td>
<td>$500</td>
<td>$500</td>
<td>$32,000</td>
<td>2%</td>
</tr>
<tr>
<td>3144</td>
<td>CONTROL BOX #2</td>
<td>162</td>
<td>2006</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$0</td>
<td>$500</td>
<td>$500</td>
<td>$32,000</td>
<td>2%</td>
</tr>
<tr>
<td>3140</td>
<td>REARING BUILDING</td>
<td>32264</td>
<td>2006</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$0</td>
<td>$32,264</td>
<td>$32,264</td>
<td>$2,742,440</td>
<td>1%</td>
</tr>
<tr>
<td>3141</td>
<td>VEHICLE STORAGE BUILDING</td>
<td>4000</td>
<td>2006</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$0</td>
<td>$4,000</td>
<td>$4,000</td>
<td>$340,000</td>
<td>1%</td>
</tr>
<tr>
<td>3139</td>
<td>WATER TANK</td>
<td>200</td>
<td>2006</td>
<td>6/27/2012</td>
<td>$0</td>
<td>$0</td>
<td>$1,000</td>
<td>$1,000</td>
<td>$100,000</td>
<td>1%</td>
</tr>
<tr>
<td>9881</td>
<td>GALLAGHER FISH HATCHERY SITE</td>
<td>1940</td>
<td>2006</td>
<td>6/27/2012</td>
<td>$15,000</td>
<td>$20,000</td>
<td>$0</td>
<td>$35,000</td>
<td>0%</td>
<td></td>
</tr>
</tbody>
</table>

Report Totals: 66,805

<table>
<thead>
<tr>
<th></th>
<th>$111,048</th>
<th>$267,380</th>
<th>$76,532</th>
<th>$454,960</th>
<th>$7,599,810</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site number: 9881</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Report Date: Wednesday, April 10, 2013</td>
<td>Page 2 of 2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>GALLAGHER FISH HATCHERY SITE</td>
<td>9881</td>
</tr>
<tr>
<td>RESIDENCE #2 GARAGE</td>
<td>3146</td>
</tr>
<tr>
<td>RESIDENCE #1 GARAGE</td>
<td>3145</td>
</tr>
<tr>
<td>CONTROL BOX #2</td>
<td>3144</td>
</tr>
<tr>
<td>CONTROL BOX #1</td>
<td>3143</td>
</tr>
<tr>
<td>EMERGENCY GENERATOR BUILDING</td>
<td>3142</td>
</tr>
<tr>
<td>VEHICLE STORAGE BUILDING</td>
<td>3141</td>
</tr>
<tr>
<td>REARING BUILDING</td>
<td>3140</td>
</tr>
<tr>
<td>WATER TANK</td>
<td>3139</td>
</tr>
<tr>
<td>NDF FIRE TRUCK GARAGE</td>
<td>2543</td>
</tr>
<tr>
<td>METAL STORAGE BUILDING</td>
<td>2542</td>
</tr>
<tr>
<td>DOMESTIC PUMP HOUSE</td>
<td>0939</td>
</tr>
<tr>
<td>GALLAGHER HATCHERY SHADE SHELTER #1</td>
<td>0936</td>
</tr>
<tr>
<td>GALLAGHER HATCHERY SHADE SHELTER NOR</td>
<td>0935</td>
</tr>
<tr>
<td>GALLAGHER FISH HATCHERY RESIDENCE #6</td>
<td>0934</td>
</tr>
<tr>
<td>GALLAGHER FISH HATCHERY RESIDENCE #5</td>
<td>0933</td>
</tr>
<tr>
<td>GALLAGHER FISH HATCHERY RESIDENCE #4</td>
<td>0932</td>
</tr>
<tr>
<td>GALLAGHER HATCHERY RESIDENCE #3 GARAG</td>
<td>0931</td>
</tr>
<tr>
<td>GALLAGHER HATCHERY RESIDENCE #2 GARAG</td>
<td>0929</td>
</tr>
<tr>
<td>GALLAGHER FISH HATCHERY RESIDENCE #2</td>
<td>0928</td>
</tr>
<tr>
<td>GALLAGHER HATCHERY RESIDENCE #1 GARAG</td>
<td>0927</td>
</tr>
<tr>
<td>GALLAGHER FISH HATCHERY RESIDENCE #1</td>
<td>0926</td>
</tr>
<tr>
<td>GALLAGHER FISH HATCHERY OFFICE &amp; SHOP</td>
<td>0923</td>
</tr>
<tr>
<td>GALLAGHER FISH HATCHERY</td>
<td>0922</td>
</tr>
</tbody>
</table>
The Gallagher Fish Hatchery is located on the east slope of the Ruby Mountains in Ruby Valley. Originally built in 1940 by Elko County in conjunction with the State Fish and Game Commission, it now is part of the Department of Wildlife's fish hatchery program. The facility has a hatchery, offices, rearing stations and raceways as well as storage and maintenance structures to support fish rearing and stocking programs. The site is fed via two natural springs which feeds the hatchery system and also is pumped to a water storage tank on the mountain west of the residence area where domestic water is gravity fed to all areas of the site.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>9881ADA1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$15,000</td>
</tr>
</tbody>
</table>

**ADA PARKING AND PATH OF TRAVEL**

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 to the office 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 / landing to the public entrance. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. 750 square feet of concrete was used for this estimate. It is recommended that this project coincide with the paving project.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>9881ELE1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$20,000</td>
</tr>
</tbody>
</table>

**POWER LINE UPGRADE**

The main power line for the site is on the west side of the road and crosses the road to connect to the Office building. The pole is not tall enough to raise the lines above the height of large trucks and the line has been broken in the past. This project recommends working with the utility company to either provide a taller pole or bury the lines under the road. The estimate is based on the state providing all funding for the work.
PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $15,000
- Priority Class 2: $20,000
- Priority Class 3: $0
- Grand Total: $35,000
The garage is a wood framed structure with a composition roofing system on a concrete foundation. It is located adjacent to Residence #2.

### PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Construction Cost for Priority 3 Projects:</strong></td>
<td><strong>$1,680</strong></td>
</tr>
</tbody>
</table>

### EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning the vinyl siding and caulking of the window, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 4-5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

### BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>840</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>2006</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Vinyl Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % U</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 %</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 Suppressed:</td>
<td>0 %</td>
</tr>
</tbody>
</table>

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $0 |
| Priority Class 2: | $0 |
| Priority Class 3: | $1,680 |
| Grand Total: | $1,680 |

| Project Construction Cost per Square Foot: | $2.00 |
| Total Facility Replacement Construction Cost: | $63,000 |
| Facility Replacement Cost per Square Foot: | $75 |
| FCNI: | 3% |
The garage is a wood framed structure with a composition roofing system on a concrete foundation. It is located adjacent to Residence #1.

**Priorities Class 3 Projects**

Total Construction Cost for Priority 3 Projects: $1,680

Long-Term Needs: Four to Ten Years

**Exterior Finishes**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning the vinyl siding and caulking of the window, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 4-5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

**Building Information**

- Gross Area (square feet): 840
- Year Constructed: 2006
- Exterior Finish 1: 100% Vinyl 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 Suppressed: 0%

**Project Construction Cost Totals Summary**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$0</td>
<td>$63,000</td>
<td>$75</td>
</tr>
<tr>
<td>Class 2</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Class 3</td>
<td>$1,680</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$1,680</td>
<td></td>
<td>3%</td>
</tr>
</tbody>
</table>
The Control Box is a concrete and steel framed structure in which the spring water flows through and is regulated by electronic controls for use in hatchery operations.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 3 Projects: $500</th>
</tr>
</thead>
<tbody>
<tr>
<td>3144EXT1</td>
<td>$500</td>
<td>$500</td>
</tr>
</tbody>
</table>

**Long-Term Needs**

Four to Ten Years

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the 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):** 162
- **Year Constructed:** 2006
- **Exterior Finish 1:** 50 % Concrete
- **Exterior Finish 2:** 50 % Metal Siding
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100 % U
- **IBC Occupancy Type 2:** 0 %
- **Construction Type:** Concrete & Steel
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $3.09
- **Priority Class 2:** $0
- **Total Facility Replacement Construction Cost:** $32,000
- **Priority Class 3:** $500
- **Facility Replacement Cost per Square Foot:** $200
- **Grand Total:** $500
- **FCNI:** 2%
The Control Box is a concrete and steel framed structure in which the spring water flows through and is regulated by electronic controls for use in hatchery operations.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Four to Ten Years</td>
<td></td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

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

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>162</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>2006</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>50%  Concrete</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>50%  Metal Siding</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1 Basin? No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100%  U</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0%</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Concrete &amp; Steel</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0%</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: $3.09 |
| Priority Class 2: | $0 | Total Facility Replacement Construction Cost: $32,000 |
| Priority Class 3: | $500 | Facility Replacement Cost per Square Foot: $200 |
| Grand Total:      | $500 | FCNI: 2% |
The Emergency Generator Building is a wood framed structure with a composition roofing system on a concrete foundation. The emergency generator and switchgear for the hatchery is located in this facility.

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: $4,480

**Long-Term Needs**

Four to Ten Years

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning the vinyl siding and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 4-5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3142EXT1
Construction Cost $1,280

**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.

Project Index #: 3142INT1
Construction Cost $3,200

**BUILDING INFORMATION:**

- Gross Area (square feet): 640
- Year Constructed: 2006
- Exterior Finish 1: 100 % Vinyl 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: Wood Framed
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Project Construction Cost per Square Foot: $7.00
- Priority Class 2: $0
- Total Facility Replacement Construction Cost: $96,000
- Priority Class 3: $4,480
- Facility Replacement Cost per Square Foot: $150
- Grand Total: $4,480
- FCNI: 5%
VEHICLE STORAGE BUILDING
BUILDING REPORT

The Vehicle Storage Building is an engineered metal structure on a concrete foundation. The facility is uninsulated and is not heated or cooled.

PRIORITY CLASS 3 PROJECTS

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

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 4,000
Year Constructed: 2006
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: Metal Building
IBC Construction Type: II-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:</th>
<th>$1.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$340,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$4,000</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$85</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$4,000</td>
<td>FCNI:</td>
<td>1%</td>
</tr>
</tbody>
</table>
REARING BUILDING

BUILDING REPORT

The Rearing Building is a concrete masonry unit and steel framed structure on a concrete foundation. The facility has several concrete raceways for the rearing of trout.

PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $32,264</th>
</tr>
</thead>
<tbody>
<tr>
<td>Four to Ten Years</td>
<td></td>
</tr>
</tbody>
</table>

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost 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): 32,264
- Year Constructed: 2006
- Exterior Finish 1: 50% Metal Siding
- Exterior Finish 2: 50% Concrete Masonry U
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100% S-2
- IBC Occupancy Type 2: 0%
- Construction Type: Concrete Masonry & Steel
- IBC Construction Type: II-B
- Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>Project Construction Cost per Square Foot: $1.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>Total Facility Replacement Construction Cost: $2,742,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>Facility Replacement Cost per Square Foot: $85</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>FCNI: 1%</td>
</tr>
</tbody>
</table>
WATER TANK
BUILDING REPORT

The water tank is an above ground storage tank located up the hill due west of the hatchery. It has a capacity of 20,000 gallons. Water from the spring is pumped up to the tank which then gravity feeds the domestic water for the site.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $1,000

Long-Term Needs
Four to Ten Years

EXTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 200
Year Constructed: 2006
Exterior Finish 1: 100 % Pinted Steel
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Steel Water Tank
IBC Construction Type: I-B
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: $100,000
Priority Class 3: $1,000 Facility Replacement Cost per Square Foot: $500
Grand Total: $1,000 FCNI: 1%
NDF FIRE TRUCK GARAGE
BUILDING REPORT

The NDF fire truck garage is a prefabricated metal building on a concrete slab-on-grade foundation with an asphalt composition roof. The interior has gypsum board walls and ceilings. The NDF keeps a fire truck in this building for fire protection.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs

EXTERIOR FINISHES
It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

| Gross Area (square feet): | 714 |
| Year Constructed: | 0 |
| Exterior Finish 1: | 100 % Metal 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: | Metal Building |
| 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: | $54,000 |
| Priority Class 3: | $1,428 |
| Facility Replacement Cost per Square Foot: | $75 |
| Grand Total: | $1,428 |
| FCNI: | 3% |
METAL STORAGE BUILDING
BUILDING REPORT

The Metal Storage Building is a round prefabricated structure used as general storage by staff at the fish hatchery. The prefabricated building is accessed by a single door and is located on the south side of the hatchery site.

PRIORITY CLASS 2 PROJECTS

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 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): 201
Year Constructed: 0
Exterior Finish 1: 100 % Galvanized Metal
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: Metal Building
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $1.00
Priority Class 2: $201 Total Facility Replacement Construction Cost: $4,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $20
Grand Total: $201 FCNI: 5%
DOMESTIC PUMP HOUSE
BUILDING REPORT

The Gallagher Fish Hatchery Domestic Pump House is located adjacent to the Hatchery Office/Shop. The wood framed structure sits on a concrete foundation and contains a water pumping system for the residences. The water is pumped to a water storage tower above the residences and gravity feeds the system.

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical

Total Construction Cost for Priority 2 Projects: $440
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 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): 88
Year Constructed: 1966
Exterior Finish 1: 100% Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100% U
IBC Occupancy Type 2: %
Construction Type: Wood Framed
IBC Construction Type: V-B
Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$0</td>
<td>$9,000</td>
<td>$100</td>
</tr>
<tr>
<td>2</td>
<td>$440</td>
<td>$440</td>
<td>$5.00</td>
</tr>
<tr>
<td>3</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$440</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

FCNI: 5%
The Gallagher Fish Hatchery Shade Shelter #1 is a structural steel post and beam building with concrete raceways which support fish rearing activities.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $22,000

Necessary - Not Yet Critical  Two to Four Years

**EXTERIOR/ INTERIOR FINISHES**

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): 11,000

Year Constructed: 1966

Exterior Finish 1: 75 % Chain Link Fence

Exterior Finish 2: 25 % Metal Siding

Number of Levels (Floors): 1  Basement? No

IBC Occupancy Type 1: 100 % U

IBC Occupancy Type 2: %

Construction Type: Concrete & Steel

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Total Construction Cost per Square Foot</th>
<th>Project Construction Cost</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$0</td>
<td>$2.00</td>
<td>$825,000</td>
<td>$75</td>
<td>3%</td>
</tr>
<tr>
<td>Class 2</td>
<td>$22,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Class 3</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$22,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
GALLAGHER HATCHERY SHADE SHELTER NORTH
SPWB Facility Condition Analysis - 0935
Survey Date: 6/27/2012

GALLAGHER HATCHERY SHADE SHELTER NORTH
BUILDING REPORT

The Gallagher Fish Hatchery Shade Shelter North is located approximately 1 mile north of the main Hatchery site. The wood post and beam structure with concrete raceways is in poor to fair condition. The facility is no longer in use.

PRIORITY CLASS 3 PROJECTS

Long-Term Needs  Four to Ten Years

DEMOLISH STRUCTURE

The structure is delapidated and deteriorating and is over 50 years of age. It is no longer in use. This project would provide funding for the demolition and disposal of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 804
Year Constructed: 1955
Exterior Finish 1: 50 % Wood Picket Fencing
Exterior Finish 2: 50 % Chicken Wire
Number of Levels (Floors): 1   Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: %
Construction Type: Wood Framed
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$0</td>
<td>$1.87</td>
<td>$80,000</td>
<td>$100</td>
<td></td>
</tr>
<tr>
<td>Class 2</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Class 3</td>
<td>$1,500</td>
<td></td>
<td></td>
<td></td>
<td>2%</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$1,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Gallagher Fish Hatchery Residence #6 is a wood framed structure on a concrete foundation. There is an attached two car garage to the residence. It contains bedrooms, bathrooms, a kitchen, living and dining space.

**PRIORITY CLASS 1 PROJECTS**

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

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
</table>

**SMOKE ALARM INSTALLATION**

Section 907.2.11 of the 2012 IBC and 2012 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

**Construction Cost** $1,000

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $11,500

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
</table>

**CONCRETE REPLACEMENT**

The existing concrete driveway is cracked, spalling and presents a tripping hazard to pedestrians. Exposure to the weather has contributed to the damage and deterioration. It is believed the concrete is part of the original construction. This project would provide funding for the removal and disposal of the existing concrete and the installation of a new 4” thick concrete driveway. This project should coincide with other concrete work recommended for the site. This project or a portion thereof was previously recommended in the FCA report dated 08/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/27/2012.

**Construction Cost** $6,000

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $5,500

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
</table>

**EXTERIOR FINISHES**

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

**Construction Cost** $5,500
**BUILDING INFORMATION:**

- Gross Area (square feet): 1,100
- Year Constructed: 1966
- Exterior Finish 1: 100 % Vinyl Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100 % R-3
- IBC Occupancy Type 2: %
- Construction Type: Wood Framed
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot:</th>
<th>Total Facility Replacement Construction Cost:</th>
<th>Facility Replacement Cost per Square Foot:</th>
<th>FCNI:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$1,000</td>
<td>$16.36</td>
<td>$192,000</td>
<td>$175</td>
<td>9%</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$11,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$5,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$18,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Gallagher Fish Hatchery Residence #5 is a wood framed structure on a concrete foundation. There is an attached two car garage to the residence. It contains bedrooms, bathrooms, a kitchen, living and dining space.

**PRIORITY CLASS 1 PROJECTS**

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

**Currently Critical**

**IMMEDIATE TO TWO YEARS**

**SMOKE ALARM INSTALLATION**

Section 907.2.11 of the 2012 IBC and 2012 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

**Project Index #:** 0933SFT1

**Construction Cost:** $1,000

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $11,500

**Necessary - Not Yet Critical**

**TWO TO FOUR YEARS**

**CONCRETE REPLACEMENT**

The existing concrete driveway is cracked, spalling and presents a tripping hazard to pedestrians. Exposure to the weather has contributed to the damage and deterioration. It is believed the concrete is part of the original construction. This project would provide funding for the removal and disposal of the existing concrete and the installation of a new 4” thick concrete driveway. This project should coincide with other concrete work recommended for the site. This project or a portion thereof was previously recommended in the FCA report dated 08/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/27/2012.

**Project Index #:** 0933SIT1

**Construction Cost:** $6,000

**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 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.

**Project Index #:** 0933INT1

**Construction Cost:** $5,500

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $5,500

**Long-Term Needs**

**FOUR TO TEN YEARS**

**EXTERIOR FINISHES**

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

- Gross Area (square feet): 1,100
- Year Constructed: 1965
- Exterior Finish 1: 100% Vinyl Siding
- Number of Levels (Floors): 1
- Exterior Finish 2:
- Basement?: No
- IBC Occupancy Type 1: 100% R-3
- IBC Occupancy Type 2:
- Construction Type: Wood Framed
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$1,000</td>
<td>$16.36</td>
<td>$192,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$11,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$5,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$18,000</td>
<td></td>
<td></td>
<td></td>
<td>9%</td>
</tr>
</tbody>
</table>
The Gallagher Fish Hatchery Residence #4 is a wood framed structure on a concrete foundation. There is an attached two car garage to the residence. It contains bedrooms, bathrooms, a kitchen, living and dining space.

**PRIORITY CLASS 1 PROJECTS**

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

- **SMOKE ALARM INSTALLATION**
  - Project Index #: 0932SFT1
  - Construction Cost: $1,000
  - Section 907.2.11 of the 2012 IBC and 2012 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $11,500

- **CONCRETE REPLACEMENT**
  - Project Index #: 0932SIT1
  - Construction Cost: $6,000
  - The existing concrete driveway is cracked, spalling and presents a tripping hazard to pedestrians. Exposure to the weather has contributed to the damage and deterioration. It is believed the concrete is part of the original construction. This project would provide funding for the removal and disposal of the existing concrete and the installation of a new 4” thick concrete driveway. This project should coincide with other concrete work recommended for the site. This project or a portion thereof was previously recommended in the FCA report dated 08/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/27/2012.

- **INTERIOR FINISHES**
  - Project Index #: 0932INT1
  - Construction Cost: $5,500
  - The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $5,500

- **EXTERIOR FINISHES**
  - Project Index #: 0932EXT1
  - Construction Cost: $5,500
  - It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning the vinyl siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.
BUILDING INFORMATION:

Gross Area (square feet): 1,100
Year Constructed: 1965
Exterior Finish 1: 100% Vinyl Siding
Exterior Finish 2: 
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100% R-3
IBC Occupancy Type 2: 
Construction Type: Wood Framed
IBC Construction Type: V-B
Percent Fire Suppressed: 0%  

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>$1,000</th>
<th>Project Construction Cost per Square Foot: $16.36</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2</td>
<td>$11,500</td>
<td>Total Facility Replacement Construction Cost: $192,000</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$5,500</td>
<td>Facility Replacement Cost per Square Foot: $175</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$18,000</td>
<td>FCNI: 9%</td>
</tr>
</tbody>
</table>
The Gallagher Hatchery Residence #3 Garage is a wood framed structure with wood siding, concrete foundation and a new asphalt composition roof. The garage is currently used for storage.

**CONCRETE APRON INSTALLATION**

The area in front of the garage is a mixture of grass and gravel. To make access to the garage more convenient, it is recommended that a 10’ x 16’ concrete apron be installed. This project would provide for a 4” thick concrete slab-on-grade including grading and soil compaction.

This project or a portion thereof was previously recommended in the FCA report dated 08/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/27/2012.

**Total Construction Cost for Priority 2 Projects:** $3,040

**Project Index #:** 0931SIT1

**Construction Cost** $1,600

**EXTERIOR FINISHES**

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

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$10.56</td>
<td>$22,000</td>
</tr>
<tr>
<td>2</td>
<td>$75</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$3,040</td>
<td></td>
</tr>
</tbody>
</table>

**FCNI:** 14%
The Gallagher Hatchery Residence #2 Garage is a wood framed structure with aluminum siding, concrete foundation and a new asphalt composition roof.

**PRIORITY CLASS 2 PROJECTS**

Necessary - Not Yet Critical 
Two to Four Years

**Total Construction Cost for Priority 2 Projects:** $1,440

**Project Index #:** 0929EXT1

**Construction Cost:** $1,440

**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):** 288
- **Year Constructed:** 1966
- **Exterior Finish 1:** 100% Aluminum Siding
- **Exterior Finish 2:** 
- **Number of Levels (Floors):** 1
- **Baseline:** No
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:** 
- **Construction Type:** Wood Framed
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $5.00
- **Priority Class 2:** $1,440
- **Total Facility Replacement Construction Cost:** $22,000
- **Priority Class 3:** $0
- **Facility Replacement Cost per Square Foot:** $75
- **Grand Total:** $1,440
- **FCNI:** 7%
The Gallagher Fish Hatchery Residence #2 is a wood framed structure with a composition roofing system on a concrete foundation. There is a full basement with a radon monitoring system. It has bedrooms, bathrooms, living space and a kitchen / dining area.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>0928SFT2</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

**EXTERIOR STAIR HANDRAIL INSTALLATION**

The concrete exterior stairs at the entry are lacking a handrail as required in section R311.7.8 of the 2012 International Residential Code. This project would provide for a tubular steel framed handrail to be installed in accordance with the code.

**SMOKE ALARM INSTALLATION**

Section 907.2.11 of the 2012 IBC and 2012 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>0928INT1</td>
<td>$5,500</td>
</tr>
</tbody>
</table>

**INTERIOR FINISHES**

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

PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>0928EXT1</td>
<td>$5,500</td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

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

- Gross Area (square feet): 1,100
- Year Constructed: 1956
- Exterior Finish 1: 100 % Vinyl Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement?: Yes
- IBC Occupancy Type 1: 100 % R-3
- IBC Occupancy Type 2: %
- Construction Type: Wood Framed
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>$2,000</th>
<th>Project Construction Cost per Square Foot: $11.82</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2</td>
<td>$5,500</td>
<td>Total Facility Replacement Construction Cost: $192,000</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$5,500</td>
<td>Facility Replacement Cost per Square Foot: $175</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$13,000</td>
<td>FCNI: 7%</td>
</tr>
</tbody>
</table>
GALLAGHER HATCHERY RESIDENCE #1 GARAGE

BUILDING REPORT

The Gallagher Hatchery Residence #1 Garage is constructed with painted CMU walls, wood framed gable roof on a concrete foundation.
This building currently is used for storage.

PRIORITY CLASS 2 PROJECTS

| Total Construction Cost for Priority 2 Projects: | $3,940 |
| 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 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.

FASCIA AND SIDING REPLACEMENT

The fascia and wood siding on the gables is weather beaten, worn, and twisted, and is showing signs of considerable wear. It is recommended that all the fascia and wood siding be replaced and finished.
This project or a portion thereof was previously recommended in the FCA report dated 08/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/27/2012.

BUILDING INFORMATION:

- Gross Area (square feet): 288
- Year Constructed: 1966
- Exterior Finish 1: 100 % Painted CMU
- Exterior Finish 2: %
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100 % U
- IBC Occupancy Type 2: %
- Construction Type: Concrete Masonry Units & Wood
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $0 Project Construction Cost per Square Foot: $13.68
- Priority Class 2: $3,940 Total Facility Replacement Construction Cost: $22,000
- Priority Class 3: $0 Facility Replacement Cost per Square Foot: $75
- Grand Total: $3,940 FCNI: 18%

Site number: 9881
The Gallagher Fish Hatchery Residence #1 is a wood framed structure with a composition roofing system on a concrete foundation. There is a full basement with a radon monitoring system.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>SMOKE ALARM INSTALLATION</td>
<td></td>
</tr>
</tbody>
</table>

Section 907.2.11 of the 2012 IBC and 2012 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>INTERIOR FINISHES</td>
<td></td>
</tr>
</tbody>
</table>

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

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td></td>
</tr>
</tbody>
</table>

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

Gross Area (square feet): 1,100
Year Constructed: 1965
Exterior Finish 1: 100 % Vinyl Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? Yes
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Wood Framed
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$1,000</td>
<td>$10.91</td>
<td>$12,000</td>
<td>$12,000</td>
<td>6 %</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$5,500</td>
<td>$192,000</td>
<td>$5,500</td>
<td>$5,500</td>
<td>6 %</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$5,500</td>
<td>$175</td>
<td>$5,500</td>
<td>$5,500</td>
<td>6 %</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$12,000</td>
<td></td>
<td>$12,000</td>
<td>$12,000</td>
<td>6 %</td>
</tr>
</tbody>
</table>
The Gallagher Fish Hatchery Office and Shop is a pre-cast concrete structure with a flat EDPM ballasted roof. The Shop portion is located on the lower level of the two story building which also contains a storage area. Large overhead coiling doors provide access for vehicle and equipment servicing. The upper level includes Men's and Women's restrooms which are mostly ADA compliant, office space and is open to the public. The upper level public space is not ADA accessible.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 1 Projects: $65,928</th>
</tr>
</thead>
</table>
| ADA ENTRANCE AND PATH OF TRAVEL | Project Index #: 0923ADA1  
Construction Cost $2,500 |
| BAT AND BIRD ABATEMENT | Project Index #: 0923ENV1  
Construction Cost $2,000 |
| EXIT SIGN AND EGRESS LIGHTING UPGRADE | Project Index #: 0923SFT3  
Construction Cost $1,500 |
| FIRE ALARM SYSTEM INSTALLATION | Project Index #: 0923SFT5  
Construction Cost $12,984 |
| FIRE SUPPRESSION SYSTEM INSTALLATION | Project Index #: 0923SFT4  
Construction Cost $45,444 |

**Survey Date:** 6/27/2012

---

**Priorities Class 1 Projects**

**Currently Critical Immediate to Two Years**

#### ADA ENTRANCE AND PATH OF TRAVEL

The existing exterior entrance door and threshold to the Office are not accessible and there is no accessible path of travel inside the building. This project would provide for a new accessible door and threshold assembly including removal of the existing door assembly and installation of the new accessible door assembly and a compliant path of travel throughout the upper floor and to the accessible restroom. ADA compliant signage is also included in this project. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

#### BAT AND BIRD ABATEMENT

There are numerous bat and bird droppings throughout the inside and outside of the building. Due to the potential risk of disease, this project provides for treatment and clean up of the pests by a licensed pest control business.

#### 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 - 2012 Chapter 10 was referenced for this project.

#### 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- 2009 Section 7 and the 2012 International Fire Code.

#### FIRE SUPPRESSION SYSTEM INSTALLATION

The building is partially a B occupancy per the 2012 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 or R-2 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. This project does NOT include the possible need of a water storage tank for fire protection water storage.
INTERIOR STAIR HANDRAIL REPLACEMENT
The interior stair handrails 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 are installed on only one side of the stair. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports in accordance with the 2012 IBC Chapter 10, Section 1012.

WATER HEATER SEISMIC BRACING
The water heater is not seismically anchored to the structure. This project would provide funding for seismic bracing of the water heater to the structure.
This project or a portion thereof was previously recommended in the FCA report dated 08/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/27/2012.

PRIORITY CLASS 2 PROJECTS
Total Construction Cost for Priority 2 Projects: $53,099
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 excluding the roof. Included in the cost is cleaning and sealing the concrete, sanding, priming and painting the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES
The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 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. The non-painted walls in the shop area are excluded from the estimate.

LIGHTING UPGRADE
The existing lighting fixtures are the older fluorescent type T-12’s, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

OVERHEAD DOOR REPLACEMENT
Three of the four 10’x14’ overhead coiling doors are damaged and do not function properly. The other overhead door was recently replaced. Exposure and wind have caused the doors to bend, crack and lose their finish. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with new manually operated insulated overhead coiling doors.

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

The windows are original, dual pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 6 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

- Gross Area (square feet): 3,246
- Year Constructed: 1966
- Exterior Finish 1: 100 % Precast Concrete
- Exterior Finish 2:  
- Number of Levels (Floors): 2  
- Basement? No
- IBC Occupancy Type 1: 80 % S-3
- IBC Occupancy Type 2: 20 % B
- Construction Type: Concrete & Steel
- IBC Construction Type: II-B
- Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $65,928  
- Project Construction Cost per Square Foot: $36.67
- Priority Class 2: $53,099  
- Total Facility Replacement Construction Cost: $812,000
- Priority Class 3: $0  
- Facility Replacement Cost per Square Foot: $250
- Grand Total: $119,027  
- FCNI: 15%

Project Index #: 0923ENR1
Construction Cost: $4,500
The Gallagher Fish Hatchery Building is a pre-cast concrete structure with a ballasted flat roof. The building contains all of the equipment necessary to fertilize fish eggs for producing small trout fry, after which they are transferred into other appropriate rearing ponds and raceways around the Hatchery site. Adjacent to the Hatchery portion of the building is a storage area for equipment, cleaning supplies, and fish food.

**EXIT SIGN AND EGRESS LIGHTING INSTALLATION**
The building does not have any emergency lighting or exit signs. 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 - 2012 Chapter 10 was referenced for this project.

**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- 2009 Section 7 and the 2012 International Fire Code.

**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 the building. 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.

**AIR CONDITIONER REPLACEMENT**
The building is cooled by an older portable air conditioner. The portable air conditioner is not sufficient to cool the entire space in the warmer months of the year. It is recommended to install an air conditioning system in the building to ensure that the temperature is properly regulated. This project would provide for the purchase and installation of a permanent air conditioner including all required connections to existing utilities.

**EXTERIOR DOOR REPLACEMENT**
Two of the three 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 two doors with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.
EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete walls and caulking of the windows, flashing, fixtures, cracks in the concrete and all other penetrations. It is recommended that the building be sealed and caulked 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 #: 0922EXT1
Construction Cost $26,400

INTERIOR FINISHES

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

Project Index #: 0922INT1
Construction Cost $26,400

LIGHTING UPGRADE

The existing lighting fixtures are the older incandescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts or compact florescent lamps (CFL's) are suggested. Occupancy sensors will be installed in utility closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 0922ENR1
Construction Cost $7,920

WATER HEATER REPLACEMENT

There is a 40 gallon electric water heater in the building that is 7 years old and is not seismically braced. 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 with seismic bracing be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0922PLM2
Construction Cost $1,500

WATER MAIN REPLACEMENT

The main water intake for the hatchery is leaking inside the building and is not equipped with a shut-off valve. This project recommends replacing the water line with a new line and shut-off valve. The estimate includes temporary measures to control the water flow from the natural spring and removal and replacement of the piping. This project provides for an engineered system which will conform to all required environmental rules and regulations including NDEP.

Project Index #: 0922PLM1
Construction Cost $50,000

BUILDING INFORMATION:

Gross Area (square feet): 5,280
Year Constructed: 1966
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % F-2
IBC Occupancy Type 2: %
Construction Type: Precast Concrete & Steel
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $24,120 | Project Construction Cost per Square Foot: $26.86 |
| Priority Class 2: | $117,720 | Total Facility Replacement Construction Cost: $1,320,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: $250 |
| Grand Total: | $141,840 | FCNI: 11% |

10-Apr-13
Page 33 of 34
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:

State Public Works Board 515 E. Musser Street, Suite 102 (775) 684-4141 voice
Facilities Condition Analysis Carson City, Nevada 89701-4263 (775) 684-4142 facsimile
Gallagher Fish Hatchery Site – FCA Site #9881
Description: Off-site parking along road at office entrance.

Residence #2 Garage – FCA Building #3146
Description: Exterior of the building.
Residence #1 Garage – FCA Building #3145
Description: Exterior of the building.

Control Box #2 – FCA Building #3144
Description: Exterior of the building.
Control Box #1 – FCA Building #3143
Description: Exterior of the building.

Emergency Generator Building – FCA Building #3142
Description: Exterior of the building.
Vehicle Storage Building – FCA Building #3141
Description: Exterior of the building.

Rearing Building – FCA Building #3140
Description: Exterior of the building.
NDF Fire Truck Garage – FCA Building #2543
Description: Exterior of the building.

Domestic Pump House – FCA Building #0939
Description: Exterior of the building.
Gallagher Fish Hatchery Shade Shelter #1 – FCA Building #0936
Description: Exterior of the structure.

Gallagher Fish Hatchery Shade Shelter North – FCA Building #0935
Description: Exterior of the structure.
Gallagher Fish Hatchery Residence #6 – FCA Building #0934
Description: Exterior of the building.

Gallagher Fish Hatchery Residence #5 – FCA Building #0933
Description: Exterior of the building.
Gallagher Fish Hatchery Residence #4 – FCA Building #0932
Description: Exterior of the building.

Gallagher Fish Hatchery Residence #3 Garage – FCA Building #0931
Description: Exterior of the building.
Gallagher Fish Hatchery Residence #2 Garage – FCA Building #0929
Description: Exterior of the building.

Gallagher Fish Hatchery Residence #2 – FCA Building #0928
Description: Exterior of the building.
Gallagher Fish Hatchery Residence #1 Garage – FCA Building #0927
Description: Exterior of the building.

Gallagher Fish Hatchery Residence #1 – FCA Building #0926
Description: Exterior of the building.
Gallagher Fish Hatchery Office & Shop – FCA Building #0923
Description: Main / public entrance into building.

Gallagher Fish Hatchery Office & Shop – FCA Building #0923
Description: Exterior of the building.
Gallagher Fish Hatchery – FCA Building #0922
Description: Exterior of the building.

Gallagher Fish Hatchery – FCA Building #0922
Description: Interior view of the building.