

State of Nevada
Department of Wildlife
Mason Valley Wildlife Management Area
Facility Condition Analysis

MASON VALLEY WILDLIFE MANAGEMENT AREA

1 Lux Lane
Yerington, Nevada 89447

Site Number: 9904
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS



Report Printed in June 2009

State of Nevada
Department of Wildlife
Mason Valley Wildlife Management Area
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

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

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

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

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

PRIORITY CLASS 3 - (Four to Ten Years)

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

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Site number: 9904

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2477	MVWMA QUONSET HUT 1 Lux Lane Mason Valley	3000	0	4/30/2009	\$0	\$0	\$15,000	\$15,000	\$3,000	500%
2476	MVWMA BARN / BOX STALLS 1 Lux Lane Mason Valley	1200	0	4/30/2009	\$0	\$6,000	\$0	\$6,000	\$1,200	500%
2985	MVWMA RESIDENCE 4 GREENHOUSE 1 Lux Lane Mason Valley	64	0	5/11/2009	\$0	\$5,320	\$0	\$5,320	\$1,600	333%
2981	MVWMA MECHANICS SHOP 1 Lux Lane Mason Valley	480	0	5/11/2009	\$6,720	\$8,700	\$1,440	\$16,860	\$12,000	141%
2471	MVWMA TACK SHED / CALF BARN 1 Lux Lane Mason Valley	1015	1955	4/30/2009	\$0	\$10,150	\$0	\$10,150	\$10,150	100%
2474	MVWMA OLD GOOSE PENS 1 Lux Lane Mason Valley	3000	0	4/30/2009	\$0	\$0	\$15,000	\$15,000	\$15,000	100%
2475	MVWMA RESIDENCE 4 STORAGE SHED 1 Lux Lane Mason Valley	1500	1955	4/30/2009	\$0	\$0	\$7,500	\$7,500	\$7,500	100%
0650	MVWMA OFFICE / HEADQUARTERS 1 Lux Lane Mason Valley	950	1955	4/30/2009	\$62,725	\$48,975	\$0	\$111,700	\$142,500	78%
0649	MVWMA BROODER HOUSE 1 Lux Lane Mason Valley	2880	1965	4/30/2009	\$0	\$49,200	\$0	\$49,200	\$72,000	68%
0957	MVWMA RESIDENCE #2 1 Lux Lane Mason Valley	1400	1961	4/30/2009	\$500	\$89,150	\$0	\$89,650	\$175,000	51%
0961	MVWMA GARAGE 1 Lux Lane Mason Valley	1250	1955	4/30/2009	\$0	\$0	\$6,250	\$6,250	\$12,500	50%
2472	MVWMA STORAGE SHED - WEST 1 Lux Lane Mason Valley	960	1955	4/30/2009	\$0	\$0	\$4,800	\$4,800	\$9,600	50%
2986	MVWMA RESIDENCE 4 GAZEBO 1 Lux Lane Mason Valley	128	0	5/11/2009	\$0	\$0	\$1,280	\$1,280	\$2,560	50%
2982	MVWMA STORAGE BUILDING 1 Lux Lane Mason Valley	96	0	5/11/2009	\$0	\$960	\$0	\$960	\$2,400	40%
0962	MVWMA WOOD SHOP 1 Lux Lane Mason Valley	640	1955	4/30/2009	\$0	\$0	\$6,400	\$6,400	\$16,000	40%
2984	MVWMA FILTER HOUSE 2 1 Lux Lane Mason Valley	63	0	5/11/2009	\$0	\$0	\$500	\$500	\$1,575	32%

Site number: 9904

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2983	MVWMA FILTER HOUSE 1 1 Lux Lane Mason Valley	63	0	5/11/2009	\$0	\$0	\$500	\$500	\$1,575	32%
0959	MVWMA RESIDENCE #4 1 Lux Lane Mason Valley	1600	1969	4/30/2009	\$500	\$30,000	\$33,750	\$64,250	\$240,000	27%
0653	MVWMA OIL STORAGE 1 Lux Lane Mason Valley	144	1955	4/30/2009	\$0	\$0	\$720	\$720	\$2,880	25%
0960	MVWMA EQUIPMENT SHED 1 Lux Lane Mason Valley	1536	1955	4/30/2009	\$0	\$0	\$3,072	\$3,072	\$15,360	20%
2478	MVWMA EQUIPMENT MAINTENANCE BUILDING 1 Lux Lane Mason Valley	1500	0	4/30/2009	\$0	\$0	\$3,000	\$3,000	\$15,000	20%
0954	MVWMA INCUBATOR HOUSE 1 Lux Lane Mason Valley	512	1968	4/30/2009	\$0	\$0	\$5,120	\$5,120	\$25,600	20%
0955	MVWMA PUMP HOUSE 1 Lux Lane Mason Valley	200	1965	4/30/2009	\$0	\$2,500	\$700	\$3,200	\$20,000	16%
0956	MVWMA RESIDENCE #1 1 Lux Lane Mason Valley	1400	1961	4/30/2009	\$1,500	\$1,750	\$14,000	\$17,250	\$175,000	10%
0958	MVWMA RESIDENCE #3 1 Lux Lane Mason Valley	1400	1961	4/30/2009	\$500	\$1,750	\$14,000	\$16,250	\$175,000	9%
2473	MVWMA NORTH PUMP HOUSE 1 Lux Lane Mason Valley	64	1955	4/30/2009	\$0	\$160	\$0	\$160	\$3,200	5%
2980	MVWMA CXT RESTROOM 1 Lux Lane Mason Valley	81	1990	5/11/2009	\$0	\$0	\$810	\$810	\$20,000	4%
9904	MASON VALLEY WMA SITE 1 Lux Lane Mason Valley		0	4/30/2009	\$53,000	\$177,500	\$0	\$230,500		0%
Report Totals.....:		27,126			\$125,445	\$432,115	\$133,842	\$691,402	\$1,178,200	59%

MASON VALLEY WMA SITE

SPWB Facility Condition Analysis - 9904

Survey Date: 4/30/2009

MASON VALLEY WMA SITE**BUILDING REPORT**

The Mason Valley Wildlife Management Area (MVWMA) is located in Mason Valley in Lyon County, about 75 miles southeast of Reno via Interstate 80 and U. S. Alternate 95. The WMA area now totals 13,375 acres. From desert shrub lands to wet meadows, the habitats of MVWMA support an abundance of fish and wildlife that contribute significantly to the biological diversity of western Nevada. The Walker River floodplain meanders through MVWMA, providing food, cover and water for a vast array of wildlife. Numerous wet meadows and ponds dot the landscape, attracting ducks, geese, swan, songbirds and wading birds. The deep-water habitat of the newly constructed North Pond reservoir is home to fish, osprey and pelicans. Alkali desert scrub, an upland plant community, covers an extensive area on MVWMA and gives shelter to many mammals including raccoon and mule deer. The buildings and residences on site are served by wells for domestic water, propane gas and septic systems where applicable. There is no asphalt paving anywhere on site and there are no provisions for ADA accessibility.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$53,000****Currently Critical****Immediate to Two Years****INSTALL 2-STAGE PROPANE REGULATORS****Project Index #: 9904PLM1****Construction Cost \$4,000**

NFPA 58 requires 2-stage pressure regulators on all fixed piping propane installations. Existing installations on the three residences and at the Mechanic's Shop have single stage regulation. This project would install a second stage regulator and relocate the tank at the Mechanic's Shop for proper clearance.

Additionally, the heater in the Mechanic's Shop is installed with a flexible gas line penetrating the heater metal cabinet. This is a Plumbing Code Violation. This project will install a solid pipe nipple to project beyond the heater case for connection.

INSTALL ADA ACCESSIBLE PARKING SPACE / ROUTE OF TRAVE**Project Index #: 9904ADA1****Construction Cost \$9,000**

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 route 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 to the existing sidewalk. This will require placement of P.C. concrete, regrading, signage, striping and any other necessary upgrades. The 2006 IBC, ICC/ANSI A117.1 - 2003 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) was 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.

INSTALL CON-VAULTS AND CONCRETE FUELING APRON**Project Index #: 9904ENV1****Construction Cost \$40,000**

The existing fuel tanks are single wall steel supported on beams. The tanks and fueling dispensers have no effective secondary containment. This project would install a split tank or two separate Con-Vault tanks and dispensers along with a concrete fueling apron to prevent spills and contamination of the soil.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$177,500****Necessary - Not Yet Critical****Two to Four Years****ASPHALT PAVING INSTALLATION****Project Index #: 9904SIT2****Construction Cost \$150,000**

The parking area in front of the Office/ Headquarters is not paved. This project would provide asphalt cement paving for a 30,000 square foot parking lot. The estimate includes grading, 6" base, compaction, installation and striping of 4" thick asphalt cement paving. Design is not included in this estimate.

RELOCATE FIRE HOSE SHED**Project Index #: 9904SIT1****Construction Cost \$5,000**

Residence No. 3 has a shed housing a fire hose and valve for fire fighting. The shed is in disrepair and is isolated behind the residence in shrubs and is obstructed by equipment. This project would relocate the hose and valve to a cabinet in front of the residence in an accessible location.

WATER LINE REPLACEMENT**Project Index #: 9904PLM2****Construction Cost \$22,500**

The underground water line between the North Pump House and Residence #4 has reached the end of its expected life and should be scheduled for replacement. This project recommends the installation of 3/4" schedule 40 PVC pipe to replace the existing pipe. 1,500 lineal feet was used for this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$53,000
Priority Class 2:	\$177,500
Priority Class 3:	\$0
Grand Total:	\$230,500

MVWMA RESIDENCE 4 GAZEBO

SPWB Facility Condition Analysis - 2986

Survey Date: 5/11/2009

MVWMA RESIDENCE 4 GAZEBO**BUILDING REPORT**

The Gazebo is a wood framed structure with a wood shingle roof on a concrete foundation. There is currently a hot tub underneath and it is located adjacent to Residence 4. It is in fair shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,280****Long-Term Needs****Four to Ten Years****Project Index #: 2986EXT1****Construction Cost \$1,280****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 and sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 128****Year Constructed: 0****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 Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$3,000
Priority Class 3:	\$1,280	Facility Replacement Cost per Square Foot:	\$20
Grand Total:	\$1,280	FCNI:	43%

MVWMA RESIDENCE 4 GREENHOUSE

SPWB Facility Condition Analysis - 2985

Survey Date: 5/11/2009

MVWMA RESIDENCE 4 GREENHOUSE**BUILDING REPORT**

The Residence 4 Greenhouse is a wood framed structure which is located adjacent to Residence 4. It is currently used as storage and is in fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$5,320****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2985EXT1****EXTERIOR FINISHES****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.

Project Index #: 2985INT1**INTERIOR FINISHES****Construction Cost \$320**

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.

BUILDING INFORMATION:

Gross Area (square feet): 64
Year Constructed: 0
Exterior Finish 1: 50 % Painted Wood Siding
Exterior Finish 2: 50 % Glazing
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:	\$83.13
Priority Class 2:	\$5,320	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$5,320	FCNI:	266%

MVWMA FILTER HOUSE 2

SPWB Facility Condition Analysis - 2984

Survey Date: 5/11/2009

MVWMA FILTER HOUSE 2

BUILDING REPORT

The Filter House 2 is a wood framed structure with a composition roof on a concrete foundation. It has vinyl siding to match the residences on site. The building is in good shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$500****Long-Term Needs****Four to Ten Years****Project Index #: 2984EXT1****Construction Cost \$500****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 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 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project also includes costs for installing a 3'x3' concrete landing at the door.

BUILDING INFORMATION:

Gross Area (square feet): 63
 Year Constructed: 0
 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:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$7.94
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$500	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$500	FCNI:	25%

MVWMA FILTER HOUSE 1

SPWB Facility Condition Analysis - 2983

Survey Date: 5/11/2009

MVWMA FILTER HOUSE 1**BUILDING REPORT**

The Filter House 1 is a wood framed structure with a composition roof on a concrete foundation. It has vinyl siding to match the residences on site. The building is in good shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$500****Long-Term Needs****Four to Ten Years****Project Index #: 2983EXT1****Construction Cost \$500****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 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 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project also includes costs for installing a 3'x3' concrete landing at the door.

BUILDING INFORMATION:**Gross Area (square feet): 63****Year Constructed: 0****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:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$7.94
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$500	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$500	FCNI:	25%

MVWMA STORAGE BUILDING

SPWB Facility Condition Analysis - 2982

Survey Date: 5/11/2009

MVWMA STORAGE BUILDING BUILDING REPORT

The Storage Building is a wood framed structure with a composition roof. It is used as storage by staff and is in fair condition.

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$960**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2982EXT1

DEMOLISH STRUCTUREConstruction Cost **\$960**

The Storage Building contains numerous code and safety issues including but not limited to damaged windows, broken or missing electrical fixtures, dry rot and possible structural damage due to the age of the building. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.

BUILDING INFORMATION:

Gross Area (square feet): 96

Year Constructed: 0

Exterior Finish 1: 0 % Painted Wood 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 Framing

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$960	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$960	FCNI:	48%

MVWMA MECHANICS SHOP

SPWB Facility Condition Analysis - 2981

Survey Date: 5/11/2009

MVWMA MECHANICS SHOP**BUILDING REPORT**

The Mechanics Shop is an older steel framed structure with a metal roof on a concrete foundation. The interior is insulated with an R-Max board insulation. There is a ceiling mounted propane gas heating unit and an evaporative cooler mounted in the north wall. The building is primarily used by staff for storage and maintenance of the equipment and buildings on the site. The facility is in fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$6,720****Currently Critical****Immediate to Two Years****Project Index #: 2981SFT1****FIRE SUPPRESSION SYSTEM INSTALLATION****Construction Cost \$6,720**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or addition.

NAC 477.917 states that: Existing buildings and structures: Additions, alterations and repairs. (NRS 477.030)

1. If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure.

2. The State Fire Marshal will determine the value of the building or structure and the value of any additions, alterations and repairs. If the owner of the building disagrees with the value as determined by the State Fire Marshal, the owner of the building may engage a qualified and disinterested appraiser to ascertain the fair market value of the building or structure and the value of any additions, alterations and repairs.

3. As used in this section, "addition" means any extension or increase in the floor space or height of a building or structure.

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 a water storage tank for fire protection which may be required if existing water flows are not adequate.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$8,700****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2981EXT2****EXTERIOR DOOR REPLACEMENT****Construction Cost \$1,500**

The existing exterior wood door is approaching the end of its expected life. It is damaged from age and general wear and tear. This project would provide for the replacement of the wood door with a new metal door, frame and hardware. Also, a 3'x3'x4" thick concrete landing is included in this project. Removal and disposal of the existing door and painting of the new door is included in this estimate.

Project Index #: 2981ENR1**LIGHTING UPGRADE****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.

Project Index #: 2981EXT3**WINDOW REPLACEMENT****Construction Cost \$6,000**

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

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,440****Long-Term Needs****Four to Ten Years****Project Index #: 2981EXT1****EXTERIOR FINISHES****Construction Cost \$1,440**

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 painting, sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted, 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): 480****Year Constructed: 0****Exterior Finish 1: 100 % Painted Metal Siding****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-1****IBC Occupancy Type 2: 0 %****Construction Type: Steel Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$6,720	Project Construction Cost per Square Foot:	\$35.13
Priority Class 2:	\$8,700	Total Facility Replacement Construction Cost:	\$12,000
Priority Class 3:	\$1,440	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$16,860	FCNI:	141%

MVWMA CXT RESTROOM

SPWB Facility Condition Analysis - 2980

Survey Date: 5/11/2009

MVWMA CXT RESTROOM BUILDING REPORT

The MVWMA CXT Restroom is a proprietary precast concrete unisex / ADA compliant restroom. The building is located at the entrance to one of the hunting areas along Lux Lane. The structure is in excellent shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$810****Long-Term Needs****Four to Ten Years****Project Index #: 2980EXT1****EXTERIOR / INTERIOR FINISHES****Construction Cost \$810**

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

BUILDING INFORMATION:

Gross Area (square feet): 81
Year Constructed: 1990
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: I-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$20,000
Priority Class 3:	\$810	Facility Replacement Cost per Square Foot:	\$247
Grand Total:	\$810	FCNI:	4%

MVWMA EQUIPMENT MAINTENANCE BUILDING

SPWB Facility Condition Analysis - 2478

Survey Date: 4/30/2009

MVWMA EQUIPMENT MAINTENANCE BUILDING**BUILDING REPORT**

This facility was once used to store grain. The building is metal sided with plywood interior and a concrete floor. The building is reinforced with exterior "I" beam bands to contain grain. Inside the building is a superstructure for a monorail crane of undetermined capacity. The building is currently used as storage by staff.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$3,000****Long-Term Needs****Four to Ten Years****Project Index #: 2478EXT1****EXTERIOR FINISHES****Construction Cost \$3,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide for painting and sealing of the interior and exterior of the structure. This project should be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 1,500****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: Steel Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$15,000
Priority Class 3:	\$3,000	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$3,000	FCNI:	20%

MVWMA QUONSET HUT

SPWB Facility Condition Analysis - 2477

Survey Date: 4/30/2009

MVWMA QUONSET HUT BUILDING REPORT

The Quonset hut is a 3-sided storage building with dirt floor. The building is currently used to store equipment used by the tenant farmer. It is in fair shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$15,000****Long-Term Needs****Four to Ten Years****Project Index #: 2477EXT1****DEMOLISH STRUCTURE****Construction Cost \$15,000**

The Quonset Hut is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.

BUILDING INFORMATION:**Gross Area (square feet): 3,000****Year Constructed: 0****Exterior Finish 1: 75 % Metal Siding****Exterior Finish 2: 25 % Open****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: 0 %****Construction Type: Steel Quonset****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:	\$0	Total Facility Replacement Construction Cost:	\$3,000
Priority Class 3:	\$15,000	Facility Replacement Cost per Square Foot:	\$1
Grand Total:	\$15,000	FCNI:	500%

MVWMA BARN / BOX STALLS

SPWB Facility Condition Analysis - 2476

Survey Date: 4/30/2009

MVWMA BARN / BOX STALLS

BUILDING REPORT

The Barn / Box Stalls are a wood framed structure with a rolled asphalt roofing system. It is currently not in use and is in poor shape.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$6,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2476EXT1

DEMOLISH STRUCTURE

Construction Cost \$6,000

The Barn/ Box Stalls building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.

BUILDING INFORMATION:

Gross Area (square feet): 1,200

Year Constructed: 0

Exterior Finish 1: 80 % Painted Wood Siding

Exterior Finish 2: 20 % Open

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:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$6,000	Total Facility Replacement Construction Cost:	\$1,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$1
Grand Total:	\$6,000	FCNI:	600%

MVWMA RESIDENCE 4 STORAGE SHED

SPWB Facility Condition Analysis - 2475

Survey Date: 4/30/2009

MVWMA RESIDENCE 4 STORAGE SHED**BUILDING REPORT**

The Storage Shed is a wood framed 3-sided pole building with dirt floor. There are two bays that are enclosed within the shed. It is used for storage and is in poor shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$7,500****Long-Term Needs****Four to Ten Years****Project Index #: 2475EXT1****DEMOLISH STRUCTURE****Construction Cost \$7,500**

The Residence 4 Storage Shed is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.

BUILDING INFORMATION:**Gross Area (square feet): 1,500****Year Constructed: 1955****Exterior Finish 1: 75 % Metal Siding****Exterior Finish 2: 25 % Open****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:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$8,000
Priority Class 3:	\$7,500	Facility Replacement Cost per Square Foot:	\$5
Grand Total:	\$7,500	FCNI:	94%

MVWMA OLD GOOSE PENS

SPWB Facility Condition Analysis - 2474

Survey Date: 4/30/2009

MVWMA OLD GOOSE PENS

BUILDING REPORT

This building is a wood and steel framed 3-sided structure with dirt floor and a metal roof. The shed is adjacent to the North Pump House and is currently used by a tenant farmer for storage. It is in poor condition.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$15,000

Long-Term Needs

Four to Ten Years

Project Index #: 2474EXT1

DEMOLISH STRUCTURE

Construction Cost \$15,000

The Old Goose Pens building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.

BUILDING INFORMATION:

Gross Area (square feet): 3,000

Year Constructed: 0

Exterior Finish 1: 75 % Metal Siding

Exterior Finish 2: 25 % Open

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % U

IBC Occupancy Type 2: 0 %

Construction Type: Wood & Steel framing

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$15,000
Priority Class 3:	\$15,000	Facility Replacement Cost per Square Foot:	\$5
Grand Total:	\$15,000	FCNI:	100%

MVWMA NORTH PUMP HOUSE

SPWB Facility Condition Analysis - 2473

Survey Date: 4/30/2009

MVWMA NORTH PUMP HOUSE**BUILDING REPORT**

The North Pump House is a prefabricated metal building which contains the well and pumping system for Residence #4 and the associated site along the northern border of the wildlife management area. Staff indicated that the water supply line from the building to the residence is showing signs of failure.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$160****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2473EXT1****EXTERIOR FINISHES****Construction Cost \$160**

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 flashing, fixtures and all other penetrations. It is recommended that the building be 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.

BUILDING INFORMATION:**Gross Area (square feet): 64****Year Constructed: 1955****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:	\$2.50
Priority Class 2:	\$160	Total Facility Replacement Construction Cost:	\$3,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$160	FCNI:	5%

MVWMA STORAGE SHED - WEST

SPWB Facility Condition Analysis - 2472

Survey Date: 4/30/2009

MVWMA STORAGE SHED - WEST

BUILDING REPORT

The Storage Shed is a 3-sided wood framed structure with a metal roof. The building is used as a storage area for staff. It is in poor shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,800****Long-Term Needs****Four to Ten Years****Project Index #: 2472EXT1****DEMOLISH STRUCTURE****Construction Cost \$4,800**

The Storage Shed - West is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.

BUILDING INFORMATION:**Gross Area (square feet): 960****Year Constructed: 1955****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: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$4,800	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$4,800	FCNI:	48%

MVWMA TACK SHED / CALF BARN

SPWB Facility Condition Analysis - 2471

Survey Date: 4/30/2009

MVWMA TACK SHED / CALF BARN

BUILDING REPORT

The Tack Shed / Calf Barn is a wood framed structure with a metal roof located adjacent to the east side of the garage. The building is used for storage and is in poor to fair shape.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$10,150

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2471EXT1

DEMOLISH STRUCTURE

Construction Cost \$10,150

The Tack Shed/ Calf Barn is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.

BUILDING INFORMATION:

Gross Area (square feet): 1,015

Year Constructed: 1955

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 Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$10,150	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$10,150	FCNI:	102%

MVWMA WOOD SHOP

SPWB Facility Condition Analysis - 0962

Survey Date: 4/30/2009

MVWMA WOOD SHOP**BUILDING REPORT**

The Wood Shop is a wood framed structure with a metal roof on a concrete slab-on-grade foundation. It is used by the staff at Mason Valley WMA. There is an old oil fired heater inside and the doors and windows appear to be original. The building is not insulated and is in poor to fair shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$6,400****Long-Term Needs****Four to Ten Years****DEMOLISH STRUCTURE****Project Index #: 0962EXT1****Construction Cost \$6,400**

The Wood Shop contains numerous code and safety issues including but not limited to transite siding, broken windows, broken or missing electrical fixtures, dry rot and possible structural damage due to the age of the building. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.

BUILDING INFORMATION:**Gross Area (square feet): 640****Year Constructed: 1955****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: % U****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$16,000
Priority Class 3:	\$6,400	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$6,400	FCNI:	40%

MVWMA GARAGE

SPWB Facility Condition Analysis - 0961

Survey Date: 4/30/2009

MVWMA GARAGE BUILDING REPORT

The Garage is a 3-sided wood framed structure with a dirt floor. It has a corrugated metal roof which is showing signs of leaking and wood siding. The building is adjacent to the HQ office on the west and the Tack Shed on the East. The building is poor to fair condition and is used for storage.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$6,250

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

Project Index #: 0961EXT1

Construction Cost \$6,250

The Garage is dilapidated and deteriorating and has reached the end of its useful life. There is evidence of roof leaks. This project would provide funding for the demolition of the building.

BUILDING INFORMATION:

Gross Area (square feet): 1,250

Year Constructed: 1955

Exterior Finish 1: 100 % Painted Wood Siding

Exterior Finish 2: %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % U

IBC Occupancy Type 2: %

Construction Type: Wood Framing

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$12,000
Priority Class 3:	\$6,250	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$6,250	FCNI:	52%

MVWMA EQUIPMENT SHED

SPWB Facility Condition Analysis - 0960

Survey Date: 4/30/2009

MVWMA EQUIPMENT SHED BUILDING REPORT

The Equipment Shed is a wood framed structure with a corrugated metal roof. It is open on one side and is used to store equipment used by the staff of the wildlife management area. The building is in fair shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$3,072****Long-Term Needs****Four to Ten Years****Project Index #: 0960EXT1****EXTERIOR FINISHES****Construction Cost \$3,072**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide for painting and sealing of the interior and exterior of the structure. This project should be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 1,536****Year Constructed: 1955****Exterior Finish 1: 100 % Metal Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$15,000
Priority Class 3:	\$3,072	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$3,072	FCNI:	20%

MVWMA RESIDENCE #4

SPWB Facility Condition Analysis - 0959

Survey Date: 4/30/2009

MVWMA RESIDENCE #4**BUILDING REPORT**

Residence # 4 is a wood framed structure with a composition roof on a concrete foundation. It is surrounded by landscaping and is located on the north side of the Wildlife Management Area. It has smoke detectors and is in good shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$500****Currently Critical****Immediate to Two Years****CEILING REPAIR****Project Index #: 0959INT2****Construction Cost \$500**

The gypsum board in the closet ceiling is damaged and / or missing at the HVAC duct penetration. This project would provide for the repairs to the ceiling including installing new gypsum board and painting. It is recommended that this project be completed in the next two years.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$30,000****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 0959INT1****Construction Cost \$8,000**

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.

LANDSCAPE IRRIGATION**Project Index #: 0959PLM1****Construction Cost \$5,000**

Current landscape maintenance practices use excessive amounts of water to maintain the lawn and planter areas. This project would install a landscape irrigation system with an electronic controller to reduce water usage and maintain the excellent condition of the landscaping.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

WINDOW REPLACEMENT**Project Index #: 0959EXT3****Construction Cost \$17,000**

The windows are older, dual pane construction in a vinyl frame which are not energy efficient and are reaching the end of their expected life. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 17 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$33,750****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0959EXT2****Construction Cost \$8,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is the painting, sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted, 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.

Project Index #: 0959EXT4

ROOF REPLACEMENT

Construction Cost \$24,000

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

Project Index #: 0959PLM2

WATER HEATER REPLACEMENT

Construction Cost \$1,750

There is a 50 gallon propane-fired water heater in the closet. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 8-10 years. It is recommended that a new propane-fired water heater be installed.

BUILDING INFORMATION:

Gross Area (square feet): 1,600

Year Constructed: 1969

Exterior Finish 1: 100 % Painted Metal 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 Framing

IBC Construction Type: V-B

Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$500	Project Construction Cost per Square Foot:	\$40.16
Priority Class 2:	\$30,000	Total Facility Replacement Construction Cost:	\$240,000
Priority Class 3:	\$33,750	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$64,250	FCNI:	27%

MVWMA RESIDENCE #3

SPWB Facility Condition Analysis - 0958

Survey Date: 4/30/2009

MVWMA RESIDENCE #3

BUILDING REPORT

The residence is a 3-bedroom modular home with attached single garage on a concrete foundation. The house was extensively remodeled in 2003 which included new HVAC, composition roofing, vinyl siding and dual pane windows. The house has the required smoke detectors throughout and is in good shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$500****Currently Critical****Immediate to Two Years****Project Index #: 0958SFT1****STAIR HANDRAIL INSTALLATION****Construction Cost \$500**

The front entry stairs do not meet the 2006 IBC Chapter 10 building code. The stairs are missing a handrail. This project would provide for the installation of a new handrail for the stairs.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,750****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0958PLM1****WATER HEATER REPLACEMENT****Construction Cost \$1,750**

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

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$14,000****Long-Term Needs****Four to Ten Years****Project Index #: 0958EXT1****EXTERIOR FINISHES****Construction Cost \$7,000**

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 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 be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0958INT1**INTERIOR FINISHES****Construction Cost \$7,000**

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. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 1,400
Year Constructed: 1961
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: Modular Home
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$500	Project Construction Cost per Square Foot:	\$11.61
Priority Class 2:	\$1,750	Total Facility Replacement Construction Cost:	\$175,000
Priority Class 3:	\$14,000	Facility Replacement Cost per Square Foot:	\$125
Grand Total:	\$16,250	FCNI:	9%

MVWMA RESIDENCE #2

SPWB Facility Condition Analysis - 0957

Survey Date: 4/30/2009

MVWMA RESIDENCE #2

BUILDING REPORT

The residence is a 3-bedroom modular home with attached single garage on a concrete foundation. This home has 20 year old composition roof, windows and vinyl siding. The house has the required smoke detectors throughout and is in fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$500****Currently Critical****Immediate to Two Years****ENTRY STAIR HANDRAIL INSTALLATION****Project Index #: 0957SFT1****Construction Cost \$500**

The front entry stairs do not meet the 2006 IBC Chapter 10 building code. The stairs are missing a handrail. This project would provide for the installation of a new handrail on the stairs.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$89,150****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0957EXT2****Construction Cost \$7,000**

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 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

FLOORING REPLACEMENT**Project Index #: 0957INT3****Construction Cost \$11,200**

The carpet and sheet vinyl flooring in the building are showing signs of extreme wear. It is recommended that the carpet and sheet vinyl be replaced with heavy duty commercial grade carpet and VCT (vinyl composite tile) flooring in the next one to two years.

INSTALL PLANTER**Project Index #: 0957EXT5****Construction Cost \$1,000**

The Residence has relatively new vinyl siding. Along the rear and west side of the residence, the lawn grows right up to the house making it difficult to mow without damaging the siding. Watering the lawn also wets the siding causing premature deterioration. This project would remove the lawn within three feet of the residence and install a planter with drip irrigation.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

INTERIOR FINISHES**Project Index #: 0957INT1****Construction Cost \$7,000**

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.

KITCHEN REMODEL**Project Index #: 0957INT2****Construction Cost \$30,000**

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

REPLACE ROOF

Project Index #: 0957EXT1
Construction Cost \$21,000

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

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

RESCREEN PATIO

Project Index #: 0957EXT4
Construction Cost \$1,200

The screens on the patio are torn and damaged. They have reached the end of their expected life and should be scheduled for replacement. This project would replace the screens and the wood door to keep insects and other pests out of the patio.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

WATER HEATER REPLACEMENT

Project Index #: 0957PLM1
Construction Cost \$1,750

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

WINDOW REPLACEMENT

Project Index #: 0957EXT6
Construction Cost \$9,000

The windows are older, dual pane construction in a vinyl frame which are not energy efficient and are reaching the end of their expected life. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 9 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 1,400
Year Constructed: 1961
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: Modular Home
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$500	Project Construction Cost per Square Foot:	\$64.04
Priority Class 2:	\$89,150	Total Facility Replacement Construction Cost:	\$175,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$125
Grand Total:	\$89,650	FCNI:	51%

MVWMA RESIDENCE #1

SPWB Facility Condition Analysis - 0956

Survey Date: 4/30/2009

MVWMA RESIDENCE #1**BUILDING REPORT**

The residence is a 3-bedroom modular home with attached single garage on a concrete foundation. The house was extensively remodeled in 2003 which included new HVAC, composition roofing, vinyl siding and dual pane windows. The house has the required smoke detectors throughout and is in good shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$1,500****Currently Critical****Immediate to Two Years****ENTRY LANDING / STAIR / HANDRAIL INSTALLATION****Project Index #: 0956SFT1****Construction Cost \$1,500**

The front entry landing and stairs do not meet the 2006 IBC Chapter 10 building code. The landing is required to be a minimum of 36 inches and the stair risers are not equal. The stairs are missing a handrail. This project would provide for the installation of a new concrete landing, stairs and handrail.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,750****Necessary - Not Yet Critical****Two to Four Years****WATER HEATER REPLACEMENT****Project Index #: 0956PLM1****Construction Cost \$1,750**

There is a 50 gallon propane-fired water heater in the garage. 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 50 gallon propane-fired water heater be installed.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$14,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0956EXT1****Construction Cost \$7,000**

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 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 be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 0956INT1****Construction Cost \$7,000**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next four to five years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 1,400
Year Constructed: 1961
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: Modular Home
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,500	Project Construction Cost per Square Foot:	\$12.32
Priority Class 2:	\$1,750	Total Facility Replacement Construction Cost:	\$175,000
Priority Class 3:	\$14,000	Facility Replacement Cost per Square Foot:	\$125
Grand Total:	\$17,250	FCNI:	10%

MVWMA PUMP HOUSE

SPWB Facility Condition Analysis - 0955

Survey Date: 4/30/2009

MVWMA PUMP HOUSE**BUILDING REPORT**

The Pump House serves the main WMA site and contains a well, storage tank, water meter, and a manganese sand filter. The building is a prefabricated metal structure and is in good shape. The pressurized water storage tank has been problematic due to age and will be addressed in the report.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,500****Necessary - Not Yet Critical****Two to Four Years****WATER STORAGE TANK REPLACEMENT****Project Index #: 0955PLM1****Construction Cost \$2,500**

There is a 500 gallon water storage tank in the building. The average life span of a water storage tank is forty to fifty years. The tank was installed in 1965. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 3-4 years. This project would provide for a new water storage tank to be installed including connections to existing utilities.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$700****Long-Term Needs****Four to Ten Years****DOOR LANDING INSTALLATION****Project Index #: 0955EXT3****Construction Cost \$100**

The exterior door does not have a landing. This project would provide for the installation of a 3 foot by 3 foot concrete landing, 4 inches thick.

EXTERIOR FINISHES**Project Index #: 0955EXT2****Construction Cost \$600**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is the painting, sealing and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted, 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): 200
Year Constructed: 1965
Exterior Finish 1: 100 % Painted Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: %
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:	\$16.00
Priority Class 2:	\$2,500	Total Facility Replacement Construction Cost:	\$20,000
Priority Class 3:	\$700	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$3,200	FCNI:	16%

MVWMA INCUBATOR HOUSE

SPWB Facility Condition Analysis - 0954

Survey Date: 4/30/2009

MVWMA INCUBATOR HOUSE

BUILDING REPORT

The Incubator House is a wood framed structure with a corrugated metal roof on a concrete foundation. The building was designed as a residence and later was converted for use as a fowl hatching facility. It is currently not being used and is in poor shape. All utilities have been disconnected.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$5,120****Long-Term Needs****Four to Ten Years****DEMOLISH STRUCTURE****Project Index #: 0954EXT1****Construction Cost \$5,120**

The Incubator House contains numerous code and safety issues including but not limited to bat infestation, broken or missing electrical fixtures, dry rot and possible structural damage. The exterior metal panels have blown off in the wind and there has been no attempt to repair the building. This has exposed the substrate and framing members to the elements. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.

BUILDING INFORMATION:

Gross Area (square feet): 512
 Year Constructed: 1968
 Exterior Finish 1: 100 % Metal 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:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$26,000
Priority Class 3:	\$5,120	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$5,120	FCNI:	20%

MVWMA OIL STORAGE

SPWB Facility Condition Analysis - 0653

Survey Date: 4/30/2009

MVWMA OIL STORAGE BUILDING REPORT

The Oil Storage is a metal building located adjacent to the Wood Shop. It is used as storage for solvents, oil and other flammable and hazardous liquids used by staff at the wildlife area. The building is in poor condition.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$720****Long-Term Needs****Four to Ten Years****DEMOLISH STRUCTURE****Project Index #: 0653EXT1****Construction Cost \$720**

The Oil Storage building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.

BUILDING INFORMATION:**Gross Area (square feet): 144****Year Constructed: 1955****Exterior Finish 1: 100 % Metal Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % H-4****IBC Occupancy Type 2: %****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:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$3,000
Priority Class 3:	\$720	Facility Replacement Cost per Square Foot:	\$20
Grand Total:	\$720	FCNI:	24%

MVWMA OFFICE / HEADQUARTERS

SPWB Facility Condition Analysis - 0650

Survey Date: 4/30/2009

MVWMA OFFICE / HEADQUARTERS**BUILDING REPORT**

The Office / Headquarters is a wood framed structure with a 3- tab composition roof on a concrete foundation. It has a reception area, small offices, kitchenette and restroom. The facility is in overall poor condition with worn VCT flooring, ceiling damage from a leaking evaporative cooler, old windows and doors and a dated non-ADA compliant restroom. The exterior siding was painted in 2008 and is in fair condition. The building does not have any fire alarms, sprinklers and is not ADA accessible to the public.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$62,725****Currently Critical****Immediate to Two Years****ADA ACCESSIBILITY IMPROVEMENTS****Project Index #: 0650ADA1****Construction Cost \$38,500**

The office is lacking ADA accessibility components for providing barrier free access to the public. This project would provide for an ADA compliant ramp and door hardware at the main entrance to the building as well as remodeling of the existing restroom into a unisex ADA compliant facility and appropriate signage.

This may include but is not limited to replacing all restroom fixtures, door and hardware, painting and installing fiberglass reinforced panels (FRP).

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

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 0650SFT2****Construction Cost \$3,325**

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 #: 0650SFT1****Construction Cost \$13,300**

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. This project does not include a water storage tank for fire protection which may be required if existing water flows are not adequate.

FLOORING REPLACEMENT**Project Index #: 0650INT2****Construction Cost \$7,600**

The existing flooring is a mix of concrete and old vinyl composition tile (VCT) which is in extremely poor shape. This project would provide for new VCT to be installed throughout the building. Removal of the existing flooring is included in this estimate. This project should be implemented in the next two years.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$48,975****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0650EXT4****Construction Cost \$3,000**

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

EXTERIOR FINISHES**Project Index #: 0650EXT1****Construction Cost \$11,100**

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. The estimate is based on 950 square feet at \$10.00 per foot for the main building plus 800 square feet at \$2.00 per foot for the trellis in front of the building. The estimate also provides for removing earth to wood contact by regrading around the exterior of the building.

INTERIOR FINISHES / CEILING REPAIRS**Project Index #: 0650INT1****Construction Cost \$4,750**

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 three years. Prior to painting, all surfaces should be repaired and prepped. Repair to the damaged ceilings is also included in this estimate.

LIGHTING UPGRADE**Project Index #: 0650ENR1****Construction Cost \$2,375**

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.

REPLACE EVAPORATIVE COOLER**Project Index #: 0650HVA1****Construction Cost \$3,000**

The roof mounted evaporative cooler has been leaking and is problematic due to it's age. This project would provide for a new evaporative cooler to be installed including removal of the existing cooler and connections to the existing utilities.

ROOF REPLACEMENT**Project Index #: 0650EXT2****Construction Cost \$14,250**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing. Replacement of the evaporative cooler should be completed prior to or at the same time.

WINDOW REPLACEMENT**Project Index #: 0650EXT3****Construction Cost \$10,500**

The windows are original, dual pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 7 units including wooden frames. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 950
Year Constructed: 1955
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
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:	\$62,725	Project Construction Cost per Square Foot:	\$117.58
Priority Class 2:	\$48,975	Total Facility Replacement Construction Cost:	\$142,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$111,700	FCNI:	79%

MVWMA BROODER HOUSE

SPWB Facility Condition Analysis - 0649

Survey Date: 4/30/2009

MVWMA BROODER HOUSE**BUILDING REPORT**

The Brooder House is a concrete masonry unit and wood framed structure with a corrugated metal roof on a concrete foundation. The building is currently not in use but was formerly used for raising fowl for the wildlife management area. It is in fair condition.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$49,200****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0649EXT4****Construction Cost \$4,000**

The existing exterior wood doors appear to be original to the building. They are damaged from age and general wear and tear and are in need of replacement to seal the building. This project would provide for the replacement of four wood doors with four new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

EXTERIOR FINISHES**Project Index #: 0649EXT1****Construction Cost \$14,400**

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

ROOF REPLACEMENT**Project Index #: 0649EXT2****Construction Cost \$28,800**

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

WINDOW REPLACEMENT**Project Index #: 0649EXT3****Construction Cost \$2,000**

The windows are original, single pane construction in a metal frame. These older windows are damaged and in need of replacement to seal the building. 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): 2,880
Year Constructed: 1965
Exterior Finish 1: 100 % Concrete Masonry U
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:	\$17.08
Priority Class 2:	\$49,200	Total Facility Replacement Construction Cost:	\$72,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$49,200	FCNI:	68%

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



Mason Valley Wildlife Management Area - Site #9904
Description: Parking area for the public at Office.



Mason Valley Wildlife Management Area - Site #9904
Description: Headquarters area.



Mason Valley WMA Brooder House - Building #0649
Description: Exterior of the building.



Mason Valley WMA Office / Headquarters - Building #0650
Description: Exterior of the building and public entrance on right.



Mason Valley WMA Office / Headquarters - Building #0650
Description: Interior ceiling damage in office.



Mason Valley WMA Office / Headquarters - Building #0650
Description: Flooring in need of removal and replacement.



Mason Valley WMA Office / Headquarters - Building #0650
Description: Evaporative cooler and roof damage.



Mason Valley WMA Oil Storage - Building #0653
Description: Exterior of the building.



Mason Valley WMA Incubator House- Building #0954
Description: Exterior of the building.



Mason Valley WMA Pump House - Building #0955
Description: Exterior of the building.



Mason Valley WMA Residence #1 - Building #0956
Description: Exterior of the building.



Mason Valley WMA Residence #2 - Building #0957
Description: Exterior of the building.



Mason Valley WMA Residence #3 - Building #0958
Description: Exterior of the building.



Mason Valley WMA Residence #4 - Building #0959
Description: Exterior of the building.



Mason Valley WMA Residence #4 - Building #0959
Description: Interior ceiling damage in need of repair.



Mason Valley WMA Equipment Shed - Building #0960
Description: Exterior of the building.



Mason Valley WMA Garage - Building #0961
Description: Exterior of the building.



Mason Valley WMA Wood Shop - Building #0962
Description: Exterior of the building.



Mason Valley WMA North Pump House - Building #2473
Description: Exterior of the building.



Mason Valley WMA Old Goose Pens - Building #2474
Description: Exterior of the building.



Mason Valley WMA Residence 4 Storage Shed- Building #2475
Description: Exterior of the building.



Mason Valley WMA Barn / Box Stalls - Building #2476
Description: Exterior of the building.



Mason Valley WMA Quonset Hut - Building #2477
Description: Exterior of the building.



Mason Valley WMA Equipment Maintenance Building - Building #2478
Description: Exterior of the building.



Mason Valley WMA Mechanics Shop - Building #2981
Description: Exterior of the building.



Mason Valley WMA Mechanics Shop - Building #2981
Description: Interior of the building.



Mason Valley WMA Storage Building - Building #2982
Description: Exterior of the building.



Mason Valley WMA Filter House 1 - Building #2983
Description: Exterior of the building.



Mason Valley WMA Filter House 2 - Building #2984
Description: Exterior of the building.



Mason Valley WMA Residence 4 Greenhouse - Building #2985
Description: Exterior of the building.



Mason Valley WMA Residence 4 Gazebo - Building #2986
Description: Exterior of the building.