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.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>3045</td>
<td>NURSERY FERTILIZATION SHED</td>
<td>40</td>
<td>1981</td>
<td>5/10/2016</td>
<td>$0</td>
<td>$2,750</td>
<td>$600</td>
<td>$3,350</td>
<td>$2,000</td>
<td>168%</td>
</tr>
<tr>
<td>2196</td>
<td>NURSERY PUMP HOUSE</td>
<td>48</td>
<td>1975</td>
<td>5/10/2016</td>
<td>$10,000</td>
<td>$0</td>
<td>$10,000</td>
<td>$9,600</td>
<td>104%</td>
<td></td>
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<tr>
<td>0637</td>
<td>NURSERY SHOP/ STORAGE #1</td>
<td>1440</td>
<td>1985</td>
<td>5/10/2016</td>
<td>$2,500</td>
<td>$35,400</td>
<td>$53,200</td>
<td>$91,100</td>
<td>$108,000</td>
<td>84%</td>
</tr>
<tr>
<td>2701</td>
<td>NURSERY SHADE STRUCTURE</td>
<td>20000</td>
<td>2006</td>
<td>5/10/2016</td>
<td>$0</td>
<td>$0</td>
<td>$30,000</td>
<td>$30,000</td>
<td>$40,000</td>
<td>75%</td>
</tr>
<tr>
<td>3753</td>
<td>NURSERY RESIDENCE SHED</td>
<td>196</td>
<td>1975</td>
<td>5/10/2016</td>
<td>$2,352</td>
<td>$11,860</td>
<td>$0</td>
<td>$14,212</td>
<td>$19,600</td>
<td>73%</td>
</tr>
<tr>
<td>0283</td>
<td>NURSERY OFFICE</td>
<td>2250</td>
<td>1975</td>
<td>5/10/2016</td>
<td>$81,000</td>
<td>$272,000</td>
<td>$0</td>
<td>$353,000</td>
<td>$562,500</td>
<td>63%</td>
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<tr>
<td>0638</td>
<td>NURSERY STORAGE #2</td>
<td>875</td>
<td>1980</td>
<td>5/10/2016</td>
<td>$0</td>
<td>$35,875</td>
<td>$4,500</td>
<td>$40,375</td>
<td>$87,500</td>
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<tr>
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<td>NURSERY RESIDENCE (VACANT)</td>
<td>1600</td>
<td>1975</td>
<td>5/10/2016</td>
<td>$10,000</td>
<td>$140,600</td>
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<td>$166,600</td>
<td>$480,000</td>
<td>35%</td>
</tr>
<tr>
<td>3044</td>
<td>NURSERY GREENHOUSE #4</td>
<td>2480</td>
<td>2006</td>
<td>5/10/2016</td>
<td>$0</td>
<td>$20,000</td>
<td>$0</td>
<td>$20,000</td>
<td>$86,800</td>
<td>23%</td>
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<tr>
<td>2195</td>
<td>NURSERY GREENHOUSE #3</td>
<td>2480</td>
<td>1983</td>
<td>5/10/2016</td>
<td>$0</td>
<td>$27,900</td>
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<td>$27,900</td>
<td>$124,000</td>
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<td>0616</td>
<td>NURSERY LATH HOUSE</td>
<td>15000</td>
<td>2008</td>
<td>5/10/2016</td>
<td>$0</td>
<td>$22,500</td>
<td>$0</td>
<td>$22,500</td>
<td>$600,000</td>
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<td>9966</td>
<td>LAS VEGAS STATE TREE NURSERY</td>
<td>1975</td>
<td></td>
<td>5/10/2016</td>
<td>$125,000</td>
<td>$8,000</td>
<td>$0</td>
<td>$133,000</td>
<td>$2,120,000</td>
<td>0%</td>
</tr>
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</table>

Report Totals: 46,409

- $230,852
- $576,885
- $104,300
- $912,037
- $2,120,000

43%
## Acronyms List

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

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.
# Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAS VEGAS STATE TREE NURSERY</td>
<td>9966</td>
</tr>
<tr>
<td>NURSERY RESIDENCE SHED</td>
<td>3753</td>
</tr>
<tr>
<td>NURSERY RESIDENCE (VACANT)</td>
<td>3046</td>
</tr>
<tr>
<td>NURSERY FERTILIZATION SHED</td>
<td>3045</td>
</tr>
<tr>
<td>NURSERY GREENHOUSE #4</td>
<td>3044</td>
</tr>
<tr>
<td>NURSERY SHADE STRUCTURE</td>
<td>2701</td>
</tr>
<tr>
<td>NURSERY PUMP HOUSE</td>
<td>2196</td>
</tr>
<tr>
<td>NURSERY GREENHOUSE #3</td>
<td>2195</td>
</tr>
<tr>
<td>NURSERY STORAGE #2</td>
<td>0638</td>
</tr>
<tr>
<td>NURSERY SHOP/ STORAGE #1</td>
<td>0637</td>
</tr>
<tr>
<td>NURSERY LATH HOUSE</td>
<td>0616</td>
</tr>
<tr>
<td>NURSERY OFFICE</td>
<td>0283</td>
</tr>
</tbody>
</table>
LAS VEGAS STATE TREE NURSERY
BUILDING REPORT

The Las Vegas State Tree Nursery site is located in the northwest area of Las Vegas. It was once part of Floyd Lamb State Park which was deeded to the City of Las Vegas. There are a total of 11 structures on site including an office, a vacant residence, storage buildings, green houses and shade structures. The facility is open to the public and provides indigenous shrubs and trees for sale. There is a concrete ADA accessible parking space and sidewalk to the office and green houses and the remainder of the parking is gravel and dirt. The site has a well and water storage tank for domestic and irrigation use.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $125,000

- **Currently Critical**
- **Immediate to Two Years**

**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 office are necessary to comply with ADA accessibility requirements. This project would provide for a new 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 #:** 9966ADA3  
**Construction Cost:** $30,000

**ADA SIDEWALK REPLACEMENT**

The concrete sidewalks around the site are in need of replacement. The sidewalks have cracks and are spalling. This project would provide for the removal and replacement of the concrete sidewalks. 4,000 SF of 4” thick concrete was used for this estimate. 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.

**Project Index #:** 9966ADA4  
**Construction Cost:** $60,000

**BACKFLOW PREVENTION**

State Health Law (NAC 445A.67185) and the Uniform Plumbing Code (UPC Section 603) require backflow prevention on water service connections. This is to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs also include an above ground vault, and allowance for 200 feet of 1” conduit to provide power for freeze protection. This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

**Project Index #:** 9966PLM1  
**Construction Cost:** $35,000

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $8,000

- **Necessary - Not Yet Critical**
- **Two to Four Years**

**SITE BOLLARDS**

There is an above ground propane tank on the site that does not have bollards in place for protection. Per International Fire Code 2012 Section 312 Vehicle Impact Protection, there needs to be steel posts installed, not less than 4 inches in diameter and filled with concrete around the propane tank. The spacing shall not be more than 4 feet between posts on center and located not less than 3 feet from the propane tank. This project would provide funding for eight new bollards to be located around the propane tank.

**Project Index #:** 9966SIT1  
**Construction Cost:** $8,000
PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $125,000
- Priority Class 2: $8,000
- Priority Class 3: $0

Grand Total: $133,000
The Nursery Residence Shed is a wood frame structure with a concrete slab-on-grade foundation, T1-11 siding and an asphalt composition shingles roof.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ROOF REPLACEMENT</strong></td>
<td>$2,352</td>
</tr>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td>$1,960</td>
</tr>
<tr>
<td><strong>REPAIR/ REPLACE FASCIA AND SOFFITS</strong></td>
<td>$4,900</td>
</tr>
<tr>
<td><strong>SITE DRAINAGE UPGRADES</strong></td>
<td>$3,000</td>
</tr>
<tr>
<td><strong>WIRING CLEANUP</strong></td>
<td>$2,000</td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td>$11,860</td>
</tr>
</tbody>
</table>

**Site Index Number:** 9966

**Survey Date:** 5/10/2016

**Immediate to Two Years**

**Total Construction Cost for Priority 1 Projects:** $2,352

**Currently Critical**

**Project Index #:** 3753EXT2

**Construction Cost:** $2,352

**Immediate to Two Years**

**Total Construction Cost for Priority 1 Projects:** $2,352

**Currently Critical**

**Project Index #:** 3753EXT1

**Construction Cost:** $1,960

**Two to Four Years**

**Total Construction Cost for Priority 2 Projects:** $11,860

**Necessary - Not Yet Critical**

**Project Index #:** 3753EXT3

**Construction Cost:** $4,900

**Two to Four Years**

**Total Construction Cost for Priority 2 Projects:** $11,860

**Necessary - Not Yet Critical**

**Project Index #:** 3753EXT4

**Construction Cost:** $3,000

**Two to Four Years**

**Total Construction Cost for Priority 2 Projects:** $11,860

**Necessary - Not Yet Critical**

**Project Index #:** 3753ELE1

**Construction Cost:** $2,000

**Two to Four Years**

**Total Construction Cost for Priority 2 Projects:** $11,860

**Necessary - Not Yet Critical**

**Project Index #:** 3753EXT4

**Construction Cost:** $3,000

**Two to Four Years**

**Total Construction Cost for Priority 2 Projects:** $11,860

**Necessary - Not Yet Critical**

**Project Index #:** 3753ELE1

**Construction Cost:** $2,000

**Two to Four Years**
BUILDING INFORMATION:

Gross Area (square feet): 196
Year Constructed: 1975
Exterior Finish 1: 100 # Wood
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:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$2,352</td>
<td>$72.51</td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$11,860</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>$100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$14,212</td>
<td></td>
<td></td>
<td>71%</td>
</tr>
</tbody>
</table>
The Nursery Residence is a brick masonry and wood framed structure with a concrete stem wall foundation and a metal roofing system.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>FLOORING REPLACEMENT</td>
<td>The plywood subfloor under the furnace and water heater is damaged and reaching the end of its useful life. This project would provide for a licensed contractor to evaluate the floor joists, and determine if they are structurally sound. The costs will cover repair or replacement (if necessary) and the installation of new plywood. Removal and disposal of materials has been included in the estimate.</td>
<td>$10,000</td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR DOOR REPLACEMENT</td>
<td>The two exterior wood doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the doors with new wood doors, storm doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.</td>
<td>$6,000</td>
</tr>
<tr>
<td>EXTERIOR FINISHES</td>
<td>It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the masonry, painting the wood siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 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 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.</td>
<td>$16,000</td>
</tr>
<tr>
<td>GFCI OUTLETS</td>
<td>The existing receptacles in the kitchen, bathroom and on the outside of the structure, are standard duplex receptacles. The 2011 National Electrical Code (NEC) 210.8 requires these locations to have Ground Fault Circuit Interrupters (GFCI) for protection. This project would provide for removing the standard receptacles and installing GFCI receptacles</td>
<td>$1,600</td>
</tr>
<tr>
<td>HVAC EQUIPMENT REPLACEMENT</td>
<td>The HVAC system is original to the building and should be scheduled for replacement. It is not energy efficient and has reached the end of its expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.</td>
<td>$15,000</td>
</tr>
</tbody>
</table>
INTERIOR REMODEL
The interior fixtures and finishes are in general disrepair and the building is due for a complete remodel. This project would provide for removal and replacement of the flooring, doors and frames, cabinetry, trim and baseboards and any other interior finishes and fixtures in need of replacement at the time.

PEST CONTROL
There are numerous rodent droppings throughout this building and a dead rabbit is located at the crawl space entrance. Due to the potential risk of disease, this project would provide for the treatment and cleanup of all rodent droppings, removal of the dead rabbit, and sealing the home so no other animals can crawl under the house. This work should be conducted by a licensed pest control business.

SMOKE ALARM INSTALLATION
International Residential Code (IRC) 2012 Section R314 and R315.3 explains the requirements for smoke alarms in dwelling units. This includes: installing and maintaining smoke alarms in each sleeping room; having a carbon monoxide and smoke detector on the ceiling or wall outside of each sleeping area and in the immediate vicinity of bedrooms when an alteration, repair or addition requiring a permit occurs. IRC 2012, requires that smoke detectors and carbon monoxide alarms be UL rated. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring in a building and include a battery for emergency backup power. This project would provide funding for the purchase and installation of smoke alarms and carbon monoxide alarms in accordance with IRC and NAC laws.

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

WINDOW REPLACEMENT
The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 7 units. Removal and disposal of the existing windows is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Project Index</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3046PLM1</td>
<td>$1,500</td>
</tr>
<tr>
<td>3046ENR1</td>
<td>$10,500</td>
</tr>
</tbody>
</table>

Total Construction Cost for Priority 3 Projects: $16,000

Long-Term Needs
Four to Ten Years

INTERIOR FINISHES
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): 1,600
- Year Constructed: 1975
- Exterior Finish 1: 90 # Brick Masonry
- Exterior Finish 2: 10 # Painted Wood Siding
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100 # R-3
- IBC Occupancy Type 2: 0 #
- Construction Type: Brick Masonry & Wood
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>$10,000</th>
<th>Project Construction Cost per Square Foot</th>
<th>$104.13</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2</td>
<td>$140,600</td>
<td>Total Facility Replacement Construction Cost</td>
<td>$480,000</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$16,000</td>
<td>Facility Replacement Cost per Square Foot</td>
<td>$300</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$166,600</td>
<td>FCNI:</td>
<td>35%</td>
</tr>
</tbody>
</table>
NURSERY FERTILIZATION SHED
BUILDING REPORT

The Nursery Fertilization Shed is a small wood framed structure on a concrete slab-on-grade foundation with plywood siding and an asphalt composition shingle roof. It contains the equipment which provides fertilized water to the greenhouse growing operation.

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects: $2,750</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming, painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FERTILIZER INJECTOR REPLACEMENT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The building has fertilizer injectors on the domestic water system. The fertilizer injectors have built-up water calcium deposits, are problematic and intermittently work. This project recommends the removal and disposal of the current fertilizer injectors and the installation of new fertilizer injectors and provides for all necessary connections to the existing utilities.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIGHTING UPGRADE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The interior light in the building has an old light fixture and is not energy efficient. This project would provide for the replacement of the interior light fixture and bulb with a new light fixture and LED bulb. An occupancy sensor will be installed for additional savings. Electrical wiring upgrades have not been included in this estimate.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
<th>Total Construction Cost for Priority 3 Projects: $600</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROOF REPLACEMENT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 4-5 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
BUILDING INFORMATION:

Gross Area (square feet): 40

Year Constructed: 1981

Exterior Finish 1: 100 # Painted Wood Siding

Exterior Finish 2: 0 #

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 # U

IBC Occupancy Type 2: 0 #

Construction Type: Wood Framed

IBC Construction Type: V-B

Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$2,750</td>
<td>Total Facility Replacement Construction Cost</td>
<td>$2,000</td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$600</td>
<td>Facility Replacement Cost per Square Foot</td>
<td>$50</td>
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</tr>
<tr>
<td>Grand Total:</td>
<td>$3,350</td>
<td></td>
<td></td>
<td>168%</td>
</tr>
</tbody>
</table>
NURSERY GREENHOUSE #4
BUILDING REPORT

The Nursery Greenhouse #4 is a steel framed structure on a concrete slab-on-grade foundation with polycarbonate panel siding and roof. There is a propane fired heating unit and evaporative cooling for the greenhouse.

PRIORITY CLASS 2 PROJECTS
Total Construction Cost for Priority 2 Projects: $20,000
Necessary - Not Yet Critical (Two to Four Years)

EVAPORATIVE COOLER REPLACEMENT
A wet wall evaporative cooler system is installed on the side of this building. It is severely scaled and the damper and motor are not functioning properly. The system has reached the end of its useful and expected life. This project would provide for a new wet wall evaporative cooler system to be installed, and includes all required connections to utilities. The estimate includes removal and disposal of the old cooler.

BUILDING INFORMATION:

Gross Area (square feet): 2,480
Year Constructed: 2006
Exterior Finish 1: 100 # Polycarbonate Panels
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 and Polycarbonate Panels
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $0 | Project Construction Cost per Square Foot | $8.06 |
| Priority Class 2: | $20,000 | Total Facility Replacement Construction Cost | $87,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot | $35 |
| Grand Total: | $20,000 | FCNI: | 23% |
The Nursery Shade Structure is a steel post and beam structure with a slab-on-grade foundation and a custom shade cloth on the top and sides. The facility has concrete walkways.

PRIORITY CLASS 3 PROJECTS

ROOF REPLACEMENT

The Custom Shade Cloth roof on the Nursery Shade Structure was in poor condition at the time of the survey. It is recommended that the Nursery Shade Structure be re-roofed in the next 4-5 years with a new Custom Shade Cloth. This estimate includes removal and disposal of the old Custom Shade Cloth roofing.

BUILDING INFORMATION:

Gross Area (square feet): 20,000
Year Constructed: 2006
Exterior Finish 1: 100 # Shade Fabric
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 Post and Fabric
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $0 | Project Construction Cost per Square Foot | $1.50 |
| Priority Class 2: | $0 | Total Facility Replacement Construction Cost | $40,000 |
| Priority Class 3: | $30,000 | Facility Replacement Cost per Square Foot | $2 |
| Grand Total: | $30,000 | FCNI: | 75% |
The Nursery Pump House is a wood framed structure resting directly on dirt with a built up roofing system. It contains the pumping equipment for the water supply to the nursery site. There is a 5,000 gallon water storage tank adjacent to the building.

**PRIORITIZED PROJECTS**

**Currently Critical**

**Immediate to Two Years**

**REBUILD STRUCTURE**

The structure is over 30 years old and houses brand new equipment including the well pump and expansion tanks. There is no solid floor and the walls and roof are damaged and severely deteriorated. There is evidence of water damage on the interior walls indicating a failed building envelope. As such, the equipment is basically exposed to the elements and will deteriorate prematurely. This project would provide for demolishing the existing structure and rebuilding a new one around the equipment. The new structure will have a poured concrete foundation, wood framing and an asphalt composition roof. Design fees are not included in this estimate.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 48
- **Year Constructed:** 1975
- **Exterior Finish 1:** 100 # Painted Wood Siding
- **Exterior Finish 2:** #
- **Number of Levels (Floors):** 1
- **Basement:** No
- **IBC Occupancy Type 1:** 100 # U
- **IBC Occupancy Type 2:** #
- **Construction Type:** Wood Framed
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $10,000
- **Priority Class 2:** $0
- **Priority Class 3:** $0
- **Grand Total:** $10,000

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Total Construction Cost per Square Foot</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>$208.33</td>
<td>$10,000</td>
<td>$200</td>
<td>100%</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Nursery Greenhouse #3 is a Quonset style structure on a concrete slab-on-grade foundation covered with corrugated fiberglass panels. This building is used primarily for storage.

**PRIORITIZED  PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2195HVA1</td>
<td>$7,500</td>
</tr>
<tr>
<td>2195EXT1</td>
<td>$20,400</td>
</tr>
</tbody>
</table>

**HVAC EQUIPMENT REPLACEMENT**

The greenhouse is currently cooled via a modified evaporative cooling system and is heated by a propane heater. These units are not energy efficient and have reached the end of their expected and useful life. This project recommends replacing the equipment in the next 2-3 years. The estimate includes removal and disposal of the existing HVAC units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA reports dated 01/30/2002 and 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

**PANEL REPLACEMENT**

The corrugated fiberglass panels covering the building are original to the building and should be scheduled for replacement. Many of the panels are damaged from general wear and tear and have needed maintenance often. This project would provide for removal and disposal of the existing panels and replacement with polycarbonate panels. The estimate is based on 1,200 linear feet of 4'-0" wide panels at $17 per linear foot.

This project or a portion thereof was previously recommended in the FCA reports dated 01/30/2002 and 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

**BUILDING INFORMATION:**

- Gross Area (square feet): 2,480
- Year Constructed: 1983
- Exterior Finish 1: 100 # Corrugated Fiberglass
- Exterior Finish 2: #
- Number of Levels (Floors): 1 Basements? No
- IBC Occupancy Type 1: 100 # U
- IBC Occupancy Type 2: #
- Construction Type: Fiberglass Panel Quonset Hut
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 #

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0 Project Construction Cost per Square Foot $11.25
- Priority Class 2: $27,900 Total Facility Replacement Construction Cost $124,000
- Priority Class 3: $0 Facility Replacement Cost per Square Foot $50
- Grand Total: $27,900 FCNI: 23%
NURSERY STORAGE #2
BUILDING REPORT

The Nursery Storage #2 is a concrete masonry unit structure on a concrete slab-on-grade foundation with an asphalt composition roofing system. It is an uninsulated and unconditioned space used for storage. The building also has the seed cooler located inside.

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>0638EXT1</td>
<td>$8,750</td>
</tr>
<tr>
<td>0638ENR1</td>
<td>$7,000</td>
</tr>
<tr>
<td>0638EXT2</td>
<td>$7,000</td>
</tr>
</tbody>
</table>

#### EXTERIOR FINISHES

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

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

#### LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project would upgrade the lighting fixtures to the higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested and the addition of 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.

#### OVERHEAD DOOR INSTALLATION

The building has an exterior opening large enough for vehicles to enter through. Since the seed refrigerator is housed here, vehicles come in and out often and are also stored here. It is recommended to install an overhead door at the opening to protect the vehicles and other equipment inside. This project would provide for the purchase and installation of the door including the door frame and hardware.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

#### ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes the removal and disposal of the old roofing.

### PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>0638INT2</td>
<td>$4,500</td>
</tr>
</tbody>
</table>

#### WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and damaged. This project recommends replacing the windows with new dual pane, vinyl framed units. This estimate is for the replacement of 3 units. Removal and disposal of the existing windows is included in this estimate.
### BUILDING INFORMATION:

- **Gross Area (square feet):** 875
- **Year Constructed:** 1980
- **Exterior Finish 1:** 100 # Concrete Masonry U
- **Exterior Finish 2:** #
- **Number of Levels (Floors):** 1
- **Basement?:** No
- **IBC Occupancy Type 1:** 100 # S-2
- **IBC Occupancy Type 2:** #
- **Construction Type:** Concrete Masonry & Wood
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 #

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$0</td>
<td>$46.14</td>
<td>$88,000</td>
<td>$100</td>
<td></td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$35,875</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$4,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Grand Total:</strong></td>
<td><strong>$40,375</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>46%</strong></td>
</tr>
</tbody>
</table>
NURSERY SHOP/ STORAGE #1
BUILDING REPORT

The Nursery Shop/ Storage #1 is an engineered steel structure on a concrete foundation with a corrugated metal roof. It is primarily used for planting operations and shop space for staff. The building is uninsulated and doesn’t have heating or cooling systems.

PRIORITy CLASS 1 PROJECTS

PRIORITY CLASS 1 PROJECTS
Currently Critical

Total Construction Cost for Priority 1 Projects: $2,500

Project Index #: 0637SFT1
Construction Cost: $2,500

EXTerior Landing INSTALLATION
Section 1008.1 of the 2012 International Building Code (IBC) describes the requirements for doors including floor elevations and landings. The floor or landing shall be at the same elevation on each side of the door, the exterior landing shall not exceed a 2-percent slope and shall have a length measured in the direction of travel of not less than 44 inches. The landing at the door on the building does not comply with code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door.

PRIORITY CLASS 2 PROJECTS

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical

Total Construction Cost for Priority 2 Projects: $35,400

Project Index #: 0637SIT1
Construction Cost: $2,000

CONCRETE APRON INSTALLATION
The vehicle garage door does not have a concrete apron in front of it. There are some pavers in place, but these will not last very long with the large vehicles and tractors that drive over them daily. This project would provide for the installation of a 10’x20’, 4” thick concrete slab-on-grade apron at the vehicle garage door.
This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

Project Index #: 0637EXT1
Construction Cost: $14,400

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 power washing, priming, painting the metal panels and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended to paint the building 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 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

Project Index #: 0637EXT2
Construction Cost: $7,000

OVERHEAD DOOR REPLACEMENT
There is an 8’x8’ manually operated overhead coiling door on the building which is damaged and does not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling door and the replacement with a new manually operated overhead coiling door.
This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.
SITE DRAINAGE UPGRADES

The grade does not slope away effectively from the building. Water has pooled against the foundation and over time, this can cause damage to the foundation and siding. It is recommended per IBC 1804.3 Site Grading the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. This project would create a 5% slope away from the building. Additional drainage swales should be installed, as needed. It is recommended that the grading be completed within 2-3 years.

WIRING CLEANUP

The wiring is disorganized and not in proper electrical boxes. This creates a safety issue when making repairs or upgrades and is not up to National Electrical Code (NEC) 2011. This project would provide for cleanup and labeling of the wiring.

PRIORITIY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $53,200

Long-Term Needs Four to Ten Years

HVAC INSTALLATION

The building does not have a central cooling or heating system and is uncomfortably warm in the summer and cold in the winter. It is recommended to install an evaporative cooler and propane fired heater in the building to ensure a comfortable work environment. This project would provide for the purchase and installation of new equipment, including all required connections to existing utilities. It is recommended that this project coincide with the Insulate Building project.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

INSULATE BUILDING

The building is not insulated and is not energy efficient. Due to this, the building has extreme temperature fluctuations and is not a comfortable work environment. This project will install (R19) batt insulation in the walls and (R38) batt insulation in the ceiling with an impermeable vinyl surface to help moderate temperature fluctuations. It is recommended that this project coincide with the HVAC Installation project.

ROOF REPLACEMENT

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 4-5 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing.

---

Project Index #: 0637EXT4
Construction Cost $10,000

Project Index #: 0637ELE1
Construction Cost $2,000

Project Index #: 0637HVA1
Construction Cost $10,000

Project Index #: 0637ENR1
Construction Cost $21,600

Project Index #: 0637EXT3
Construction Cost $21,600
BUILDING INFORMATION:

Gross Area (square feet): 1,440
Year Constructed: 1985
Exterior Finish 1: 100 # Metal Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # S-1
IBC Occupancy Type 2: #
Construction Type: Engineered Steel Building
IBC Construction Type: II-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$2,500</td>
<td>$63.26</td>
<td>$108,000</td>
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<tr>
<td>Priority Class 2:</td>
<td>$35,400</td>
<td>$75</td>
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<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$53,200</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$91,100</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>84%</td>
</tr>
</tbody>
</table>
NURSERY LATH HOUSE
BUILDING REPORT

The Nursery Lath House is a steel framed structure with shade fabric on the side walls and roof which provides protection for the plants, trees and shrubs grown by nursery staff. It has concrete walkways and is open to the public.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $22,500

Necessary - Not Yet Critical Two to Four Years

ROOF REPLACEMENT

The Custom Shade Cloth roof on the Nursery Lath House was in poor condition at the time of the survey. It is recommended that the Nursery Lath House be re-roofed in the next 3-4 years with a new Custom Shade Cloth. This estimate includes removal and disposal of the old Custom Shade Cloth roofing.

BUILDING INFORMATION:

Gross Area (square feet): 15,000
Year Constructed: 2008
Exterior Finish 1: 100 # Steel Post / Fabric
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: # U
IBC Occupancy Type 2: #
Construction Type: Steel Post and Fabric
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$0</td>
<td>$600,000</td>
</tr>
<tr>
<td>2</td>
<td>$1.50</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>$40</td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$22,500</td>
<td>$22,500</td>
</tr>
</tbody>
</table>
The Nursery Office is an engineered steel building on a concrete slab-on-grade foundation. The interior contains an office area, unisex restroom, storage and shop areas. There is a public unisex ADA restroom located on the south side of the building.

**Priority Class 1 Projects**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>0283ADA2</td>
<td>$15,000</td>
</tr>
<tr>
<td>0283ADA3</td>
<td>$15,000</td>
</tr>
<tr>
<td>0283SFT3</td>
<td>$18,000</td>
</tr>
</tbody>
</table>

**ADA Upgrades**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. There are several areas pertaining to building access and restrooms that need to be altered to ensure that the facility is compliant. 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 the purchase and installation of ADA signage, including directional signage from the parking to the accessible building entrances, route of travel inside the building and restrooms. Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. It is recommended that proper lever hardware be installed on the entry door and ADA restroom door to meet these requirements. This building contains a counter which does not meet current code. Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states the counter must have a portion which is at least 36” in length with a maximum height of 36” above the finish floor. This project will provide an accessible counter space in accordance with this requirement.

**Break Room Remodel**

The kitchenette and associated cabinets in the employee break room are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish to cover the door, frame and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2009 were referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

**Fire Alarm System Installation**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2012 Section 7 and the 2012 International Fire Code. This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.
FIRE SUPPRESSION SYSTEM INSTALLATION

The Nursery Office does not have a fire sprinkler system. The building is a B occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

WATER HEATER REPLACEMENT

There is a 40 gallon electric water heater in the building. The average lifespan of a water heater is eight to ten years. This unit was installed in 2004. It is recommended that a new water heater, seismic straps, braided steel hose, expansion tank, ball valves, new flex gas line and pan 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 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $272,000

Necessary - Not Yet Critical Two to Four Years

CONCRETE APRON REPLACEMENT

Outside of the Shop Area, the exterior concrete apron has extensive cracking and is due for replacement. This project would provide for the installation of a new 120 square foot 4” thick concrete slab-on-grade apron. Removal and disposal of the existing concrete is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

EXTERIOR DOOR REPLACEMENT

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

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

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 power washing, priming, painting the metal panels and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended to paint the building 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 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

FLOORING REPLACEMENT

The Vinyl Composite Tile (VCT) in the building is damaged and reaching the end of its useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6” cove base in the next 2-3 years.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2002 and 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.
GUTTER REPLACEMENT

The existing rain gutters and down spouts on the Nursery Office have numerous joints that have multiple leaks. The leaks have been repaired multiple times, but continue to leak. The leaking rain gutters and down spouts will cause premature deterioration to the building finishes and the site hardscape. This project would replace the existing segmented rain gutters and down spouts with seamless rain gutters and new down spouts.

Projected Cost: $6,500

HVAC UPGRADE

There is not a central HVAC system in the building. The office areas are cooled by window mounted AC units and have no heat. These units are problematic and require frequent replacement. The lack of heat has resulted in frozen pipes and drainage problems. There is a ceiling mounted heater in the garage that is not operational. This project would provide for the purchase and installation of a packaged HVAC unit, ducting and associated controls for the office areas and a ceiling mounted heater and evaporative cooler for the Shop Area. This project includes removal and disposal of the existing units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2002 and 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

Projected Cost: $56,250

INTERIOR FINISHES

It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 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 does not cover the garage in the rear of the building, it will be addressed in the Shop Area Remodel project. This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

Projected Cost: $14,400

OVERHEAD DOOR REPLACEMENT

There are two 10'x12' overhead coiling doors which are damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with new manually operated overhead coiling doors.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2002 and 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

Projected Cost: $14,000

PLUMBING REPLACEMENT

The plumbing and waste system is older and in poor condition. There is a floor drain in the Work Room that is backed up and is no longer functional. Most of the system is original to the building and should be scheduled for replacement. This project recommends replacing all of the water and sewer lines in the building to a point 5 feet outside of the building. This estimate includes removal and disposal of the existing system as required.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

Projected Cost: $56,250

ROOF REPLACEMENT

The corrugated metal roof on this building is in poor condition. It is over 40 years old and signs of leaking were observed 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.

Projected Cost: $33,750
SHOP AREA REMODEL

The Shop Area at the rear of the building has gypsum board covering the walls. This is not an appropriate wall covering for the garage because it does not hold up to the heavy water usage. Buckets, hand tools and plant containers are washed here daily and water makes contact with the walls. The existing gypsum board is severely damaged and in some places has been removed and covered with plywood. This project would remove and dispose of the gypsum board and replace it with a type X gypsum board and FRP. The damaged ceiling gypsum board is also included in this project. It is recommended that the roof leaks be repaired prior to implementing this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

Construction Cost: $12,150

Project Index #: 0283INT4

SITE DRAINAGE UPGRADES

The grade does not slope away effectively from the building. Water has pooled against the foundation and over time, this can cause damage to the foundation and siding. It is recommended per IBC 1804.3 Site Grading the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. This project would create a 5% slope away from the building. Additional drainage swales should be installed, as needed. It is recommended that the grading be completed within 2-3 years.

Construction Cost: $12,000

Project Index #: 0283SIT1

TRIM OR REMOVE TREES

The building has several trees which are growing up against the structure. The trees move in windy conditions and rub the roof, which can cause premature failure of the roof system and void roof warranties. The root systems are causing shifting and heaving of sidewalks, creating unsafe conditions. There are also several large trees in need of trimming. Lack of maintenance can become a safety issue. This project recommends that these issues be addressed before additional damage is done.

Construction Cost: $4,000

Project Index #: 0283EXT4

WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 8 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

Construction Cost: $12,000

Project Index #: 0283ENR2
BUILDING INFORMATION:

Gross Area (square feet): 2,250
Year Constructed: 1975
Exterior Finish 1: 100 # Metal Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: #
Construction Type: Engineered Steel
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | Project Construction Cost per Square Foot | $156.89 |
| Priority Class 2: | Total Facility Replacement Construction Cost | $562,000 |
| Priority Class 3: | Facility Replacement Cost per Square Foot | $250 |
| Grand Total:     |                                          | $353,000 |

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
Las Vegas Tree Nursery Site - Site #9966
Description: Entrance.

Nursery Residence - Building #3046
Description: Exterior finishes.
Nursery Residence - Building #3046
Description: Damaged subfloor needs to be replaced.

Nursery Fertilization Shed - Building #3045
Description: Fertilizer injector replacement needed.
Nursery Pump House - Building #2196
Description: Structure needs to be rebuilt.

Nursery Greenhouse #3 - Building #2195
Description: Exterior finishes.
Nursery Storage #2 - Building #0638
Description: Exterior finishes.

Nursery Lath House - Building #0616
Description: Roof replacement needed.
Nursery Office - Building #0283
Description: HVAC upgrade needed.

Nursery Office - Building #0283
Description: Exterior finishes.