

State of Nevada
Department of Wildlife
Facility Condition Analysis

WAYNE E. KIRCH WILDLIFE MANAGEMENT AREA

P.O. Box 189
Lund, Nevada 89317

Site Number: 9953
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in October 2017

State of Nevada
Department of Wildlife
Facility Condition Analysis

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

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

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and the 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.

Site number: 9953

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0645	OIL STORAGE BUILDING	150	1960	6/8/2016	\$72,000	\$1,500	\$0	\$73,500	\$45,000	163%
	P. O. Box 189									
	Kirch WMA									
2329	CXT RESTROOM #5	120	2000	6/8/2016	\$30,450	\$2,400	\$0	\$32,850	\$30,000	110%
	P. O. Box 189									
	Kirch WMA									
2326	CXT RESTROOM #2 - CAMPGROUND	120	2000	6/8/2016	\$30,450	\$2,400	\$0	\$32,850	\$30,000	110%
	P. O. Box 189									
	Kirch WMA									
2328	CXT RESTROOM #4 - CAMPGROUND	120	2000	6/8/2016	\$30,450	\$2,400	\$0	\$32,850	\$30,000	110%
	P. O. Box 189									
	Kirch WMA									
2327	CXT RESTROOM #3 - CAMPGROUND	120	2000	6/8/2016	\$30,450	\$2,400	\$0	\$32,850	\$30,000	110%
	P. O. Box 189									
	Kirch WMA									
2332	BLM RESTROOM #3	70	2000	6/8/2016	\$30,450	\$1,400	\$0	\$31,850	\$30,000	106%
	P. O. Box 189									
	Kirch WMA									
2331	BLM RESTROOM #2	70	2000	6/8/2016	\$30,450	\$1,400	\$0	\$31,850	\$30,000	106%
	P. O. Box 189									
	Kirch WMA									
2330	BLM RESTROOM #1	70	2000	6/8/2016	\$30,450	\$1,400	\$0	\$31,850	\$30,000	106%
	P. O. Box 189									
	Kirch WMA									
0943	CHEMICAL STORAGE SHED	240	1960	6/8/2016	\$42,000	\$2,400	\$0	\$44,400	\$72,000	62%
	P. O. Box 189									
	Kirch WMA									
0945	EQUIPMENT SHED	1200	1960	6/8/2016	\$6,500	\$21,900	\$0	\$28,400	\$60,000	47%
	P. O. Box 189									
	Kirch WMA									
0643	SHOP/ BUNKHOUSE/ OFFICE	1250	1969	6/8/2016	\$59,250	\$97,500	\$2,400	\$159,150	\$375,000	42%
	P. O. Box 189									
	Kirch WMA									
0642	KIRCH WMA RESIDENCE	1900	1964	6/8/2016	\$0	\$142,500	\$19,000	\$161,500	\$495,900	33%
	P. O. Box 189									
	Kirch WMA									
0644	KIRCH WMA PUMP HOUSE	100	1992	6/8/2016	\$2,000	\$2,800	\$4,000	\$8,800	\$40,000	22%
	P. O. Box 189									
	Kirch WMA									
2336	LOG RANCH BUILDING #1	460	1920	6/8/2016	\$0	\$6,900	\$0	\$6,900	\$32,000	22%
	P. O. Box 189									
	Kirch WMA									
0944	SLAUGHTER HOUSE	700	1930	6/8/2016	\$0	\$10,500	\$0	\$10,500	\$70,000	15%
	P. O. Box 189									
	Kirch WMA									
2325	CXT RESTROOM #1 - CAMPGROUND	120	2000	6/8/2016	\$450	\$2,400	\$0	\$2,850	\$30,000	10%
	P. O. Box 189									
	Kirch WMA									

Site number: 9953

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3677	RESIDENCE #2	1650	2013	6/8/2016	\$1,000	\$6,600	\$33,000	\$40,600	\$430,000	9%
	P. O. Box 189									
	Kirch WMA									
2333	RAMADA #1	140	2000	6/8/2016	\$0	\$560	\$0	\$560	\$7,000	8%
	P. O. Box 189									
	Kirch WMA									
2334	RAMADA #2	140	2000	6/8/2016	\$0	\$560	\$0	\$560	\$7,000	8%
	P. O. Box 189									
	Kirch WMA									
2335	RAMADA #3	140	2000	6/8/2016	\$0	\$560	\$0	\$560	\$7,000	8%
	P. O. Box 189									
	Kirch WMA									
2337	LOG RANCH BUILDING #2	700	1920	6/8/2016	\$0	\$1,500	\$0	\$1,500	\$35,000	4%
	P. O. Box 189									
	Kirch WMA									
0941	OLD RANCH SCHOOL HOUSE	650	1930	6/8/2016	\$0	\$665	\$0	\$665	\$32,500	2%
	P. O. Box 189									
	Kirch WMA									
0942	SEED SILO	200	1960	6/8/2016	\$0	\$1,120	\$0	\$1,120	\$60,000	2%
	P. O. Box 189									
	Kirch WMA									
9953	KIRCH WMA SITE			6/8/2016	\$457,000	\$337,000	\$0	\$794,000		0%
	P. O. Box 189									
	Kirch WMA									
3787	WELL PUMP HOUSE - SOUTH	80	2016	6/8/2016	\$0	\$0	\$0		\$32,000	
	State Route 318 - 32 miles S of Lund									
	Kirch WMA									
Report Totals.....:		10,510			\$853,350	\$650,765	\$58,400	\$1,562,515	\$2,040,400	77%

Acronyms List

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

This is a generic acronym list of commonly used terms in the construction industry. Some or all of these acronyms are used throughout the report.

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KIRCH WMA SITE

SPWD Facility Condition Analysis - 9953

Survey Date: 6/8/2016

KIRCH WMA SITE BUILDING REPORT

The Wayne E. Kirch Wildlife Management Area is located in the White River Valley in northeastern Nye County. It is an area measuring 14,815 acres in size. Major attractions include 5 major reservoirs, a hot springs, a camping area and habitats varying from sagebrush to wet meadows. Some of the activities available are boating, fishing, wildlife viewing, hunting, swimming, hiking and camping. Used as ranch land in the late 1800's and part of the 1900's, the State of Nevada Department of Wildlife recognized the wildlife potential of this property and purchased the area in 1959. This site has also been designated as a National Natural Landmark.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$457,000****Currently Critical****Immediate to Two Years****Project Index #: 9953ADA1****BOAT DOCK AND RAMP REPLACEMENT****Construction Cost \$450,000**

The boat docks and concrete ramps are approaching the end of their expected life and should be scheduled for replacement due to extreme climatic conditions and use. The concrete ramps are cracking and spalling. It is important for the concrete to be in good shape to insure proper traction for tow vehicles and to prevent accidents. This project would provide for the purchase and installation of 3 new ADA compliant boat docks and concrete ramps. Removal and disposal of the existing concrete ramps and docks are included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

Project Index #: 9953SFT1**EXTERIOR STAIR HANDRAIL INSTALLATION****Construction Cost \$5,000**

There is a set of stairs on the west side of the office which are lacking handrails. This project would provide for the installation of a 1-1/2 inch tube steel handrail to be installed on each side of the stairs. Chapter 10 of the 2012 IBC was used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

Project Index #: 9953SIT8**HAZARDOUS COMMUNICATION PROGRAM****Construction Cost \$2,000**

Due to the storage of hazardous materials, this site shall comply with IFC 2012 Chapter 4 Emergency Planning and Preparedness, and have a written Hazardous Materials Management Plan, including but not limited to, Section 5003 Safety Data Sheets, Section 406 Employee Training and Response Procedures and Section 407 Hazard Communication. Chapter 50 Section 5001 will provide additional assistance in devising and implementing a hazardous communication program.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$337,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9953SIT2****ACCESS BRIDGE REPLACEMENT****Construction Cost \$25,000**

The Tule access bridge crosses a ditch at the site, providing access to the opposite side of the site for recreation. The structure is older, in poor condition, and could become a safety issue. This project recommends the installation of a concrete box culvert and walkway to replace the bridge. The new installation will last longer and be less susceptible to damage by water flows.

This project or a portion thereof was previously recommended in the FCA report dated 05/24/2002 and 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

FENCE REPLACEMENT

Project Index #: 9953SIT6
Construction Cost \$300,000

This site is home to some endangered species. The habitat is tightly managed to protect them. Feral horses and stray cattle must be kept out. The perimeter fencing for the wildlife management area is a juniper pole fence, which is aging. The fence posts are losing their integrity and failing. This project recommends replacing the fence with steel posts and wildlife stranded wire. The estimate is based on approximately 50 miles of fencing.

This project or a portion thereof was previously recommended in the FCA report dated 05/24/2002 and 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

IRRIGATION SYSTEM REPLACEMENT

Project Index #: 9953SIT5
Construction Cost \$12,000

The campground is served by a well, which provides water for campers and the irrigation. A drip irrigation system was installed at the campground to provide water for trees and shrubs, but problems with water quality and other issues adversely affected the effectiveness of the system. This project recommends removing the existing system and replacing it with a new drip irrigation system including backflow prevention, filters, and self-cleaning bubblers and valves. Following installation, trees and shrubs should be reintroduced to the campground area.

This project or a portion thereof was previously recommended in the FCA report dated 05/24/2002 and 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$457,000
Priority Class 2:	\$337,000
Priority Class 3:	\$0
Grand Total:	\$794,000

RESIDENCE #2

SPWD Facility Condition Analysis - 3677

Survey Date: 6/8/2016

**RESIDENCE #2
BUILDING REPORT**

The Kirch WMA Residence #2 is a wood framed structure on a concrete stem wall foundation with a standing seam metal roofing system. It has 4 bedrooms, 2 bathrooms, and a living, dining and kitchen area. There is an attached two car garage. The home is heated and cooled by a heat pump system and a wood stove.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$1,000****Currently Critical****Immediate to Two Years****PEST CONTROL****Project Index #: 3677ENV1****Construction Cost \$1,000**

There are numerous rodent droppings in the crawl space throughout this building. Due to the potential risk of disease, this project provides for treatment and clean up of the rodent droppings by a licensed pest control business.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$6,600****Necessary - Not Yet Critical****Two to Four Years****REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING****Project Index #: 3677SIT1****Construction Cost \$6,600**

The house has considerable damage to the siding from lawn sprinklers wetting the siding. This project would create drip irrigated planters within three feet of the house and relocate sprinklers so they do not wet the house.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$33,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 3677EXT1****Construction Cost \$16,500**

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

INTERIOR FINISHES**Project Index #: 3677INT1****Construction Cost \$16,500**

It is recommended to paint the interior walls and ceilings at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 1,650
Year Constructed: 2013
Exterior Finish 1: 100 % T1-11 Hardie board
Exterior Finish 2: 100 % Seamless Metal Roof
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 0 % R-3
IBC Occupancy Type 2: 0 %
Construction Type:
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,000	Project Construction Cost per Square Foot:	\$24.61
Priority Class 2:	\$6,600	Total Facility Replacement Construction Cost:	\$430,000
Priority Class 3:	\$33,000	Facility Replacement Cost per Square Foot:	\$261
Grand Total:	\$40,600	FCNI:	9%

LOG RANCH BUILDING #2

SPWD Facility Condition Analysis - 2337

Survey Date: 6/8/2016

LOG RANCH BUILDING #2

BUILDING REPORT

The Log Ranch Building #2 is an old structure which was part of the original ranch dating from the early 20th century. The year constructed is an estimate based on the history of the ranch.

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$1,500**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2337EXT1

HISTORIC BUILDING MAINTENANCEConstruction Cost **\$1,500**

The wood structure is over 75 years old and there are numerous areas where the wood is splitting, warping and deteriorating. This project would provide for sealing the wood and repairing the roof as needed. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements, which are not included in this estimate. It is recommended that the work be done 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): 700

Year Constructed: 1920

Exterior Finish 1: 100 % Log Exterior

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 Frame

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.14
Priority Class 2:	\$1,500	Total Facility Replacement Construction Cost:	\$35,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$1,500	FCNI:	4%

LOG RANCH BUILDING #1

SPWD Facility Condition Analysis - 2336

Survey Date: 6/8/2016

LOG RANCH BUILDING #1 BUILDING REPORT

The Log Ranch Building #1 is an old structure which was part of the original ranch dating from the early 20th century. The year constructed is an estimate based on the history of the ranch.

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$6,900**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2336EXT1

Construction Cost **\$6,900****HISTORIC BUILDING MAINTENANCE**

The wood structure is over 75 years old and there are numerous areas where the wood is splitting, warping and deteriorating. This project would provide for sealing the wood and repairing the roof as needed. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements, which are not included in this estimate. It is recommended that the work be done 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): **460**Year Constructed: **1920**Exterior Finish 1: **100 % Log Exterior**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 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:	\$15.00
Priority Class 2:	\$6,900	Total Facility Replacement Construction Cost:	\$32,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$70
Grand Total:	\$6,900	FCNI:	22%

RAMADA #3

SPWD Facility Condition Analysis - 2335

Survey Date: 6/8/2016

RAMADA #3 BUILDING REPORT

The Ramada #3 is a steel and wood framed structure located in the Dave Deacon Campground. It was formerly a BLM Structure.

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$560**

Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES

Project Index #: 2335EXT1

Construction Cost **\$560**

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 140

Year Constructed: 2000

Exterior Finish 1: 100 % Wood / Open

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 & 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:	\$4.00
Priority Class 2:	\$560	Total Facility Replacement Construction Cost:	\$7,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$560	FCNI:	8%

RAMADA #2

SPWD Facility Condition Analysis - 2334

Survey Date: 6/8/2016

RAMADA #2 BUILDING REPORT

The Ramada #2 is a steel and wood framed structure located in the Dave Deacon Campground. It was formerly a BLM structure.

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$560**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2334EXT1

Construction Cost **\$560****EXTERIOR 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 140

Year Constructed: 2000

Exterior Finish 1: 100 % Wood / Open

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 & 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:	\$4.00
Priority Class 2:	\$560	Total Facility Replacement Construction Cost:	\$7,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$560	FCNI:	8%

RAMADA #1

SPWD Facility Condition Analysis - 2333

Survey Date: 6/8/2016

RAMADA #1 BUILDING REPORT

The Ramada #1 is a steel and wood framed structure located in the Dave Deacon Campground. It was formerly a BLM structure.

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$560**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2333EXT1

Construction Cost **\$560****EXTERIOR 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

BUILDING INFORMATION:Gross Area (square feet): **140**Year Constructed: **2000**Exterior Finish 1: **100 % Wood / Open**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 & 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:	\$4.00
Priority Class 2:	\$560	Total Facility Replacement Construction Cost:	\$7,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$560	FCNI:	8%

BLM RESTROOM #3

SPWD Facility Condition Analysis - 2332

Survey Date: 6/8/2016

BLM RESTROOM #3**BUILDING REPORT**

The BLM Restroom #3 is a precast unisex ADA compliant restroom which is located in the Hot Springs area. It is a former BLM restroom given to the WMA.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$30,450****Currently Critical****Immediate to Two Years****Project Index #: 2332ADA2****Construction Cost \$30,000****ADA ACCESSIBLE PATH OF TRAVEL**

The 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 restroom 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 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 references for this project. 750 square feet of concrete was used for this estimate.

Project Index #: 2332ADA1**Construction Cost \$450****ADA SIGNAGE**

ADA regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2332EXT1****Construction Cost \$1,400****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 70
Year Constructed: 2000
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$30,450	Project Construction Cost per Square Foot:	\$455.00
Priority Class 2:	\$1,400	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$429
Grand Total:	\$31,850	FCNI:	106%

BLM RESTROOM #2

SPWD Facility Condition Analysis - 2331

Survey Date: 6/8/2016

BLM RESTROOM #2**BUILDING REPORT**

The BLM Restroom #2 is a precast unisex ADA compliant restroom which is located in the Adams-McGill Reservoir area. It is a former BLM restroom given to the WMA.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$30,450****Currently Critical****Immediate to Two Years****Project Index #: 2331ADA2****ADA ACCESSIBLE PATH OF TRAVEL****Construction Cost \$30,000**

The 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 restroom 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 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 references for this project. 750 square feet of concrete was used for this estimate.

Project Index #: 2331ADA1**ADA SIGNAGE****Construction Cost \$450**

ADA regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2331EXT1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$1,400**

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 2-3 years and that this

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

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 70
Year Constructed: 2000
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$30,450	Project Construction Cost per Square Foot:	\$455.00
Priority Class 2:	\$1,400	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$429
Grand Total:	\$31,850	FCNI:	106%

BLM RESTROOM #1

SPWD Facility Condition Analysis - 2330

Survey Date: 6/8/2016

BLM RESTROOM #1**BUILDING REPORT**

The BLM Restroom #1 is a precast unisex ADA compliant restroom which is located in the Hay Meadow Reservoir area. It is a former BLM restroom given to the WMA.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$30,450****Currently Critical****Immediate to Two Years****Project Index #: 2330ADA2****Construction Cost \$30,000****ADA ACCESSIBLE PATH OF TRAVEL**

The 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 restroom 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 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 references for this project. 750 square feet of concrete was used for this estimate.

Project Index #: 2330ADA1**Construction Cost \$450****ADA SIGNAGE**

ADA regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2330EXT1****Construction Cost \$1,400****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 2-3 years and that this

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

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 70
Year Constructed: 2000
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$30,450	Project Construction Cost per Square Foot:	\$455.00
Priority Class 2:	\$1,400	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$429
Grand Total:	\$31,850	FCNI:	106%

CXT RESTROOM #5

SPWD Facility Condition Analysis - 2329

Survey Date: 6/8/2016

CXT RESTROOM #5**BUILDING REPORT**

The CXT Restroom #5 is a precast unisex ADA compliant restroom which is located in the reservoir area.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$30,450****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 2329ADA2****Construction Cost \$30,000**

The 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 restroom 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 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 references for this project. 750 square feet of concrete was used for this estimate.

ADA SIGNAGE**Project Index #: 2329ADA1****Construction Cost \$450**

ADA regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,400****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 2329EXT1****Construction Cost \$2,400**

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 2-3 years and that this

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

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 120
Year Constructed: 2000
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$30,450	Project Construction Cost per Square Foot:	\$273.75
Priority Class 2:	\$2,400	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$32,850	FCNI:	110%

CXT RESTROOM #4 - CAMPGROUND

SPWD Facility Condition Analysis - 2328

Survey Date: 6/8/2016

CXT RESTROOM #4 - CAMPGROUND**BUILDING REPORT**

The CXT Restroom #4 is a precast unisex ADA compliant restroom which is located in the Dave Deacon Campground.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$30,450****Currently Critical****Immediate to Two Years****Project Index #: 2328ADA2****Construction Cost \$30,000****ADA ACCESSIBLE PATH OF TRAVEL**

The 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 restroom 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 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 references for this project. 750 square feet of concrete was used for this estimate.

Project Index #: 2328ADA1**Construction Cost \$450****ADA SIGNAGE**

ADA regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2328EXT1****Construction Cost \$2,400****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 2-3 years and that this

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

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 120
Year Constructed: 2000
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$30,450	Project Construction Cost per Square Foot:	\$273.75
Priority Class 2:	\$2,400	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$32,850	FCNI:	110%

CXT RESTROOM #3 - CAMPGROUND

SPWD Facility Condition Analysis - 2327

Survey Date: 6/8/2016

CXT RESTROOM #3 - CAMPGROUND**BUILDING REPORT**

The CXT Restroom #3 is a precast unisex ADA compliant restroom which is located in the Dave Deacon Campground.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$30,450****Currently Critical****Immediate to Two Years****Project Index #: 2327ADA2****ADA ACCESSIBLE PATH OF TRAVEL****Construction Cost \$30,000**

The 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 restroom 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 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 references for this project. 750 square feet of concrete was used for this estimate.

Project Index #: 2327ADA1**ADA SIGNAGE****Construction Cost \$450**

ADA regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2327EXT1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$2,400**

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 2-3 years and that this

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

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 120
Year Constructed: 2000
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$30,450	Project Construction Cost per Square Foot:	\$273.75
Priority Class 2:	\$2,400	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$32,850	FCNI:	110%

CXT RESTROOM #2 - CAMPGROUND

SPWD Facility Condition Analysis - 2326

Survey Date: 6/8/2016

CXT RESTROOM #2 - CAMPGROUND**BUILDING REPORT**

The CXT Restroom #2 is a precast unisex ADA compliant restroom which is located in the Dave Deacon Campground.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$30,450****Currently Critical****Immediate to Two Years****Project Index #: 2326ADA2****ADA ACCESSIBLE PATH OF TRAVEL****Construction Cost \$30,000**

The 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 restroom 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 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 references for this project. 750 square feet of concrete was used for this estimate.

Project Index #: 2326ADA1**ADA SIGNAGE****Construction Cost \$450**

ADA regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2326EXT1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$2,400**

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 2-3 years and that this

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

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 120
Year Constructed: 2000
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$30,450	Project Construction Cost per Square Foot:	\$273.75
Priority Class 2:	\$2,400	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$32,850	FCNI:	110%

CXT RESTROOM #1 - CAMPGROUND

SPWD Facility Condition Analysis - 2325

Survey Date: 6/8/2016

CXT RESTROOM #1 - CAMPGROUND**BUILDING REPORT**

The CXT Restroom is a precast unisex ADA compliant restroom which is located in the Dave Deacon Campground. It has a designated ADA accessible parking and loading area.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$450****Currently Critical****Immediate to Two Years****ADA SIGNAGE****Project Index #: 2325ADA1****Construction Cost \$450**

ADA regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,400****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 2325EXT1****Construction Cost \$2,400**

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 2-3 years and that this

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

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

BUILDING INFORMATION:**Gross Area (square feet): 120****Year Constructed: 2000****Exterior Finish 1: 100 % Precast Concrete****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: 0 %****Construction Type: Precast Concrete****IBC Construction Type: III-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$450	Project Construction Cost per Square Foot:	\$23.75
Priority Class 2:	\$2,400	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$2,850	FCNI:	10%

EQUIPMENT SHED

SPWD Facility Condition Analysis - 0945

Survey Date: 6/8/2016

**EQUIPMENT SHED
BUILDING REPORT**

The Equipment Shed is a steel framed structure with a concrete floor located south of the office. It is open on one side and is used for storage of WMA equipment.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$6,500****Currently Critical****Immediate to Two Years****Project Index #: 0945ENV1****SPILL CONTAINMENT****Construction Cost \$6,500**

The Equipment Shed does not have a method for containing spills or leakage from drums. This project would add secondary containment pallets for all containers in the building and install placards on the building exterior.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$21,900****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0945EXT1****EXTERIOR FINISHES****Construction Cost \$2,400**

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

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

Project Index #: 0945EXT2**EXTERIOR SIDING REPLACEMENT****Construction Cost \$5,100**

The corrugated metal panels covering the building are original and should be scheduled for replacement. Many of the panels are damaged from general wear and tear. This project would provide for the removal and the disposal of the existing panels and the replacement with new pre-painted metal panels.

Project Index #: 0945EXT3**ROOF REPLACEMENT****Construction Cost \$14,400**

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

BUILDING INFORMATION:

Gross Area (square feet): 1,200
Year Constructed: 1960
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: Steel Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$6,500	Project Construction Cost per Square Foot:	\$23.67
Priority Class 2:	\$21,900	Total Facility Replacement Construction Cost:	\$60,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$28,400	FCNI:	47%

SLAUGHTER HOUSE

SPWD Facility Condition Analysis - 0944

Survey Date: 6/8/2016

SLAUGHTER HOUSE

BUILDING REPORT

The Slaughter House is a concrete masonry unit structure with a metal roofing system that was once used as a slaughter house when the site was a working ranch. The building was used as storage but is no longer in use. It is in fair shape and is recommended to be left in a state of arrested decay.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$10,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0944EXT1****Construction Cost \$10,500****HISTORIC BUILDING MAINTENANCE**

The wood structure is over 87 years old and there are numerous areas where the wood is splitting, warping and deteriorating. This is also an exhibit for the park and requires maintenance. This project would provide for sealing the wood and repairing the roof as needed. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements, which are not included in this estimate. It is recommended that the work be done 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): 700****Year Constructed: 1930****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****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$15.00
Priority Class 2:	\$10,500	Total Facility Replacement Construction Cost:	\$70,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$10,500	FCNI:	15%

CHEMICAL STORAGE SHED

SPWD Facility Condition Analysis - 0943

Survey Date: 6/8/2016

CHEMICAL STORAGE SHED BUILDING REPORT

The Chemical Storage Shed is a modular steel structure on a concrete slab-on-grade foundation. It is located east of the office and used for storage of chemicals and herbicides used by WMA staff.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$42,000****Currently Critical****Immediate to Two Years****EXPLOSION PROOF INTERIOR LED LIGHTING****Project Index #: 0943SFT2****Construction Cost \$2,000**

The existing lighting fixtures are the incandescent type, and are not energy efficient or explosion proof. This project will upgrade fixtures to higher efficiency units with longer life cycles and will be explosion proof. 4' LEDs in class 1 explosion proof fixtures are suggested. Occupancy sensors will be installed for additional savings. Electrical wiring upgrades have not been included in this estimate.

HAZARDOUS MATERIALS STORAGE UPGRADE**Project Index #: 0943ENV1****Construction Cost \$30,000**

The Chemical Storage Shed contains hazardous materials (i.e. herbicides and pesticides). Per IFC 2012 Hazardous Materials, and in accordance with NFPA; where hazardous materials are stored, dispensed or used, Section 5003 states the proper use and application is to have mechanical exhaust and ventilation, and hazard identification signs shall be installed. Refer to Section 5004 and 5005 for the proper use and setup. It is important to comply with all applicable codes. This project would provide for all requirements in IFC 2012, to include Section 105 permits and inspections through the State Fire Marshal's Office and the State Public Works Division.

SAFETY CABINETS**Project Index #: 0943SFT1****Construction Cost \$10,000**

The building contains many different herbicides, pesticides and other hazardous products located on open shelves and on the floor. This does not meet OSHA standards or IFC for hazardous materials containment. This project would provide for two self-closing hazardous storage containers in the building and install placards on the building's exterior in accordance with OSHA 1910.106 (d) and IFC Chapter 57 Section 5704.3.2.1.3.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,400****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0943EXT1****Construction Cost \$2,400**

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 is the caulking and sealing of the flashing, fixtures and all other penetrations and removing the dirt and rocks around the perimeter of the building. The dirt and rocks are reacting with the metal panels and causing premature deterioration of the metal. It is recommended that the work is done in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

BUILDING INFORMATION:

Gross Area (square feet): 240
Year Constructed: 1960
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: Modular Steel Structure
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$42,000	Project Construction Cost per Square Foot:	\$185.00
Priority Class 2:	\$2,400	Total Facility Replacement Construction Cost:	\$72,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$44,400	FCNI:	62%

SEED SILO

SPWD Facility Condition Analysis - 0942

Survey Date: 6/8/2016

SEED SILO BUILDING REPORT

The Seed Silo is a prefabricated cylindrical steel storage structure located on the main storage yard area. It is used to store seeds which are used in the wildlife management area.

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$1,120**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: **0942EXT1**Construction Cost **\$1,120****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

BUILDING INFORMATION:Gross Area (square feet): **200**Year Constructed: **1960**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: **Prefabricated Steel Storage Structure**IBC Construction Type: **III-B**Percent Fire Suppressed: **0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.60
Priority Class 2:	\$1,120	Total Facility Replacement Construction Cost:	\$60,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$1,120	FCNI:	2%

OLD RANCH SCHOOL HOUSE

SPWD Facility Condition Analysis - 0941

Survey Date: 6/8/2016

OLD RANCH SCHOOL HOUSE

BUILDING REPORT

The Old Ranch School House is an old wood framed structure with a wood shingle roof. It is located northwest of the Office and is no longer occupied.

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$665**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: **0941EXT1****HISTORICAL BUILDING MAINTENANCE**Construction Cost **\$665**

The wood structure is over 87 years old and there are numerous areas where the wood is splitting, warping and deteriorating. This is also an exhibit for the park and requires maintenance. This project would provide for sealing the wood and repairing the roof as needed. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements, which are not included in this estimate. It is recommended that the work be done 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): **650**Year Constructed: **1930**Exterior Finish 1: **100 % 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:	\$1.02
Priority Class 2:	\$665	Total Facility Replacement Construction Cost:	\$32,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$665	FCNI:	2%

OIL STORAGE BUILDING

SPWD Facility Condition Analysis - 0645

Survey Date: 6/8/2016

OIL STORAGE BUILDING BUILDING REPORT

The Oil Storage Building is a steel modular structure which is located south of the Shop/ Bunkhouse/ Office. It is used for storage of hazardous materials used by WMA staff.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$72,000****Currently Critical****Immediate to Two Years****BATTERY STORAGE****Project Index #: 0645SFT2****Construction Cost \$25,000**

Section 608 of the 2012 IFC explains the requirements for stationary storage of battery systems. This project will provide funding for the proper way to store, charge and/or use batteries indoors. IFC Section 608 states batteries shall have safety caps, spill control and neutralization, mechanical ventilation and/or cabinet ventilation, supervision over the mechanical ventilation, building or cabinet signage, seismically braced, and a smoke alarm. This project would provide funding for the requirement of Section 608 of the 2012 IFC.

EXPLOSION PROOF INTERIOR LED LIGHTING**Project Index #: 0645SFT1****Construction Cost \$2,000**

The existing lighting fixtures are the incandescent type, and are not energy efficient or explosion proof. This project will upgrade fixtures to higher efficiency units with longer life cycles and will be explosion proof. 4' LEDs in class 1 explosion proof fixtures are suggested. Occupancy sensors will be installed for additional savings. Electrical wiring upgrades have not been included in this estimate.

HAZARDOUS MATERIALS STORAGE**Project Index #: 0645ENV1****Construction Cost \$30,000**

The Oil Storage Building contains hazardous materials (i.e. gas, batteries, herbicides and pesticides). Per IFC 2012 Hazardous Materials, and in accordance with NFPA; where hazardous materials are stored, dispensed or used, Section 5003 states the proper use and application is to have mechanical exhaust and ventilation, and hazard identification signs shall be installed. Refer to Section 5004 and 5005 for the proper use and setup. It is important to comply with all applicable codes. This project would provide for all requirements in IFC 2012, to include Section 105 permits and inspections through the State Fire Marshal's Office and the State Public Works Division.

PROVIDE HAZARDOUS MATERIALS CONTAINMENT**Project Index #: 0645ENV2****Construction Cost \$15,000**

At the time of the survey, there were oil drums stored in the Oil Storage Building as well as propane tanks, gas cans and aerosol cans stored in the same area. This does not meet OSHA standards for proper storage containment. The oil drums should be stored on OSHA approved drum spill pallets in order to protect the environment from spills or leaks. The project will provide for two OSHA approved drum spill pallets capable of storing two drums each and purchasing an OSHA approved storage cabinet for miscellaneous items such as the gas cans. According to OSHA 1910.106 (d), a proper storage container shall be provided for flammable or combustible liquids in drums or other containers (including flammable aerosols) not exceeding 60 gallons individual capacity and those portable tanks not exceeding 660 gallons individual capacity.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0645EXT1****Construction Cost \$1,500****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 the caulking and sealing of the flashing, fixtures and all other penetrations and removing the dirt and rocks around the perimeter of the building. The dirt and rocks are reacting with the metal panels and causing premature deterioration of the metal. It is recommended that the work is done in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

BUILDING INFORMATION:**Gross Area (square feet): 150****Year Constructed: 1960****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: Modular Steel Building****IBC Construction Type: III-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$72,000	Project Construction Cost per Square Foot:	\$490.00
Priority Class 2:	\$1,500	Total Facility Replacement Construction Cost:	\$45,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$73,500	FCNI:	163%

KIRCH WMA PUMP HOUSE

SPWD Facility Condition Analysis - 0644

Survey Date: 6/8/2016

KIRCH WMA PUMP HOUSE

BUILDING REPORT

The Kirch WMA Pump House is a wood framed structure on a concrete slab-on-grade foundation with a rolled asphalt roofing system. It is located adjacent to the spring on the northeast side of the office complex and pumps water up to an underground 25,000 gallon storage tank which provides a gravity fed water system to the residence and office complex structures. A water treatment system is located inside of this building.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$2,000****Currently Critical****Immediate to Two Years****PROVIDE CLEARANCE AT ELECTRICAL PANELS****Project Index #: 0644SFT1****Construction Cost \$2,000**

There is an electrical panel in the building which does not have the proper floor clearance. The 2012 IFC Section 605.3 states, a working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space. This project would provide funds to relocate the shelf and other items currently blocking the working space.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,800****Necessary - Not Yet Critical****Two to Four Years****GFCI OUTLETS****Project Index #: 0644ELE3****Construction Cost \$800**

The existing receptacles in the Kirch WMA Pump House and outside are standard duplex receptacles. The 2011 (NEC) National Electrical Code 210.8 requires these locations to have Ground Fault Circuit Interrupter (GFCI) protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

WIRING CLEANUP**Project Index #: 0644ELE1****Construction Cost \$2,000**

The wiring in the Kirch WMA Pump House is disorganized and not in proper electrical boxes. This creates a safety issue during repairs or upgrades. This project would provide for organization, proper labeling and for the wiring to be placed in electrical boxes per NEC 2011.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0644EXT1****Construction Cost \$1,000**

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 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

INTERIOR FINISHES**Project Index #: 0644INT2****Construction Cost \$1,000**

It is recommended to paint the interior walls and ceilings 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 adequately prepared to receive the coating. An epoxy-based paint should be utilized in wet areas for durability.

LIGHTING UPGRADE

Project Index #: 0644ELE2

Construction Cost \$800

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

ROOF REPLACEMENT

Project Index #: 0644EXT2

Construction Cost \$1,200

The asphalt roll roofing was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 4-5 years with a new single-ply roofing system. This will allow the roof to qualify for the statewide roofing warranty and preventative maintenance agreement programs.

BUILDING INFORMATION:

Gross Area (square feet): 100

Year Constructed: 1992

Exterior Finish 1: 100 % Vinyl 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:	\$2,000	Project Construction Cost per Square Foot:	\$88.00
Priority Class 2:	\$2,800	Total Facility Replacement Construction Cost:	\$40,000
Priority Class 3:	\$4,000	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$8,800	FCNI:	22%

SHOP/ BUNKHOUSE/ OFFICE

SPWD Facility Condition Analysis - 0643

Survey Date: 6/8/2016

SHOP/ BUNKHOUSE/ OFFICE BUILDING REPORT

The Shop/ Bunkhouse/ Office is a steel framed structure on a concrete slab-on-grade foundation with a standing seam metal roofing system. It contains a small office area with a unisex restroom, a bunk room with a small kitchen and a shop area. The office and bunkhouse areas are heated with wall mounted propane gas heating units. The shop does not have an HVAC system. There is an ADA accessible parking space with a route of travel to the main entrance on the west side of the building.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$59,250****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 0643ADA1****Construction Cost \$25,000**

The restroom in the Office is original to the building, not ADA compliant and in overall poor condition. This project would provide for a complete remodel including a wider door, new sink, toilet, plumbing jacket, shower, grab bars, floor and wall finishes and all hardware required to be ADA compliant. Minor remodeling of the space may be required. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and Americans with Disabilities Act Accessibility Guidelines

(ADAAG) - 20010 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

ADA SIGNAGE & STRIPING**Project Index #: 0643ADA2****Construction Cost \$3,500**

The ADA provides for accessibility to sites and services for people with physical limitations. The concrete parking area and passenger loading area are missing proper signage and striping to comply with ADA requirements. This project would provide for striping, signage and any other necessary upgrades to the parking space. 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 references for this project.

EXIT SIGN AND EGRESS LIGHTING INSTALLATION**Project Index #: 0643SFT2****Construction Cost \$1,250**

The building does not have emergency lighting 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

ROOF REPLACEMENT**Project Index #: 0643EXT2****Construction Cost \$15,000**

The standing seam metal roof on this building was in poor condition at the time of the survey and had active leaks. It is recommended that this building be re-roofed in the next 1-2 years with a new single-ply roofing system which will be installed directly over the existing metal roof. This will allow the roof to qualify for the statewide roofing program warranty and preventative maintenance agreement.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION**Project Index #: 0643SFT1****Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

SITE BOLLARDS

Project Index #: 0643SFT4

Construction Cost \$8,000

The building has a propane tank that provides fuel for the heaters. The propane tank does not have adequate bollard coverage. Per IFC 2012 Section 312 Vehicle Impact Protection, there needs to be steel posts installed, not less than 4 inches in diameter and filled with concrete. The spacing shall not be more than 4 feet between posts on center and located not less than 3 feet from each gas tank. This project would provide funding for eight new bollards to be located around the other bollards.

SMOKE AND CARBON MONOXIDE ALARM INSTALLATION

Project Index #: 0643SFT3

Construction Cost \$2,500

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. IFC 2012 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarm. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$97,500

Necessary - Not Yet Critical

Two to Four Years

ELECTRICAL AND COMMUNICATIONS UPGRADE

Project Index #: 0643ELE2

Construction Cost \$31,250

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

EXTERIOR FINISHES

Project Index #: 0643EXT1

Construction Cost \$12,500

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. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations and removing the dirt and rocks around the perimeter of the building. The dirt and rocks are reacting with the metal panels and causing premature deterioration of the metal. It is recommended that the work is done in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

GFCI DUPLEX OUTLET REPLACEMENT

Project Index #: 0643ELE1

Construction Cost \$2,000

There are several outlets in the restroom, kitchen and garage that are not GFCI protected. These outlets should be changed to GFCI type outlets per the NEC. This project would provide for the purchase and installation of GFCI duplex outlets.

INTERIOR FINISHES

Project Index #: 0643INT1

Construction Cost \$12,500

It is recommended that the interior walls and ceilings 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

KITCHEN REMODEL

Project Index #: 0643INT4
Construction Cost \$25,000

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

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

LIGHTING UPGRADE

Project Index #: 0643ENR1
Construction Cost \$10,000

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

VCT FLOORING REPLACEMENT

Project Index #: 0643INT2
Construction Cost \$2,250

The VCT flooring in the Bunkhouse is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base. 250 square feet of floor area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

WATER HEATER REPLACEMENT

Project Index #: 0643PLM1
Construction Cost \$2,000

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

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

PRIORITY CLASS 3 PROJECTS

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

Long-Term Needs

Four to Ten Years

CONCRETE APRON INSTALLATION

Project Index #: 0643EXT3
Construction Cost \$2,400

The building has two vehicle garage doors that don't have exterior concrete aprons. This project would provide for the installation of two new 4" thick concrete slab-on-grade aprons at the vehicle garage doors. Removal and disposal of the existing concrete is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 1,250
Year Constructed: 1969
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 50 % B
IBC Occupancy Type 2: 50 % H-4
Construction Type: Modular Steel Building
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$59,250	Project Construction Cost per Square Foot:	\$127.32
Priority Class 2:	\$97,500	Total Facility Replacement Construction Cost:	\$375,000
Priority Class 3:	\$2,400	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$159,150	FCNI:	42%

KIRCH WMA RESIDENCE

SPWD Facility Condition Analysis - 0642

Survey Date: 6/8/2016

KIRCH WMA RESIDENCE**BUILDING REPORT**

The Kirch WMA Residence is a wood framed modular home on a concrete stem wall foundation with an asphalt composition roofing system. It has 3 bedrooms, 2 bathrooms and a living, dining and kitchen area. There is an attached two car garage. The home is heated and cooled with an HVAC split system and has a wood burning stove. Water is provided from the spring fed water system that serves the WMA.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$142,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0642INT1****Construction Cost \$19,000****INTERIOR FINISHES**

It is recommended that the interior walls and ceilings be painted at least once in the next three 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/08/2016.

Project Index #: 0642INT2**Construction Cost \$123,500****INTERIOR REMODEL AND FIRE SUPPRESSION**

The interior fixtures and finishes are in general disrepair and the building is due for a complete remodel. This project would provide for the removal and replacement of the flooring, doors and frames, cabinetry, trim and baseboards and any other interior finishes and fixtures in need of replacement. When a remodel is conducted per 2012 IBC, NAC 477.915 (2) states, R occupancy, be scheduled for installation of an automatic fire suppression system during the next remodeling of or addition to the building. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$19,000****Long-Term Needs****Four to Ten Years****Project Index #: 0642EXT5****Construction Cost \$19,000****EXTERIOR FINISHES**

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

BUILDING INFORMATION:

Gross Area (square feet): 1,900
Year Constructed: 1964
Exterior Finish 1: 80 % Vinyl Siding
Exterior Finish 2: 20 % Wood
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Wood Framed Modular Home
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$85.00
Priority Class 2:	\$142,500	Total Facility Replacement Construction Cost:	\$496,000
Priority Class 3:	\$19,000	Facility Replacement Cost per Square Foot:	\$261
Grand Total:	\$161,500	FCNI:	33%

NOTES:

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

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

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

REPORT DEVELOPMENT:

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



Kirch WMA - Site #9953
Description: Entrance.



Kirch WMA - Site #9953
Description: Boating dock.



Residence #2 - Building #3677

Description: Remove the lawn and the sprinklers 3 feet away from the building.



CXT Restroom #3 - Building #2327

Description: ADA signage needed.



CXT Restroom #2 - Building #2326
Description: ADA accessible path of travel needed.



Equipment Shed - Building #0945
Description: Spill containment needed.



Chemical Storage Shed - Building #0943
Description: Safety cabinet needed.



Seed Silo - Building #0942
Description: Exterior finishes needed.



Kirch WMA Pump House - Building #0644
Description: Wiring cleanup needed.



Kirch WMA Pump House - Building #0644
Description: Clearance needed at electrical panel.



Shop/Bunkhouse/Office - Building #0643
Description: Smoke/Carbon Monoxide alarm installation needed.



Kirch WMA Residence - Building #0642
Description: Exterior finishes needed.