State of Nevada
Department of Conservation & Natural Resources
Division of State Parks

WALKER RIVER SRA
FLYING M SITE

70 Pine Grove Road
Yerington, NV 89447

Site Number: 9873
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report distributed in November 2021

State of Nevada
Department of Conservation & Natural Resources
Division of State Parks

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 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: 9783

Facility Condition Needs Index Report

Index #	Building Name		Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
4102	SHED #4 (Pump#2)		400	0	12/15/2020	$39,900	$2,000	$17,500	$59,400	$80,000	74%
	38.61035,-118.99648	Walker River SRA/Fl									
4106	SHED #8		350	0	12/15/2020	$300	$10,600	$0	$10,900	$17,500	62%
	38.61035,-118.99648	Walker River SRA/Fl									
4111	SINGLEWIDE		756	0	12/15/2020	$6,200	$55,600	$32,400	$94,200	$189,000	50%
	38.60210,-118.99709	Walker River SRA/Fl									
4109	BASS POND BOAT SHED		400	0	12/15/2020	$2,500	$2,000	$10,000	$14,500	$30,000	48%
	38.61558,-118.99022	Walker River SRA/Fl									
4136	OLD MORGAN PUMPHOUSE		180	1945	12/15/2020	$2,000	$4,500	$0	$6,500	$18,000	36%
		Walker River SRA/Fl									
4137	MORGAN GARAGE		1500	1970	12/15/2020	$0	$0	$26,500	$26,500	$75,000	35%
		Walker River SRA/Fl									
4097	W. DOUBLEWIDE		1500	0	12/15/2020	$6,200	$18,300	$80,000	$104,500	$300,000	35%
	70 Pine Grove Road Unit B	Walker River SRA/Fl									
4084	STONE BLDG - GAME ROOM		3648	0	12/15/2020	$312,400	$52,900	$14,600	$379,900	$1,094,000	35%
	38.61285,-118.99667	Walker River SRA/Fl									
4090	FRENCH SUITE		544	0	12/15/2020	$5,600	$3,000	$26,400	$35,000	$108,800	32%
	38.61223,-118.99577	Walker River SRA/Fl									
4107	SHED #9		200	0	12/15/2020	$0	$6,400	$0	$6,400	$20,000	32%
	38.61035,-118.99648	Walker River SRA/Fl									
4101	SHED #3/WOODSHOP		1100	0	12/15/2020	$5,200	$29,700	$0	$34,900	$110,000	32%
	38.61035,-118.99648	Walker River SRA/Fl									
4098	E. DOUBLEWIDE		1250	0	12/15/2020	$6,200	$2,500	$68,300	$77,000	$250,000	31%
	13 Pine Grove Road	Walker River SRA/Fl									
3871	OLD MORGAN		1000	1945	12/15/2020	$6,500	$31,400	$35,000	$72,900	$250,000	29%
	25 Pine Grove Road	Walker River SRA/Fl									
4125	EAST SKEET HOUSE		64	0	12/15/2020	$0	$2,700	$0	$2,700	$9,600	28%
	38.553595,-119.001972	Walker River SRA/Fl									
4123	WEST SKEET HOUSE		64	0	12/15/2020	$0	$2,700	$0	$2,700	$9,600	28%
	38.593672,-119.002439	Walker River SRA/Fl									

Site number: 9783

Facility Condition Needs Index Report

Index #	Building Name		Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
4134	MORGAN SINGLEWIDE SHED		180	0	12/15/2020	$1,000	$1,400	$0	$2,400	$9,000	27%
		Walker River SRA/Fl									
4091	NEW MEXICO SUITE		1400	0	12/15/2020	$5,600	$17,200	$45,400	$68,200	$280,000	24%
	38.61223,-118.99577	Walker River SRA/Fl									
4108	SHED #10		500	0	12/15/2020	$1,500	$4,000	$0	$5,500	$25,000	22%
	38.61035,-118.99648	Walker River SRA/Fl									
4095	LAUNDRY ROOM		460	0	12/15/2020	$6,100	$1,000	$13,100	$20,200	$92,000	22%
	38.61223,-118.99577	Walker River SRA/Fl									
4086	MAIN HOUSE		5300	0	12/15/2020	$35,200	$61,400	$172,100	$268,700	$1,325,000	20%
	70 Pine Grove Road	Walker River SRA/Fl									
4092	PILOT QUARTERS		1600	0	12/15/2020	$0	$20,100	$41,600	$61,700	$320,000	19%
	38.61223,-118.99577	Walker River SRA/Fl									
4094	BALLOON COTTAGE		1056	0	12/15/2020	$6,400	$0	$33,700	$40,100	$211,200	19%
	38.61223,-118.99577	Walker River SRA/Fl									
4127	LEWIS PUMPHOUSE		80	0	12/15/2020	$1,000	$1,000	$0	$2,000	$12,000	17%
	38.538670, -118.945490	Walker River SRA/Fl									
4128	WICHMAN HOUSE		1856		12/15/2020	$6,500	$5,300	$57,500	$69,300	$464,000	15%
	30 Pine Grove Road	Walker River SRA/Fl									
4132	MORGAN BARN/SHED		600	1970	12/15/2020	$1,300	$2,400	$0	$3,700	$25,000	15%
		Walker River SRA/Fl									
4100	SHED #2		250	0	12/15/2020	$0	$1,800	$0	$1,800	$12,500	14%
	38.61035,-118.99648	Walker River SRA/Fl									
4099	RESIDENCE GARAGE/SHED #1		750	0	12/15/2020	$800	$0	$9,000	$9,800	$75,000	13%
	38.61035,-118.99648	Walker River SRA/Fl									
3869	LEWIS RESIDENCE		2000	1930	12/15/2020	$600	$28,000	$36,000	$64,600	$500,000	13%
	38.538619,-118.945578	Walker River SRA/Fl									
4096	RANGER OFFICE/GARAGE		1320	0	12/15/2020	$5,700	$2,500	$24,800	$33,000	$264,000	13%
	70 Pine Grove Road	Walker River SRA/Fl									
4135	MORGAN SADDLE SHED		320	0	12/15/2020	$0	$10,000	$0	$10,000	$80,000	13%
		Walker River SRA/Fl									
4093	SPA/WORKOUT CENTER		1120	0	12/15/2020	$5,900	$0	$25,400	$31,300	$280,000	11%
	38.61223,-118.99577	Walker River SRA/Fl									

Site number: 9783

Facility Condition Needs Index Report

Index #	Building Name		Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
4119	AIRPORT SHED #5		700	0	12/15/2020	$0	$3,500	$0	$3,500	$35,000	10%
	38.61749,-118.99898	Walker River SRA/Fl									
4138	MORGAN MAIN HOUSE		1950	1970	12/15/2020	$0	$0	$48,300	$48,300	$487,500	10%
	11 Pine Grove Road	Walker River SRA/Fl									
4103	SHED #5		2200	0	12/15/2020	$4,000	$6,600	$0	$10,600	$110,000	10%
	38.61035,-118.99648	Walker River SRA/Fl									
4139	MORGAN MAIN HOUSE SHED		280	1970	12/15/2020	$0	$0	$1,100	$1,100	$14,000	8%
		Walker River SRA/Fl									
4088	CLEANING SUPPLY SHED		170	0	12/15/2020	$300	$0	$1,000	$1,300	$17,000	8%
	70 Pine Grove Road	Walker River SRA/Fl									
4129	WICHMAN SADDLE SHED		360	0	12/15/2020	$300	$3,600	$0	$3,900	$54,000	7%
	30 Pine Grove Road	Walker River SRA/Fl									
4131	MORGAN SHOP		1200	1970	12/15/2020	$1,800	$2,400	$0	$4,200	$60,000	7%
		Walker River SRA/Fl									
4113	CORRAL SADDLE SHOP		150	0	12/15/2020	$0	$1,000	$0	$1,000	$15,000	7%
	38.60737,-118.99898	Walker River SRA/Fl									
4115	AIRPORT SHED #1		1500	0	12/15/2020	$0	$4,500	$0	$4,500	$75,000	6%
	38.61749,-118.99898	Walker River SRA/Fl									
4116	AIRPORT SHED #2		1600	0	12/15/2020	$0	$4,800	$0	$4,800	$80,000	6%
	38.61749,-118.99898	Walker River SRA/Fl									
4133	MORGAN SINGLEWIDE RESIDENCE		1300	0	12/15/2020	$0	$1,000	$14,300	$15,300	$260,000	6%
		Walker River SRA/Fl									
4112	IRRIGATION SHED		800	0	12/15/2020	$500	$0	$1,600	$2,100	$40,000	5%
	38.60361,-118.99781	Walker River SRA/Fl									
4114	CORRAL WELLHOUSE		400	0	12/15/2020	$600	$0	$800	$1,400	$40,000	4%
	38.60737,-118.99898	Walker River SRA/Fl									
4089	DRY CELLAR		280	0	12/15/2020	$0	$1,400	$0	$1,400	$56,000	3%
	70 Pine Grove Road	Walker River SRA/Fl									
4087	CHILLED CELLAR		180	0	12/15/2020	$0	$0	$1,100	$1,100	$54,000	2%
	70 Pine Grove Road	Walker River SRA/Fl									
3870	LEWIS BARN		2200	0	12/15/2020	$1,100	$0	$0	$1,100	$110,000	1%
	38.538619,-118.945578	Walker River SRA/Fl									

Site number: 9783

Facility Condition Needs Index Report

Index #	Building Name		Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
9783	WALKER RIVER SRA - FLYING M SITE			0	12/15/2020	$15,000	$0	$0	$15,000		0%
	Yerington Lyon	Walker River SRA/Fl									
4126	RIFLE RANGE RAMADA		180	0	12/15/2020	$0	$1,000	$0	$1,000		0%
	38.619210, -118.985712	Walker River SRA/Fl									
4118	AIRPORT SHED #4		3696	0	12/15/2020	$0	$0	$0		$185,000	
	38.61749,-118.99898	Walker River SRA/Fl									
4120	AIRPORT SHED #6		700	0	12/15/2020	$0	$0	$0		$35,000	
	38.61749,-118.99898	Walker River SRA/Fl									
4121	AIRPORT SHED #7		700	0	12/15/2020	$0	$0	$0		$35,000	
	38.61749,-118.99898	Walker River SRA/Fl									
4117	AIRPORT SHED #3		2100	0	12/15/2020	$0	$0	$0		$105,000	
	38.61749,-118.99898	Walker River SRA/Fl									
4110	WELL #3 PUMPHOUSE		150	0	12/15/2020	$0	$0	$0		$15,000	
	38.602190,-118.99709	Walker River SRA/Fl									
4124	TRAP HOUSE		100	0	12/15/2020	$0	$0	$0		$15,000	
	38.593717,-119.002178	Walker River SRA/Fl									
4085	POOL PUMP CELLAR		250	0	12/15/2020	$0	$0	$0		$25,000	
	70 Pine Grove Road	Walker River SRA/Fl									
4130	WICHMAN CHICKEN HOUSE		128	0	12/15/2020	$0	$0	$0		$6,400	
	30 Pine Grove Road	Walker River SRA/Fl									
4122	AIRPORT SHED #8		1000	0	12/15/2020	$0	$0	$0		$50,000	
	38.61749,-118.99898	Walker River SRA/Fl									
	Report Totals.....:		**56,022**			**$494,200**	**$410,200**	**$837,500**	**$1,741,900**	**$8,515,100**	**20%**

Acronyms List

Acronym	Definition
Building Codes, Laws, Regulations and Guidelines	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
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
State of Nevada	
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
Miscellaneous	
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 throughout the Facility Condition Analysis report.

Table of Contents

SHED #9	**4107**	
SHED #8	**4106**	
SHED #5	**4103**	
SHED #4 (Pump#2)	**4102**	
SHED #3/WOODSHOP	**4101**	
SHED #2	**4100**	
RESIDENCE GARAGE/SHED #1	**4099**	
E. DOUBLEWIDE	**4098**	
W. DOUBLEWIDE	**4097**	
RANGER OFFICE/GARAGE	**4096**	
LAUNDRY ROOM	**4095**	
BALLOON COTTAGE	**4094**	
SPA/WORKOUT CENTER	**4093**	
PILOT QUARTERS	**4092**	
NEW MEXICO SUITE	**4091**	
FRENCH SUITE	**4090**	
DRY CELLAR	**4089**	
CLEANING SUPPLY SHED	**4088**	
CHILLED CELLAR	**4087**	
MAIN HOUSE	**4086**	
POOL PUMP CELLAR	**4085**	No Current Projects
STONE BLDG - GAME ROOM	**4084**	
OLD MORGAN	**3871**	
LEWIS BARN	**3870**	
LEWIS RESIDENCE	**3869**	

WALKER RIVER SRA - FLYING M SITE

BUILDING REPORT

The Walker River State Recreation Area, created in 2018, is located along the East Walker River south of Yerington and encompasses over 12,000 acres. The SRA is comprised of multiple historic ranches (Pitchfork, Rafter 7, Flying M, and 9 Mile) stretching along 28 miles of the Walker river. The Flying M ranch site comprises 4,875 acres of the SRA. It was originally formed in 1939 from a group of original homestead ranches (Wichman, Morgan, Lewis and a few others). The main ranch site is located approximately 35 miles south of Yerington along the East Walker River and includes a 5,000 foot paved runway and multiple aircraft hangars. The Flying M site is currently in the planning phase with no SRA development at this time. ADA upgrades to some existing buildings will need to be considered depending on their future usage and occupancy. The ranch is still intact including eight occupied residences, multiple barns and outbuildings, and six domestic wells.
Please note that many of the buildings noted within this report have not been assessed for their historic significance. Per NRS 383 and the National Historic Preservation Act (Section 106), an agency must take into account the effects of their project upon historic resources. If a building or structure is over 50 years of age, the agency must have qualified personnel assess the property and submit their findings to the Nevada State Historic Preservation Office, for their review, prior the start of a project.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $15,000**

Currently Critical **Immediate to Two Years**

Project Index #: 9783SFT1

COMBUSTIBLES REDUCTION FOR FIRE CONTROL **Construction Cost $15,000**

The site and certain buildings have significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structures create a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around all structures on the site. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$15,000**
Priority Class 2:	**$0**
Priority Class 3:	**$0**
Grand Total:	**$15,000**

MORGAN MAIN HOUSE SHED

BUILDING REPORT

The Morgan Main House Shed is wood framed and clad in corrugated galvanized sheet metal. The shed contains a well.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,100**

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

Project Index #: 41390

EXTERIOR FINISHES

Construction Cost $1,100

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**280**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1970**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$3.93**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$14,000**
Priority Class 3:	**$1,100**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$1,100**	**FCNI:**	**8%**

MORGAN MAIN HOUSE

BUILDING REPORT

The residence is a standard wood framed structure with painted lap siding on a concrete stem wall foundation. The roof is a sloped wood frame with an asphalt shingle roofing system installed in 1990. An addition was added to the residence in 1990. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. It is located at the north end of the main ranch yard.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $48,300**

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

Project Index #: 4138EXT1

EXTERIOR FINISHES

Construction Cost $9,800

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4138INT1

INTERIOR FINISHES

Construction Cost $9,800

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.

Project Index #: 4138EXT2

ROOF REPLACEMENT

Construction Cost $28,700

The existing roof was installed in 1990 and has no reported leaks. The asphalt composition shingle roof on this building was in fair condition at the time of the survey. It is recommended that this building be re-roofed in the next 6 - 8 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes replacement of existing gutters, removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet):	**1,950**	**IBC Occupancy Type 1:**	**100 % R-3**
Year Constructed:	**1970**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$24.77**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$488,000**
Priority Class 3:	**$48,300**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$48,300**	**FCNI:**	**10%**

MORGAN GARAGE

BUILDING REPORT

The Morgan Garage is a wood framed structure with wood lap siding with an asphalt shingle roof. It sits on a concrete slab on grade foundation. It is used as the 4 car garage for the Morgan Main House. The garage is located just south of the Morgan Main House.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $26,500**

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

Project Index #: 4137EXT1

EXTERIOR FINISHES

Construction Cost $4,500

The exterior finishes were in fair condition except the trim around entry points which need re-finishing. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4137EXT2

ROOF REPLACEMENT

Construction Cost $22,000

The existing roof was installed in 1990 and has no reported leaks. The asphalt composition shingle roof on this building was in fair condition at the time of the survey. It is recommended that this building be re-roofed in the next 6 - 8 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes replacement of existing gutters, removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet):	**1,500**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1970**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$17.67**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$75,000**
Priority Class 3:	**$26,500**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$26,500**	**FCNI:**	**35%**

OLD MORGAN PUMPHOUSE

BUILDING REPORT

The Old Morgan Pumphouse is a wood framed with wood roof trusses set on a concrete slab on grade foundation. The exterior walls are painted wood and the roof is asphalt shingle. It is located on the east side of the Old Morgan residence.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $2,000**

Currently Critical **Immediate to Two Years**

Project Index #: 4136SIT1

PROTECTION AGAINST DECAY AND TERMITES

Construction Cost $1,000

The building has grade soils in direct contact with the exterior wood siding. Code (IBC 2018 Section 2304.12) requires a minimum of 6" clearance between wood siding and earth to prevent decay and termite infestations. This project provides for the removal of excess soils, regrading to ensure the proper slope away from the building.

Project Index #: 4136ELE1

WIRING CLEANUP

Construction Cost $1,000

The wiring in the pumphouse has exposed surface mounted NM (Romex) wiring. This creates a safety issue. This project would provide for replacing the exposed electrical wiring with an alternate wiring method compliant with NEC 2017.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $4,500**

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

Project Index #: 4136EXT1

EXTERIOR FINISHES

Construction Cost $1,800

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

Project Index #: 4136EXT2

ROOF REPLACEMENT

Construction Cost $2,700

The existing roof was installed in 1990 and has no reported leaks. The asphalt composition shingle roof on this building was in fair condition at the time of the survey. It is recommended that this building be re-roofed in the next 6 - 8 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes replacement of existing gutters, removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet):	**180**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1945**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$2,000**	**Project Construction Cost per Square Foot:**	**$36.11**
Priority Class 2:	**$4,500**	**Total Facility Replacement Construction Cost:**	**$18,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$6,500**	**FCNI:**	**36%**

MORGAN SADDLE SHED

BUILDING REPORT

The Morgan Saddle Shed is an unreinforced masonry building with a wood framed roof and asphalt shingles. A visual inspection shows multiple cracks in the mortar joints that may affect the structural integrity of the building. The building is located south of the Old Morgan Residence.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $10,000**

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

Project Index #: 4135EXT1

HISTORIC BUILDING MAINTENANCE **Construction Cost $10,000**

The structure is made of unreinforced stone masonry. It is likely over 100 years old and there are areas where the mortar is failing, missing and not sealed properly. This project would provide for the cleaning, repair and re-pointing of the stone work and maintaining the structure. 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):	**320**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Stone**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1** **Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$31.25**
Priority Class 2:	**$10,000**	**Total Facility Replacement Construction Cost:**	**$80,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$10,000**	**FCNI:**	**13%**

MORGAN SINGLEWIDE SHED

BUILDING REPORT

The Morgan Singlewide Shed is a wood framed with wood roof trusses set on a slab on grade foundation. The exterior walls are painted wood and the roof is corrugated metal. It is located next to the Morgan Singlewide on the south side.

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

Currently Critical **Immediate to Two Years**

Project Index #: 4134EXT2

PROTECTION AGAINST DECAY AND TERMITES **Construction Cost $1,000**

The building has grade soils in direct contact with the exterior wood siding. Code (IBC 2018 Section 2304.12) requires a minimum of 6" clearance between wood siding and earth to prevent decay and termite infestations. This project provides for the removal of excess soils, regrading to ensure the proper slope away from the building.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $1,400**

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

Project Index #: 4134EXT1

EXTERIOR FINISHES **Construction Cost $1,400**

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

BUILDING INFORMATION:

Gross Area (square feet):	**180**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$1,000**	**Project Construction Cost per Square Foot:**	**$13.33**
Priority Class 2:	**$1,400**	**Total Facility Replacement Construction Cost:**	**$9,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$2,400**	**FCNI:**	**27%**

MORGAN SINGLEWIDE RESIDENCE

BUILDING REPORT

The Singlewide is a single wide mobile home on pier block foundation with a painted wood skirting. It has an asphalt shingle roof. The residence contains 2 bedrooms and a single bathroom. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. It is located southeast of the main ranch yard.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $1,000**

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

Project Index #: 4133EXT2

PROTECTION AGAINST DECAY AND TERMITES

Construction Cost $1,000

The building has grade soils in direct contact with the exterior wood skirting. Code (IBC 2018 Section 2304.12) requires a minimum of 6" clearance between wood siding and earth to prevent decay and termite infestations. This project provides for the removal of excess soils, regrading to ensure the proper slope away from the building.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $14,300**

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

Project Index #: 4133EXT1

EXTERIOR FINISHES

Construction Cost $6,500

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4133INT1

INTERIOR FINISHES

Construction Cost $7,800

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):	**1,300**	**IBC Occupancy Type 1:**	**100 % R-3**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$11.77**
Priority Class 2:	**$1,000**	**Total Facility Replacement Construction Cost:**	**$260,000**
Priority Class 3:	**$14,300**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$15,300**	**FCNI:**	**6%**

MORGAN BARN/SHED

BUILDING REPORT

The Morgan Barn / Shed is a wood framed with wood roof trusses set on a slab on grade foundation. The roof and walls are clad in galvanized corrugated panels. It is located south of the main road entry to the ranch yard, just south of the Morgan Shop.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $1,300**

Currently Critical **Immediate to Two Years**

Project Index #: 4132SFT1

COMBUSTIBLES REDUCTION FOR FIRE CONTROL **Construction Cost $1,000**

The building has significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structures create a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around the structure site. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.

Project Index #: 4132ELE1

GFCI OUTLET INSTALLATION **Construction Cost $300**

The existing receptacles in the barn appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $2,400**

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

Project Index #: 4132EXT1

EXTERIOR FINISHES **Construction Cost $1,200**

The painted exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, 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.

Project Index #: 4132EXT2

ROOF REPAIRS **Construction Cost $1,200**

The corrugated metal roof on this building has active leaks on the building. Light is showing through holes in the corrugated roofing. It is recommended that the holes be repaired / sealed immediately. Additional costs are included in the estimate due to the steep pitch of the roof and the historical nature of the building.

BUILDING INFORMATION:

Gross Area (square feet):	**600**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1970**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$1,300**	**Project Construction Cost per Square Foot:**	**$6.17**
Priority Class 2:	**$2,400**	**Total Facility Replacement Construction Cost:**	**$25,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$42**
Grand Total:	**$3,700**	**FCNI:**	**15%**

MORGAN SHOP

BUILDING REPORT

The Morgan Shop is a wood framed with wood roof trusses set on a slab on grade foundation. The roof and walls are clad in galvanized corrugated panels. It is located just south of the main road entry to the ranch yard.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $1,800**

Currently Critical **Immediate to Two Years**

Project Index #: 4131SFT1

COMBUSTIBLES REDUCTION FOR FIRE CONTROL **Construction Cost $1,000**

The building has significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structures create a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around the structure site. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.

Project Index #: 4131ELE1

ELECTRICAL DEADFRONT MISSING **Construction Cost $500**

The air compressor disconnect/starter in the building does not have an inside cover (dead front) that properly protects individuals from touching the bus bar and the interior of the panel. This does not comply with NEC 2017 or OSHA 1910. This project would provide funds to replace and install a new dead front panel, or replace the disconnect in accordance with NEC 2017 and OSHA 1910.

Project Index #: 4131ELE2

GFCI OUTLET INSTALLATION **Construction Cost $300**

The existing receptacles in the barn appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $2,400**

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

Project Index #: 4131EXT1

EXTERIOR FINISHES **Construction Cost $2,400**

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

BUILDING INFORMATION:

Gross Area (square feet):	**1,200**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1970**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$1,800**	**Project Construction Cost per Square Foot:**	**$3.50**
Priority Class 2:	**$2,400**	**Total Facility Replacement Construction Cost:**	**$60,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$4,200**	**FCNI:**	**7%**

WICHMAN SADDLE SHED

BUILDING REPORT

The Wichman Saddle Shed is a wood framed building structure with board & batten siding and a sheet metal roof. The shed is set on a concrete basement that has exterior access. The basement contains the domestic well pressure tank and controller. The shed is located west of the Wichman House.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $300**

Currently Critical **Immediate to Two Years**

Project Index #: 4129SFT1

FIRE EXTINGUISHER INSTALLATION **Construction Cost $300**

It is recommended that this building install a fire extinguisher due to the distance to the nearest fire station. They should be provided for the occupant's use. The fire extinguisher type shall be selected and located based on the classes of anticipated fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 1 fire extinguisher, cabinets, and the hardware necessary to install them.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $3,600**

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

Project Index #: 4129EXT1

EXTERIOR FINISHES **Construction Cost $3,600**

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

BUILDING INFORMATION:

Gross Area (square feet):	**360**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? Yes**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$300**	**Project Construction Cost per Square Foot:**	**$10.83**
Priority Class 2:	**$3,600**	**Total Facility Replacement Construction Cost:**	**$54,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$150**
Grand Total:	**$3,900**	**FCNI:**	**7%**

WICHMAN HOUSE

BUILDING REPORT

The Wichman House is a wood framed, two story structure set on concrete stem wall foundation with an asphalt shingle roof. The roofing was replaced in 2015 and is in good condition. The building exterior is finished in a plaster or stucco material. It was built between 1920 and the 1940's. It was originally built as a post office, and later had an addition built and converted to a residence. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. The Wichman House is located 4 miles south of the main Flying M ranch yard.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $6,500**

Currently Critical **Immediate to Two Years**

Project Index #: 4128SFT2

FIRE EXTINGUISHER INSTALLATION

Construction Cost $600

It is recommended that this residence install a fire extinguisher due to the distance to the nearest fire station. They should be provided for the occupant's use. The fire extinguisher type shall be selected and located based on the classes of anticipated fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 2 fire extinguisher, cabinets, and the hardware necessary to install them.

Project Index #: 4128SFT1

GFCI OUTLET INSTALLATION

Construction Cost $200

The existing receptacles in the kitchen and some bathrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

Project Index #: 4128SFT5

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Construction Cost $5,200

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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.

Project Index #: 4128SFT4

SMOKE AND CARBON MONOXIDE ALARM INSTALLATION

Construction Cost $500

Section 907.2.9 of the 2018 IBC and 2018 IFC explain 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 2018 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 carbon monoxide alarms. 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: $5,300**

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

Project Index #: 4128INT2

WOOD FLOORING REFINISH **Construction Cost $5,300**

The wood flooring throughout the residence was in poor condition, showing signs of wear and should be scheduled to be refinished in the next 3 - 4 years. This project would provide for sanding, floor prep and application of a new floor finish

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $57,500**

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

Project Index #: 4128EXT1

EXTERIOR FINISHES **Construction Cost $9,300**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4128SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $37,100**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

Project Index #: 4128INT1

INTERIOR FINISHES **Construction Cost $11,100**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 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):	**1,856**	**IBC Occupancy Type 1:**	**100 % R-3**
Year Constructed:		**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**2 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$6,500**	**Project Construction Cost per Square Foot:**	**$37.34**
Priority Class 2:	**$5,300**	**Total Facility Replacement Construction Cost:**	**$464,000**
Priority Class 3:	**$57,500**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$69,300**	**FCNI:**	**15%**

LEWIS PUMPHOUSE

BUILDING REPORT

The Lewis Pumphouse is a wood framed structure with wood lap siding sitting on a slab on grade concrete foundation. The roof is asphalt shingle. A short, covered CMU block structure extends to one side that contains the well head. The pumphouse is located just east of the Lewis Residence. The building contains the domestic well casing, pressure tank and controls.

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

Currently Critical **Immediate to Two Years**

Project Index #: 4127ELE1

WIRING CLEANUP **Construction Cost $1,000**

The wiring in the pumphouse has exposed surface mounted non-metallic sheathed (NM or tradename Romex) wiring. This creates a safety issue. This project would provide for replacing the exposed electrical wiring with an alternate wiring method compliant with NEC 2017.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $1,000**

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

Project Index #: 4127EXT1

EXTERIOR FINISHES **Construction Cost $1,000**

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

BUILDING INFORMATION:

Gross Area (square feet):	**80**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1** **Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$1,000**	**Project Construction Cost per Square Foot:**	**$25.00**
Priority Class 2:	**$1,000**	**Total Facility Replacement Construction Cost:**	**$12,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$150**
Grand Total:	**$2,000**	**FCNI:**	**17%**

RIFLE RANGE RAMADA

BUILDING REPORT

The Rifle Range Ramada is a wood framed roof structure with a metal roof supported by two metal posts set in the earth. There are two firing positions made of painted wood mounted to a ground set wooden platform. The ramada is in disrepair.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $1,000**

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

Project Index #: 4126EXT1

CONSERVE AND PROTECT VACANT BUILDING **Construction Cost $1,000**

Until the planning phase for this site is complete and a determination of demolition or rehabilitation is reached, preservation of the structure is recommended. This project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Also included is securing the exterior envelope against water penetration. Roof, windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**180**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	**Painted wood and steel structure**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$5.56**
Priority Class 2:	**$1,000**	**Total Facility Replacement Construction Cost:**	**#Type!**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	
Grand Total:	**$1,000**	**FCNI:**	**#Type!**

EAST SKEET HOUSE

BUILDING REPORT

The East Skeet House is a wood framed structure with board & batten siding and an asphalt shingle roof. The ground level skeet house structure is similar to the West Skeet House except it is at ground level. The structure is in disrepair. The trap & skeet range is located over a mile south of the main ranch yard.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $2,700**

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

Project Index #: 4125EXT1

CONSERVE AND PROTECT VACANT BUILDING **Construction Cost $1,000**

Until the planning phase for this site is complete and a determination of demolition or rehabilitation is reached, preservation of the structure is recommended. This project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Also included is securing the exterior envelope against water penetration. Roof, windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

Project Index #: 4125EXT2

ROOF REPLACEMENT **Construction Cost $1,700**

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 removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet):	**64**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$42.19**
Priority Class 2:	**$2,700**	**Total Facility Replacement Construction Cost:**	**$10,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$150**
Grand Total:	**$2,700**	**FCNI:**	**27%**

WEST SKEET HOUSE

BUILDING REPORT

The West Skeet House is a wood framed structure with board & batten siding and an asphalt shingle roof. The elevated skeet house structure is elevated on braced posts that are set in the earth. The structure is in disrepair. The trap & skeet range is located over a mile south of the main ranch yard.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $2,700**

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

Project Index #: 4123EXT1

CONSERVE AND PROTECT VACANT BUILDING

Construction Cost $1,000

Until the planning phase for this site is complete and a determination of demolition or rehabilitation is reached, preservation of the structure is recommended. This project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Also included is securing the exterior envelope against water penetration. Roof, windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

Project Index #: 4123EXT2

ROOF REPLACEMENT

Construction Cost $1,700

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 removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet):	**64**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$42.19**
Priority Class 2:	**$2,700**	**Total Facility Replacement Construction Cost:**	**$10,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$150**
Grand Total:	**$2,700**	**FCNI:**	**27%**

AIRPORT SHED #5

BUILDING REPORT

Airport Shed #5 is a painted sheet metal clad steel structure uniquely designed and constructed to house gliders. The hangar is one of four glider hangars at the midpoint of the runway. The three northern most structures appear to be the same construction.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $3,500**

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

Project Index #: 4119EXT1

EXTERIOR FINISHES **Construction Cost $3,500**

The painted metal siding was in poor condition. It is important to maintain the finish, weather resistance and appearance of the shed. This project would provide for the painting of the water tank and caulking of the joints to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 2 - 3 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet):	**700**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$5.00**
Priority Class 2:	**$3,500**	**Total Facility Replacement Construction Cost:**	**$35,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$3,500**	**FCNI:**	**10%**

AIRPORT SHED #2

BUILDING REPORT

Airport Shed #2 is a wood framed building and wood trusses with walls and roof clad in corrugated sheet metal. It has one man door on the south side and a vertical bi-fold hangar door on the east side. The hangar is old and appears to be in poor shape. The hangar is one of 4 hangars at the north end of the runway.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $4,800**

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

Project Index #: 4116EXT1

EXTERIOR FINISHES **Construction Cost $4,800**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 3 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**1,600**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$3.00**
Priority Class 2:	**$4,800**	**Total Facility Replacement Construction Cost:**	**$80,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$4,800**	**FCNI:**	**6%**

AIRPORT SHED #1

BUILDING REPORT

Airport Shed #1 is a pre-engineered metal building with walls and roof clad in painted sheet metal. The only door into the hangar is the airplane hangar access on the north side. The hangar is old and appears to be in poor shape. The hangar door header supporting the door is substantially deflecting mid-span. The hangar is one of 4 hangars at the north end of the runway.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $4,500**

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

Project Index #: 4115EXT1

EXTERIOR FINISHES **Construction Cost $4,500**

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 the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 3 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**1,500**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$3.00**
Priority Class 2:	**$4,500**	**Total Facility Replacement Construction Cost:**	**$75,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$4,500**	**FCNI:**	**6%**

CORRAL WELLHOUSE

BUILDING REPORT

The Corral Wellhouse is a wood framed structure with walls and roof clad in painted metal panels. It sits on a concrete slab foundation. The well feeds the corral and stockyard. It is located south of the Corral Saddle Shop.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $600**

Currently Critical **Immediate to Two Years**

Project Index #: 4114EXT2

COMBUSTIBLES REDUCTION FOR FIRE CONTROL

Construction Cost $300

The building has significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structure creates a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around the structure. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.

Project Index #: 4114SFT1

FIRE EXTINGUISHER INSTALLATION

Construction Cost $300

It is recommended that this residence install a fire extinguisher due to the distance to the nearest fire station. They should be provided for the occupant's use. The fire extinguisher type shall be selected and located based on the classes of anticipated fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 2 fire extinguisher, cabinets, and the hardware necessary to install them.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $800**

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

Project Index #: 4114EXT1

EXTERIOR FINISHES

Construction Cost $800

The exterior finishes were in good condition, however, a soffit needs to be immediately repaired to maintain the building envelope. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**400**	**IBC Occupancy Type 1:**	**100 % S-1**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$600**	**Project Construction Cost per Square Foot:**	**$3.50**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$40,000**
Priority Class 3:	**$800**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$1,400**	**FCNI:**	**4%**

CORRAL SADDLE SHOP

BUILDING REPORT

The corral saddle shop is a wood framed building with board & batten siding and a metal roof. It was used for farrier supplies and saddle storage. It is located approximately 1/2 mile south of the main ranch yard.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $1,000**

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

Project Index #: 4113EXT1

CONSERVE AND PROTECT VACANT BUILDING **Construction Cost $1,000**

Until the planning phase for this site is complete and a determination of demolition or rehabilitation is reached, preservation of the structure is recommended. This project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Also included is securing the exterior envelope against water penetration. Roof, windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**150**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$6.67**
Priority Class 2:	**$1,000**	**Total Facility Replacement Construction Cost:**	**$15,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$1,000**	**FCNI:**	**7%**

IRRIGATION SHED

BUILDING REPORT

The irrigation shed is a pole barn structure set on a concrete foundation and is enclosed on three sides and roof with galvanized sheet metal. It is used as storage of irrigation components and misc. items. It is located south of the singlewide.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $500**

Currently Critical **Immediate to Two Years**

Project Index #: 4112SFT1

COMBUSTIBLES REDUCTION FOR FIRE CONTROL **Construction Cost $500**

The building has significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structure creates a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around the structure. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,600**

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

Project Index #: 4112EXT1

EXTERIOR FINISHES **Construction Cost $1,600**

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**800**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Wood**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$500**	**Project Construction Cost per Square Foot:**	**$2.63**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$40,000**
Priority Class 3:	**$1,600**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$2,100**	**FCNI:**	**5%**

SINGLEWIDE

BUILDING REPORT

The Singlewide is a single wide mobile home on pier block foundation with a painted wood skirting. It has an asphalt shingle roof. The residence contains 2 bedrooms and a single bathroom. The residence needs the interior refreshed prior to re-occupancy. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. The mobile home is located south of the main ranch yard along the road.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $6,200**

Currently Critical **Immediate to Two Years**

Project Index #: 4111SFT3

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $5,200**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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.

Project Index #: 4111SFT1

SMOKE AND CARBON MONOXIDE ALARM INSTALLATION **Construction Cost $1,000**

Section 907.2.9 of the 2018 IBC and 2018 IFC explain 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 2018 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 carbon monoxide alarms. 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: $55,600**

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

Project Index #: 4111ELE1

ELECTRICAL PANEL UPGRADE **Construction Cost $3,500**

The main exterior panel is not rated for exterior wet locations. Electrical panels located outdoors must have a NEMA 3R rating to prevent rain water intrusion. This project would provide funding to replace the panel with a new panel with the proper rating.

Project Index #: 4111HVA1

EVAPORATIVE COOLER REPLACEMENT **Construction Cost $4,500**

An evaporative cooler is installed on the roof of this building. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

Project Index #: 4111EXT4

EXTERIOR STAIR AND HANDRAIL REPLACEMENT **Construction Cost $12,000**

There are two sets of stairs and handrails on the exterior of the building that are older and do not meet current code. The gripping surfaces are incorrect, they are not continuous from the top to bottom landings. Additionally, the exterior egress door stairs must have uniform tread heights and depths that do not vary more than 3/8". This project recommends the removal and replacement of the exterior stairs and handrails and provide a concrete landing at the base of the each set of stairs. 2018 IRC Section R311.3 & 311.7 was referenced for this project.

Project Index #: 4111INT2

FLOORING REPLACEMENT **Construction Cost $10,600**

The vinyl flooring and carpet in the building are damaged and reaching the end of their 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 vinyl flooring and heavy duty commercial grade carpet in the next 2 - 3 years.

Project Index #: 4111HVA2

HVAC EQUIPMENT REPLACEMENT **Construction Cost $5,500**

The existing forced air propane fired furnace appears to be original to the building and has reached the end of its expected life. This project would provide for the removal and disposal of the old furnace and installation of a new forced air propane fired furnace.

Project Index #: 4111INT1

INTERIOR FINISHES **Construction Cost $7,600**

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

Project Index #: 4111PLM1

WATER HEATER REPLACEMENT **Construction Cost $0**

There is a 30 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4 - 5 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 4111EXT3

WINDOW REPLACEMENT **Construction Cost $8,000**

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

Project Index #: 4111EXT5

WOOD SKIRTING REPLACEMENT **Construction Cost $3,900**

The skirting on the modular building is made of T1-11 and was in poor condition at the time of the survey. IBC 2018, Section 2304.11.2.6, wood siding clearance between wood siding and earth on the exterior of a building shall not be less than 6 inches (152 mm) or less than 2 inches (51mm) vertical from concrete steps, porch slabs, patio slabs and similar horizontal surfaces exposed to the weather except where siding, sheathing and wall framing are of naturally durable or preservative-treated wood. This project would provide for the removal of the T1-11 skirting and the installation of new vinyl skirting.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $32,400**

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

Project Index #: 4111EXT1

EXTERIOR FINISHES **Construction Cost $6,000**

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4111SFT2

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $15,100**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

Project Index #: 4111EXT2

ROOF REPLACEMENT **Construction Cost $11,300**

The asphalt composition shingle roof on this building could not be determined at the time of the survey due to snow coverage. No evidence of leaks were noticed, however, it is recommended to plan to re-roof in the next 6 - 10 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet):	**756**	**IBC Occupancy Type 1:**	**100 % R-3**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**0 %**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$6,200**	**Project Construction Cost per Square Foot:**	**$124.60**
Priority Class 2:	**$55,600**	**Total Facility Replacement Construction Cost:**	**$189,000**
Priority Class 3:	**$32,400**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$94,200**	**FCNI:**	**50%**

BASS POND BOAT SHED

BUILDING REPORT

The Bass Pond Boat Shed is a post and beam structure set on a concrete slab on grade foundation. The shed has a wood shake roof. The roofed structure is for boat storage. It is located 1/3 of a mile north of the main ranch yard.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $2,500**

Currently Critical **Immediate to Two Years**

Project Index #: 4109STR1

STRUCTURAL REPAIRS **Construction Cost $2,500**

A center roof support post on the north side of the structure has been knocked off its slab-on-grade footing causing the side of the structure to sag. The concrete slab footing needs to be repaired and a new support bracket installed to re-anchor the support column to the slab.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $2,000**

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

Project Index #: 4109EXT1

EXTERIOR FINISHES **Construction Cost $2,000**

The exterior finishes were in a poor condition. 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 and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $10,000**

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

Project Index #: 4109EXT2

ROOF REPLACEMENT **Construction Cost $10,000**

The Boat Shed current wood shake roofing system is weathered, has reached the end of its useful life and is in need of replacement. Due to its proximity to the Flying M Ranch main yard, the structure may need to be re-roofed with fire retardant-treated wood shakes and underlayment. This project should be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional requirements. This project will fund the replacement of the wood shingle roofing systems. This estimate includes removal and disposal of the old roof.

BUILDING INFORMATION:

Gross Area (square feet):	**400**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Wood**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1** **Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$2,500**	**Project Construction Cost per Square Foot:**	**$36.25**
Priority Class 2:	**$2,000**	**Total Facility Replacement Construction Cost:**	**$30,000**
Priority Class 3:	**$10,000**	**Facility Replacement Cost per Square Foot:**	**$75**
Grand Total:	**$14,500**	**FCNI:**	**48%**

SHED #10

BUILDING REPORT

Shed #10 is a single story wood framed structure with wood lap siding sitting on a concrete stem wall foundation. The roof is asphalt shingle. The shed is used for storage. It is located south of Shed #9.

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

Currently Critical **Immediate to Two Years**

Project Index #: 4108EXT3

COMBUSTIBLES REDUCTION FOR FIRE CONTROL **Construction Cost $500**

The building has significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structure creates a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around the structure. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.

Project Index #: 4108ELE1

WIRING CLEANUP **Construction Cost $1,000**

The wiring in the pumphouse has exposed surface mounted non-metallic sheathed (NM or tradename Romex) wiring. This creates a safety issue. This project would provide for replacing the exposed electrical wiring with an alternate wiring method compliant with NEC 2017.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $4,000**

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

Project Index #: 4108EXT1

EXTERIOR FINISHES **Construction Cost $2,500**

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

Project Index #: 4108EXT2

PROTECTION AGAINST DECAY AND TERMITES **Construction Cost $1,500**

The building has grade soils in direct contact with the exterior wood siding. Code (IBC 2018 Section 2304.12) requires a minimum of 6" clearance between wood siding and earth to prevent decay and termite infestations. This project provides for the removal of excess soils, regrading to ensure the proper slope away from the building and to provide the required soil clearances.

BUILDING INFORMATION:

Gross Area (square feet):	**500**	**IBC Occupancy Type 1:**	**100 % S-1**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$1,500**	**Project Construction Cost per Square Foot:**	**$11.00**
Priority Class 2:	**$4,000**	**Total Facility Replacement Construction Cost:**	**$25,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$5,500**	**FCNI:**	**22%**

SHED #9

BUILDING REPORT

Shed #9 is a wood framed structure with T1-11 siding on a slab on grade concrete foundation. The roofing is galvanized metal roofing. The shed function was used for wild game bird processing. It is located south of the Shed #8.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $6,400**

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

Project Index #: 4107EXT1

EXTERIOR FINISHES

Construction Cost $1,000

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

Project Index #: 4107EXT2

ROOF REPLACEMENT

Construction Cost $5,400

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 new corrugated metal roofing system. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet):	**200**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$32.00**
Priority Class 2:	**$6,400**	**Total Facility Replacement Construction Cost:**	**$20,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$6,400**	**FCNI:**	**32%**

SHED #8

BUILDING REPORT

Metal siding storage shed on a concrete slab on grade foundation. The shed is located east of the Shed #4 across the roadway.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $300**

Currently Critical **Immediate to Two Years**

Project Index #: 4106SFT1

COMBUSTIBLES REDUCTION FOR FIRE CONTROL **Construction Cost $300**

The building has significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structure creates a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around the structure. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $10,600**

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

Project Index #: 4106EXT1

EXTERIOR FINISHES **Construction Cost $1,100**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4106EXT2

ROOF REPLACEMENT **Construction Cost $9,500**

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 new corrugated metal roofing system. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet):	**350**	**IBC Occupancy Type 1:**	**100 % S-1**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$300**	**Project Construction Cost per Square Foot:**	**$31.14**
Priority Class 2:	**$10,600**	**Total Facility Replacement Construction Cost:**	**$18,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$10,900**	**FCNI:**	**61%**

SHED #5

BUILDING REPORT

Shed #5 is a large post and beam structure clad in galvanized sheet metal on three sides and roof. The fourth side is wood paneled access doors. It has a concrete floor throughout and is located south of Shed #4.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $4,000**

Currently Critical **Immediate to Two Years**

Project Index #: 4103EXT2

COMBUSTIBLES REDUCTION FOR FIRE CONTROL **Construction Cost $500**

The building has significant weed and debris buildup and are a fuel source for fire. Accumulated leaves at the base of structure creates a significant fuel path to structure fires during wild land fire events. This project would provide for the removal and disposal of the weeds and debris around the structure. Further site and structure enhancements to increase fire protection can be found on the Nevada State Fire Marshal's website.

Project Index #: 4103EXT3

PROTECTION AGAINST DECAY AND TERMITES **Construction Cost $3,500**

The building has grade soils in direct contact with the exterior wood siding. Code (IBC 2018 Section 2304.12) requires a minimum of 6" clearance between wood siding and earth to prevent decay and termite infestations. This project provides for the removal of excess soils, regrading to ensure the proper slope away from the building and to provide the required soil clearances.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $6,600**

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

Project Index #: 4103EXT1

EXTERIOR FINISHES **Construction Cost $6,600**

The exterior painted surfaces were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**2,200**	**IBC Occupancy Type 1:**	**100 % S-1**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$4,000**	**Project Construction Cost per Square Foot:**	**$4.82**
Priority Class 2:	**$6,600**	**Total Facility Replacement Construction Cost:**	**$110,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$10,600**	**FCNI:**	**10%**

SHED #4 (Pump#2)

BUILDING REPORT

Shed #4 (Pump #2) is a CMU block structure on a concrete slab on grade foundation and a metal framed roof structure with galvanized metal roofing. It is located just east of Shed #3 (Woodshop).

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $39,900**

Currently Critical **Immediate to Two Years**

Project Index #: 4102SFT4

EXTERIOR LANDING INSTALLATION

Construction Cost $4,500

There is an out-swinging exterior door from the building which swings out over a step and does not have a landing that complies with IBC 2018. IBC Section 1008 requires a landing to be not more than 1/2" below the threshold. This project would provide for the installation of a compliant landing for the door. This would also facilitate transfer of 55 gallon barrels into and out of the shed.

Project Index #: 4102ELE2

GFCI OUTLET INSTALLATION

Construction Cost $200

The existing receptacles in the shed appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

Project Index #: 4102SFT2

SAFETY CABINETS

Construction Cost $6,500

The building contains many different paints, stains, and other hazardous products located on open shelves and on the floor. This does not meet Occupational Safety and Health Administration (OSHA) standards or IFC for hazardous materials containment. This project would provide a self-closing hazardous storage container in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d) and IFC Chapter 57 Section 5704.3.2.1.3.

Project Index #: 4102SFT1

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Construction Cost $5,200

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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.

Project Index #: 4102SFT3

SPILL CONTAINMENT

Construction Cost $8,500

The shed contains multiple 55 gallon barrels that do not have a method for containing spills or leakage. This project would add secondary containment pallets for all containers in the building and install placards on the building exterior.

Project Index #: 4102ELE1

WIRING CLEANUP

Construction Cost $15,000

The wiring on the exterior of the pumphouse has exposed surface mounted non-metallic sheathed (NM or tradename Romex) wiring, missing cover plates and an abandoned overhead electrical service with exposed meter terminals housed in a wood enclosure. These items create safety issues. This project would provide for cleaning up the electrical wiring and junction boxes to bring the exterior electrical distribution in compliance with NEC 2017.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $2,000**

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

Project Index #: 4102EXT1

EXTERIOR FINISHES **Construction Cost $2,000**

The painted CMU walls were in poor condition. 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 painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be 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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $17,500**

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

Project Index #: 4102HVA1

HEATER REPLACEMENT **Construction Cost $5,500**

The building is heated by one propane-fired unit heater. It appears to be in good operating condition, however it was manufactured in 1983 and is reaching the end of its useful life. This project provides for disposal of the existing unit heater and the replacement with a new propane-fired heater.

Project Index #: 4102EXT2

ROOF REPLACEMENT **Construction Cost $12,000**

The corrugated metal roof on this building was in fair condition at the time of the survey. It is recommended that this building be re-roofed in the next 5 - 8 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet):	**400**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Masonry**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**0 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$39,900**	**Project Construction Cost per Square Foot:**	**$148.50**
Priority Class 2:	**$2,000**	**Total Facility Replacement Construction Cost:**	**$80,000**
Priority Class 3:	**$17,500**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$59,400**	**FCNI:**	**74%**

SHED #3/WOODSHOP

BUILDING REPORT

The Shed #3 / Woodshop is a wood framed structure with T1-11 siding on a slab on grade concrete foundation. The roofing is asphalt shingle. It is located south of the E Doublewide.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $5,200**

Currently Critical **Immediate to Two Years**

Project Index #: 4101SFT1

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $5,200**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $29,700**

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

Project Index #: 4101EXT1

EXTERIOR FINISHES **Construction Cost $6,600**

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

Project Index #: 4101INT1

INTERIOR FINISHES **Construction Cost $6,600**

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

Project Index #: 4101EXT2

ROOF REPLACEMENT **Construction Cost $16,500**

The asphalt composition shingle roof on this building was in poor condition, including a section completely missing 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 removal and disposal of the old roofing system.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$5,200**	**Project Construction Cost per Square Foot:**	**$31.73**
Priority Class 2:	**$29,700**	**Total Facility Replacement Construction Cost:**	**$110,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$34,900**	**FCNI:**	**32%**

SHED #2

BUILDING REPORT

Metal siding storage shed on a concrete slab on grade foundation. The shed is located just south of the Residence Garage.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $1,800**

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

Project Index #: 4100EXT1

EXTERIOR FINISHES

Construction Cost $1,800

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

BUILDING INFORMATION:

Gross Area (square feet):	**250**	**IBC Occupancy Type 1:**	**100 % S-1**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$7.20**
Priority Class 2:	**$1,800**	**Total Facility Replacement Construction Cost:**	**$12,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$1,800**	**FCNI:**	**15%**

RESIDENCE GARAGE/SHED #1

BUILDING REPORT

The Residence Garage is a wood framed structure with T1-11 siding on a slab on grade concrete foundation. The roofing is painted metal roofing. It is located east of the E Doublewide.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $800**

Currently Critical **Immediate to Two Years**

Project Index #: 4099ELE1

GFCI OUTLET INSTALLATION **Construction Cost $500**

The existing receptacles on the inside and outside of the garage appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

Project Index #: 4099SFT1

WIRING CLEANUP **Construction Cost $300**

The wiring connecting the electric heater is directly connected with non-metallic sheathed (NM) (or Romex) wiring through the ceiling. This creates a safety issue. This project would provide for installing a disconnecting means (twist-lock receptacle) and an approved cord whip compliant with NEC 2017.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $9,000**

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

Project Index #: 4099EXT1

EXTERIOR FINISHES **Construction Cost $4,500**

The exterior finishes were in good condition except door jambs and trim which were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4099INT1

INTERIOR FINISHES **Construction Cost $4,500**

The interior finishes were in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 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):	**750**	**IBC Occupancy Type 1:**	**100 % S-1**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$800**	**Project Construction Cost per Square Foot:**	**$13.07**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$75,000**
Priority Class 3:	**$9,000**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$9,800**	**FCNI:**	**13%**

E. DOUBLEWIDE

BUILDING REPORT

The E. Doublewide is a double wide mobile home on pier block foundation with a painted wood skirting. It has an asphalt shingle roof. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. It is located south of the Pilot Quarters across an access road and just east of the W. Doublewide.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $6,200**

Currently Critical **Immediate to Two Years**

Project Index #: 4098SFT3

CARBON MONOXIDE DETECTOR INSTALLATION

Construction Cost $300

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer's instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

Project Index #: 4098SFT1

GFCI OUTLET INSTALLATION

Construction Cost $300

The existing receptacles in the kitchen and some bathrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

Project Index #: 4098SFT2

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Construction Cost $5,200

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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.

Project Index #: 4098SFT5

WATER HEATER SEISMIC BRACING

Construction Cost $400

The water heater is not properly seismically anchored to the structure and is missing a drip pan. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $2,500**

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

Project Index #: 4098PLM1

WATER HEATER REPLACEMENT **Construction Cost $2,500**

There is a 30 gallon gas-fired water heater in the building manufactured in 2003. 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 4 - 6 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $68,300**

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

Project Index #: 4098EXT1

EXTERIOR FINISHES **Construction Cost $7,500**

The exterior finishes were in fair condition except door jambs and trim which were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4098SFT4

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $25,000**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

Project Index #: 4098HVA1

HVAC EQUIPMENT REPLACEMENT **Construction Cost $9,500**

The HVAC split system was installed in 2004 and planned for replacement. 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 the installation of a new HVAC split system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing equipment and all required connections to utilities.

Project Index #: 4098INT1

INTERIOR FINISHES **Construction Cost $7,500**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 4098EXT2

ROOF REPLACMENT **Construction Cost $18,800**

The asphalt composition shingle roof on this building was in fair condition at the time of the survey. The roofing appears to have been installed approximately 15 years ago and planned for replacement. It is recommended that this building be re-roofed with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet):	**1,250**	**IBC Occupancy Type 1:**	**100 % R-3**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$6,200**	**Project Construction Cost per Square Foot:**	**$61.60**
Priority Class 2:	**$2,500**	**Total Facility Replacement Construction Cost:**	**$250,000**
Priority Class 3:	**$68,300**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$77,000**	**FCNI:**	**31%**

W. DOUBLEWIDE

BUILDING REPORT

The W. Doublewide is a double wide mobile home on pier block foundation with a painted wood skirting. It has an asphalt shingle roof. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. It is located south of the Pilot Quarters across an access road.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $6,200**

Currently Critical **Immediate to Two Years**

Project Index #: 4097SFT3

CARBON MONOXIDE DETECTOR INSTALLATION

Construction Cost $300

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer's instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

Project Index #: 4097SFT1

GFCI OUTLET INSTALLATION

Construction Cost $300

The existing receptacles in the kitchen and some bathrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

Project Index #: 4097SFT2

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Construction Cost $5,200

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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.

Project Index #: 4097SFT5

WATER HEATER SEISMIC BRACING

Construction Cost $400

The water heater is not properly seismically anchored to the structure and is missing a drip pan. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $18,300**

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

Project Index #: 4097INT2

FLOORING REPLACEMENT **Construction Cost $15,800**

The vinyl and carpet in the building are damaged and reaching the end of their 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 vinyl and heavy duty commercial grade carpet in the next 2 - 3 years.

Project Index #: 4097PLM1

WATER HEATER REPLACEMENT **Construction Cost $2,500**

There is a 30 gallon gas-fired water heater in the building manufactured in 2003. 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 4 - 6 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $80,000**

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

Project Index #: 4097EXT1

EXTERIOR FINISHES **Construction Cost $9,000**

The exterior finishes were in fair condition except door jambs and trim which were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4097SFT4

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $30,000**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

Project Index #: 4097HVA1

HVAC EQUIPMENT REPLACEMENT **Construction Cost $9,500**

The HVAC split system was installed in 2004 and planned for replacement. 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 the installation of a new HVAC split system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing equipment and all required connections to utilities.

Project Index #: 4097INT1

INTERIOR FINISHES **Construction Cost $9,000**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 4097EXT2

ROOF REPLACMENT **Construction Cost $22,500**

The asphalt composition shingle roof on this building was in fair condition at the time of the survey. The roofing appears to have been installed approximately 15 years ago and planned for replacement. It is recommended that this building be re-roofed with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet):	**1,500**	**IBC Occupancy Type 1:**	**100 % R-3**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$6,200**	**Project Construction Cost per Square Foot:**	**$69.67**
Priority Class 2:	**$18,300**	**Total Facility Replacement Construction Cost:**	**$300,000**
Priority Class 3:	**$80,000**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$104,500**	**FCNI:**	**35%**

RANGER OFFICE/GARAGE

BUILDING REPORT

The Ranger Office / Garage is a single story wood framed structure with wood lap siding sitting on a concrete stem wall foundation. The roof is wood shake. The building contains office space, a restroom, a bedroom on the south side and a 3 car garage. It is located just north of the Laundry Room.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $5,700**

Currently Critical **Immediate to Two Years**

Project Index #: 4096SFT1

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $5,200**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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.

Project Index #: 4096SFT2

SMOKE AND CARBON MONOXIDE ALARM INSTALLATION **Construction Cost $500**

Section 907.2.9 of the 2018 IBC and 2018 IFC explain 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 2018 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 carbon monoxide alarms. 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: $2,500**

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

Project Index #: 4096PLM1

WATER HEATER REPLACEMENT **Construction Cost $2,500**

There is an 80 gallon electric water heater in the building manufactured in 1998. 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 3 - 4 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $24,800**

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

Project Index #: 4096EXT1

EXTERIOR FINISHES **Construction Cost $7,900**

The exterior finishes were in fair condition except door jambs and trim which were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4096HVA1

HEATER REPLACEMENT **Construction Cost $9,000**

The two existing propane fired wall heaters appear to be original to the building and have reached the end of their expected life. They are showing signs of aging and planned for replacement. This project would provide for the removal and disposal of the old furnaces and installation of 2 new propane fired wall furnaces.

Project Index #: 4096INT1

INTERIOR FINISHES **Construction Cost $7,900**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 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):	**1,320**	**IBC Occupancy Type 1:**	**30 % B**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**30 % R-3**
Exterior Finish 1:	**50 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**50 % Stone**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$5,700**	**Project Construction Cost per Square Foot:**	**$25.00**
Priority Class 2:	**$2,500**	**Total Facility Replacement Construction Cost:**	**$264,000**
Priority Class 3:	**$24,800**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$33,000**	**FCNI:**	**13%**

LAUNDRY ROOM

BUILDING REPORT

The Laundry Room is a single story wood framed structure with wood lap siding sitting on a concrete stem wall foundation. The roof is wood shake. It houses commercial washers and dryers, water heater and 1 restroom. It is located just north of the Balloon Cottage.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $6,100**

Currently Critical **Immediate to Two Years**

Project Index #: 4095SFT1

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $5,200**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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.

Project Index #: 4095SFT2

WATER HEATER SEISMIC BRACING **Construction Cost $400**

The water heater is not properly seismically anchored to the structure and is missing a drip pan. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.

Project Index #: 4095ELE1

WIRING CLEANUP **Construction Cost $500**

The electrical subpanel has an exposed non-metallic sheathed (NM or tradename Romex) wire connected to it through the bottom of the panel. This creates a safety issue. This project would provide for installing a disconnecting means (twist-lock receptacle) and an approved cord whip compliant with NEC 2017.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $1,000**

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

Project Index #: 4095EXT2

EXTERIOR SIDING REPAIR **Construction Cost $1,000**

The building has painted lap siding that is damaged in areas. Some lap siding boards need replacement. This project recommends removing the damaged boards and replace with new siding finished with an oil-based stain or paint.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $13,100**

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

Project Index #: 4095EXT1

EXTERIOR FINISHES **Construction Cost $2,800**

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4095HVA1

HEATER REPLACEMENT **Construction Cost $4,500**

The existing propane fired wall furnace appears to be original to the building and should be planned for replacement. This project would provide for the removal and disposal of the old furnaces and installation of a new propane fired furnace.

Project Index #: 4095INT1

INTERIOR FINISHES **Construction Cost $1,800**

The interior finishes were in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 4095PLM1

WATER HEATER REPLACEMENT **Construction Cost $4,000**

There is a 100 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 6 - 8 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**460**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$6,100**	**Project Construction Cost per Square Foot:**	**$43.91**
Priority Class 2:	**$1,000**	**Total Facility Replacement Construction Cost:**	**$92,000**
Priority Class 3:	**$13,100**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$20,200**	**FCNI:**	**22%**

BALLOON COTTAGE

BUILDING REPORT

The Balloon Cottage is a single story wood framed structure with wood lap siding sitting on a concrete stem wall foundation. The roof is wood shake. It contains two bedrooms, two bathrooms and living room space. There is no kitchen facility. It is located just north of the Spa / Workout Center.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $6,400**

Currently Critical **Immediate to Two Years**

Project Index #: 4094SFT1

CARBON MONOXIDE DETECTOR INSTALLATION

Construction Cost $500

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer's instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

Project Index #: 4094ELE0

GFCI OUTLET INSTALLATION

Construction Cost $300

The existing receptacles in the kitchen and some bathrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

Project Index #: 4094SFT3

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Construction Cost $5,200

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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.

Project Index #: 4094SFT2

WATER HEATER SEISMIC BRACING

Construction Cost $400

The water heater is not properly seismically anchored to the structure and is missing a drip pan. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $33,700**

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

Project Index #: 4094EXT1

EXTERIOR FINISHES **Construction Cost $6,300**

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4094SFT4

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $21,100**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

Project Index #: 4094INT1

INTERIOR FINISHES **Construction Cost $6,300**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 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):	**1,056**	**IBC Occupancy Type 1:**	**100 % R-1**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$6,400**	**Project Construction Cost per Square Foot:**	**$37.97**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$211,000**
Priority Class 3:	**$33,700**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$40,100**	**FCNI:**	**19%**

SPA/WORKOUT CENTER

BUILDING REPORT

The Spa / Workout Center is a single story wood framed structure with wood lap siding sitting on a concrete stem wall foundation. The roofing system is wood shingle. The facility houses a large workout area, sauna, jacuzzi and small men's and women's locker room. It is located east of the Pilot Quarters.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $5,900**

Currently Critical **Immediate to Two Years**

Project Index #: 4093ELE1

GFCI OUTLET INSTALLATION **Construction Cost $300**

The existing receptacles in the kitchen and some bathrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

Project Index #: 4093SFT0

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $5,200**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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.

Project Index #: 4093SFT2

WATER HEATER SEISMIC BRACING **Construction Cost $400**

The water heater is not properly seismically anchored to the structure and is missing a drip pan. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $25,400**

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

Project Index #: 4093EXT1

EXTERIOR FINISHES **Construction Cost $6,700**

The exterior finishes were in good condition except door jambs and trim which were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4093HVA1

HVAC EQUIPMENT REPLACEMENT **Construction Cost $9,500**

The HVAC split system is older and planned for replacement. 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 the installation of a new HVAC split system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing equipment and all required connections to utilities.

Project Index #: 4093INT1

INTERIOR FINISHES **Construction Cost $6,700**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 4093PLM1

WATER HEATER REPLACEMENT **Construction Cost $2,500**

There is a 50 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4 - 6 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**1,120**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$5,900**	**Project Construction Cost per Square Foot:**	**$27.95**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$280,000**
Priority Class 3:	**$25,400**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$31,300**	**FCNI:**	**11%**

PILOT QUARTERS

BUILDING REPORT

The Pilot Quarters is a two story wood framed structure with wood lap siding sitting on a concrete stem wall foundation. The roof is wood shake. The ground floor houses four bedrooms, two bathrooms and an open car port on the south side. The upper floor contains 2 rooms, currently used as offices, and a bathroom. It is located just south of the New Mexico Suite.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $20,100**

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

Project Index #: 4092HVA0

EVAPORATIVE COOLER REPLACEMENT **Construction Cost $3,500**

An evaporative cooler is installed on the roof of this building. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

Project Index #: 4092EXT1

EXTERIOR FINISHES **Construction Cost $16,600**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $41,600**

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

Project Index #: 4092SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $32,000**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

Project Index #: 4092INT1

INTERIOR FINISHES **Construction Cost $9,600**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 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**	**IBC Occupancy Type 1:**	**50 % R-1**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**50 % B**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**2 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$38.56**
Priority Class 2:	**$20,100**	**Total Facility Replacement Construction Cost:**	**$320,000**
Priority Class 3:	**$41,600**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$61,700**	**FCNI:**	**19%**

NEW MEXICO SUITE

BUILDING REPORT

The New Mexico Suite is a single story wood framed structure with wood lap siding sitting on a concrete stem wall foundation. The roof is wood shake. It contains four bedrooms, three bathrooms and living room space. There is no kitchen facility. It is located just south of the French Suite.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $5,600**

Currently Critical **Immediate to Two Years**

Project Index #: 4091SFT2

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $5,200**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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.

Project Index #: 4091SFT1

WATER HEATER SEISMIC BRACING **Construction Cost $400**

The water heater is not properly seismically anchored to the structure and is missing a drip pan. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $17,200**

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

Project Index #: 4091HVA1

EVAPORATIVE COOLER REPLACEMENT **Construction Cost $6,000**

Two evaporative coolers are installed on the gable ends of this building. They are severely scaled and have reached the end of their useful and expected life. This project would provide for 2 new evaporative coolers to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

Project Index #: 4091EXT1

EXTERIOR FINISHES **Construction Cost $11,200**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $45,400**

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

Project Index #: 4091SFT0

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $28,000**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

Project Index #: 4091HVA2

HEATER REPLACEMENT **Construction Cost $9,000**

The two existing propane fired wall heaters appear to be original to the building and have reached the end of their expected life. They are showing signs of aging and planned for replacement. This project would provide for the removal and disposal of the old furnaces and installation of 2 new propane fired wall furnaces.

Project Index #: 4091INT1

INTERIOR FINISHES **Construction Cost $8,400**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 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):	**1,400**	**IBC Occupancy Type 1:**	**100 % R-1**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$5,600**	**Project Construction Cost per Square Foot:**	**$48.71**
Priority Class 2:	**$17,200**	**Total Facility Replacement Construction Cost:**	**$280,000**
Priority Class 3:	**$45,400**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$68,200**	**FCNI:**	**24%**

FRENCH SUITE

BUILDING REPORT

The French Suite is a single story wood framed structure with wood lap siding sitting on a concrete stem wall foundation. The roof is wood shake. It contains a single bedroom, a restroom and living room space. There is no kitchen facility. It is located just south of the Dry Cellar.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $5,600**

Currently Critical **Immediate to Two Years**

Project Index #: 4090SFT2

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $5,200**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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.

Project Index #: 4090SFT1

WATER HEATER SEISMIC BRACING **Construction Cost $400**

The water heater is not properly seismically anchored to the structure and is missing a drip pan. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $3,000**

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

Project Index #: 4090HVA1

EVAPORATIVE COOLER REPLACEMENT **Construction Cost $3,000**

The evaporative cooler is installed on the gable ends of this building. It is severely scaled and have reached the end of their useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $26,400**

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

Project Index #: 4090EXT1

EXTERIOR FINISHES **Construction Cost $3,300**

The exterior finishes were in fair condition. The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4090SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $10,800**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

Project Index #: 4090HVA2

HEATER REPLACEMENT **Construction Cost $9,000**

The two existing propane fired wall heaters appear to be original to the building and have reached the end of their expected life. They are showing signs of aging and planned for replacement. This project would provide for the removal and disposal of the old furnaces and installation of 2 new propane fired wall furnaces.

Project Index #: 4090INT1

INTERIOR FINISHES **Construction Cost $3,300**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 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):	**544**	**IBC Occupancy Type 1:**	**100 % R-1**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$5,600**	**Project Construction Cost per Square Foot:**	**$64.34**
Priority Class 2:	**$3,000**	**Total Facility Replacement Construction Cost:**	**$109,000**
Priority Class 3:	**$26,400**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$35,000**	**FCNI:**	**32%**

DRY CELLAR

BUILDING REPORT

The Dry Cellar is a concrete basement with a wood framed wood shingled roof. It was constructed to house dry goods and vegetables but is now used for the storage of tools. It is located just west of the Cleaning Supply Shed.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $1,400**

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

Project Index #: 4089EXT1

EXTERIOR FINISHES **Construction Cost $1,400**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**280**	**IBC Occupancy Type 1:**	**100 % S-1**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? Yes**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$5.00**
Priority Class 2:	**$1,400**	**Total Facility Replacement Construction Cost:**	**$56,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$1,400**	**FCNI:**	**3%**

CLEANING SUPPLY SHED

BUILDING REPORT

The Cleaning Supply Shed is a wood framed structure with wood lap siding sitting on a slab on grade concrete foundation. The roof is wood shake. It is used to house yard and house cleaning supplies for cottages and lawns. The shed is located just west of the Chilled Cellar.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $300**

Currently Critical **Immediate to Two Years**

Project Index #: 4088ELE1

WIRING CLEANUP **Construction Cost $300**

The wiring in the shed has exposed surface mounted non-metallic sheathed (NM or tradename Romex) wiring. This creates a safety issue. This project would provide for replacing the exposed electrical wiring with an alternate wiring method compliant with NEC 2017.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,000**

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

Project Index #: 4088EXT1

EXTERIOR FINISHES **Construction Cost $1,000**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**170**	**IBC Occupancy Type 1:**	**100 % S-1**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$300**	**Project Construction Cost per Square Foot:**	**$7.65**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$17,000**
Priority Class 3:	**$1,000**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$1,300**	**FCNI:**	**8%**

CHILLED CELLAR

BUILDING REPORT

The Chilled Cellar is a wood framed structure with wood lap siding with a wood shake roof. It sits on a concrete basement. The mechanically chilled cellar and structure above was built to store food, cold storage. It is currently used for misc. storage. The cellar is located just south of the Main House south entrance.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,100**

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

Project Index #: 4087EXT1

EXTERIOR FINISHES

Construction Cost $1,100

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 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):	**180**	**IBC Occupancy Type 1:**	**100 % S-1**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**1 Basement? Yes**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$6.11**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$54,000**
Priority Class 3:	**$1,100**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$1,100**	**FCNI:**	**2%**

MAIN HOUSE

BUILDING REPORT

The Main House is a single story wood framed structure with wood lap siding and stone wainscotting with a wood shake roof. It sits on a concrete stem wall foundation with a basement under the south end. The residence has had multiple additions throughout its history. Historical records show the original main house burned in 1941. It is the main house at the Flying M Ranch and was previously occupied by the Baron Hilton family. The house comprises 5,300 square feet with multiple additions / remodels. It is located in the north part of the main ranch yard. The residence is in good condition. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. There are fire extinguishers placed inside and outside the residence.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $35,200**

Currently Critical **Immediate to Two Years**

Project Index #: 4086SFT4

CARBON MONOXIDE DETECTOR INSTALLATION

Construction Cost $1,000

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer's instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.
This project should be implemented concurrently with the FIRE ALARM SYSTEM INSTALLATION project.

Project Index #: 4086SFT3

FIRE ALARM SYSTEM INSTALLATION

Construction Cost $28,000

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 Section 7 and the 2018 International Fire Code.

Project Index #: 4086ELE1

GFCI OUTLET INSTALLATION

Construction Cost $200

The existing receptacles in the kitchen appear to be standard duplex receptacles and may not be GFCI protected. GFCI breakers appear to protect the bathrooms. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

Project Index #: 4086SFT1

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Construction Cost $5,200

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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.

Project Index #: 4086SFT2

WATER HEATER SEISMIC BRACING **Construction Cost $800**

The water heaters are not properly seismically anchored to the structure and are missing a drip pans. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing and installation of a drip pans under the water heaters.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $61,400**

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

Project Index #: 4086HVA0

EVAPORATIVE COOLER REPLACEMENT **Construction Cost $3,000**

An evaporative cooler is installed on the side of this building. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

Project Index #: 4086HVA1

HVAC EQUIPMENT REPLACEMENT **Construction Cost $55,900**

The heating system consists of two fuel oil furnaces. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of new propane high efficiency heating system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing heating units, fuel oil tanks and connection to all required utilities.

Project Index #: 4086PLM1

WATER HEATER REPLACEMENT **Construction Cost $2,500**

There is a 50 gallon electric water heater in the basement of this building. The average lifespan of a water heater is eight to ten years. It is recommended that a new electric water heater, seismic straps, braided steel hoses, expansion tank, ball valve, new flex gas line and a pan be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $172,100**

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

Project Index #: 4086EXT1

EXTERIOR FINISHES **Construction Cost $31,800**

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4086SFT5

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $97,900**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

Project Index #: 4086INT1

INTERIOR FINISHES **Construction Cost $42,400**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 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):	**5,300**		**IBC Occupancy Type 1:**	**100 %**	**R-3**
Year Constructed:	**0**		**IBC Occupancy Type 2:**	**0 %**	
Exterior Finish 1:	**50 %**	**Painted Wood Siding**	**Construction Type:**		
Exterior Finish 2:	**50 %**	**Stone**	**IBC Construction Type:**		
Number of Levels (Floors):	**1**	**Basement? Yes**	**Percent Fire Supressed:**	**0 %**	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$35,200**	**Project Construction Cost per Square Foot:**	**$50.70**
Priority Class 2:	**$61,400**	**Total Facility Replacement Construction Cost:**	**$1,325,000**
Priority Class 3:	**$172,100**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$268,700**	**FCNI:**	**20%**

STONE BLDG - GAME ROOM

BUILDING REPORT

The Stone Building is an unreinforced stone masonry two story structure with a wood framed, wood shingle roof. A hip-roofed porch surrounds the building. Some rudimentary seismic improvements have been done on this structure, however it appears very limited. Originally built as a residence, it is now configured as dorm style upstairs rooms and large game room downstairs. The building is located just west of the Main House.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $312,400**

Currently Critical **Immediate to Two Years**

Project Index #: 4084SFT3

INTERIOR STAIR HANDRAIL REPLACEMENT **Construction Cost $19,500**

The stair handrails appear to be historical and do not meet code for safety or accessibility. The gripping surfaces are incorrect and they are not continuous from the top to bottom landings. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

Project Index #: 4084SFT1

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $5,200**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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.

Project Index #: 4084SFT2

SEISMIC RETROFIT WALLS **Construction Cost $287,700**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found indications of seismic strengthening of the URM walls at the corners. The reinforcement appears to brace cracks in the URM. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $52,900**

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

Project Index #: 4084HVA2

BOILER REPLACEMENT **Construction Cost $20,000**

The hot water boiler servicing the building was installed more than 20 years ago and should be scheduled for replacement. The life expectancy of this unit is 20 to 25 years with proper maintenance and water treatment programs. Replacement parts for performing routine and emergency maintenance are hard to find for this older equipment. The controls and mixing valves should be replaced for the same reasons. This project would provide for the removal and disposal of the existing boiler, controls and mixing valves and replacement with new equipment including all required connections to utilities and equipment.

Project Index #: 4084HVA1

EVAPORATIVE COOLER REPLACEMENT **Construction Cost $7,000**

Two evaporative coolers are installed on the sides of this building. They are severely scaled and have reached the end of their useful and expected life. This project would provide for 2 new evaporative coolers to be installed including all required connections to utilities. The estimate includes removal and disposal of the old coolers.

Project Index #: 4084EXT1

EXTERIOR FINISHES **Construction Cost $21,900**

The exterior stained wood finishes were in poor condition. 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 and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 4084PLM1

WATER HEATER REPLACEMENT **Construction Cost $4,000**

There are two 60 gallon electric water heaters 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 new electric water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $14,600**

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

Project Index #: 4084INT1

INTERIOR FINISHES **Construction Cost $14,600**

The interior stained wood finishes were in fair condition. It is recommended to stain and paint the interior walls and ceilings at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to staining, all surfaces should be repaired and adequately prepared to receive the coating. An epoxy-based stain should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	**3,648**	**IBC Occupancy Type 1:**	**100 % R-1**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Stone**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	
Number of Levels (Floors):	**2 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$312,400**	**Project Construction Cost per Square Foot:**	**$104.14**
Priority Class 2:	**$52,900**	**Total Facility Replacement Construction Cost:**	**$1,094,000**
Priority Class 3:	**$14,600**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$379,900**	**FCNI:**	**35%**

OLD MORGAN

BUILDING REPORT

The Old Morgan residence is a standard wood framed structure with lap siding on a concrete stem wall foundation. The roof is a sloped wood frame with an asphalt composition shingle roofing system. It is a 1000 square feet, 2 bedroom,1 bathroom home currently vacant and in disrepair. The residence needs the interior and exterior refreshed prior to re-occupancy. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. It is located in the main ranch yard southeast of the Morgan Main Residence Garage.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $6,500**

Currently Critical **Immediate to Two Years**

Project Index #: 3871SFT2

FIRE EXTINGUISHER INSTALLATION **Construction Cost $300**

It is recommended that this residence install a fire extinguisher due to the distance to the nearest fire station. They should be provided for the occupant's use. The fire extinguisher type shall be selected and located based on the classes of anticipated fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 1 fire extinguisher, cabinets, and the hardware necessary to install them.

Project Index #: 3871SFT1

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $5,200**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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.

Project Index #: 3871SFT4

SMOKE AND CARBON MONOXIDE ALARM INSTALLATION **Construction Cost $1,000**

Section 907.2.9 of the 2018 IBC and 2018 IFC explain 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 2018 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 carbon monoxide alarms. 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: $31,400**

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

Project Index #: 3871EXT1

EXTERIOR FINISHES **Construction Cost $7,000**

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

Project Index #: 3871INT2

FLOORING REPLACEMENT **Construction Cost $14,000**

The vinyl and carpet in the building are damaged and reaching the end of their 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 vinyl with a and heavy duty commercial grade carpet in the next 2 - 3 years.

Project Index #: 3871HVA1

HEATER REPLACEMENT **Construction Cost $4,500**

The building is heated by one wall mounted propane-fired heating unit. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement with a new propane-fired unit including connections to utilities.

Project Index #: 3871INT1

INTERIOR FINISHES **Construction Cost $4,000**

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

Project Index #: 3871PLM1

WATER HEATER REPLACEMENT **Construction Cost $1,900**

There is a 40 gallon propane gas-fired water heater in the residence. 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 3 - 4 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $35,000**

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

Project Index #: 3871SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $20,000**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

Project Index #: 3871EXT2

ROOF REPLACEMENT **Construction Cost $15,000**

The asphalt composition shingle roof on this building could not be determined at the time of the survey due to snow coverage. No evidence of leaks were noticed, however, it is recommended to plan to re-roof in the next 6 - 10 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet):	**1,000**	**IBC Occupancy Type 1:**	**100 % R-3**
Year Constructed:	**1945**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$6,500**	**Project Construction Cost per Square Foot:**	**$72.90**
Priority Class 2:	**$31,400**	**Total Facility Replacement Construction Cost:**	**$250,000**
Priority Class 3:	**$35,000**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$72,900**	**FCNI:**	**29%**

LEWIS BARN

BUILDING REPORT

The Lewis Barn is a single story pole barn structure with exterior walls and roof constructed of galvanized corrugate roofing. The barn is located west of the Lewis residence.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $1,100**

Currently Critical **Immediate to Two Years**

Project Index #: 3870ELE1

GFCI OUTLET INSTALLATION

Construction Cost $100

The existing receptacles in the barn appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

Project Index #: 3870SFT1

WIRING CLEANUP

Construction Cost $1,000

The wiring in the barn has exposed surface mounted non-metallic sheathed (NM or tradename Romex) wiring. This creates a safety issue. This project would provide for replacing the exposed electrical wiring with an alternate wiring method compliant with NEC 2017.

BUILDING INFORMATION:

Gross Area (square feet):	**2,200**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$1,100**	**Project Construction Cost per Square Foot:**	**$0.50**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$110,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$1,100**	**FCNI:**	**1%**

LEWIS RESIDENCE

BUILDING REPORT

The building is a single story wood framed structure with a steeply pitched pyramid type roof structure and asphalt shingle roofing. The residence contains a small attic room with dormers facing east and west. The exterior has a stucco finish and was built in approximately 1930. Due to the remoteness of the site, every consideration should be made to increase fire prevention, detection and notification. The Lewis ranch is located 1.5 miles south of the Morgan ranch.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $600**

Currently Critical **Immediate to Two Years**

Project Index #: 3869SFT3

CARBON MONOXIDE DETECTOR INSTALLATION **Construction Cost $300**

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer's instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

Project Index #: 3869SFT1

FIRE EXTINGUISHER INSTALLATION **Construction Cost $300**

It is recommended that this residence have a fire extinguisher installed due to the distance to the nearest fire station. It shall be provided for the occupant's use. The fire extinguisher type shall be selected and located based on the classes of anticipated fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 1 fire extinguisher, cabinets, and the hardware necessary to install them.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $28,000**

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

Project Index #: 3869EXT2

ROOF REPLACEMENT **Construction Cost $28,000**

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

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $36,000**

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

Project Index #: 3869EXT1

EXTERIOR FINISHES **Construction Cost $20,000**

The exterior finishes, especially the exposed painted wood surfaces were in fair condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3869SFT2

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $0**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next significant remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

Project Index #: 3869INT1

INTERIOR FINISHES **Construction Cost $16,000**

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

BUILDING INFORMATION:

Gross Area (square feet):	**2,000**	**IBC Occupancy Type 1:**	**100 % R-3**
Year Constructed:	**1930**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**2 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$600**	**Project Construction Cost per Square Foot:**	**$32.30**
Priority Class 2:	**$28,000**	**Total Facility Replacement Construction Cost:**	**$500,000**
Priority Class 3:	**$36,000**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$64,600**	**FCNI:**	**13%**

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

Walker River SRA – Flying M Site – FCA Site #9783
Description: View West from Main House Toward Airstrip.

Walker River SRA – Flying M Site – FCA Site #9783
Description: View South from Morgan Ranch.

Walker River SRA – Flying M Site – FCA Site #9783
Description: View East from Main House Toward Stone Building.

Morgan Main House Shed - FCA Building #4139
Description: Exterior of the Building.

Morgan Main House - FCA Building #4138
Description: Exterior of the Building.

Morgan Garage - FCA Building #4137
Description: Exterior of the Building.

Old Morgan Pumphouse - FCA Building #4136
Description: Exterior of the Building.

Morgan Saddle Shed - FCA Building #4135
Description: Exterior of the Building.

Morgan Singlewide Shed - FCA Building #4134
Description: Exterior of the Building.

Morgan Singlewide Residence - FCA Building #4133
Description: Exterior of the Building.

Morgan Barn / Shed - FCA Building #4132
Description: Exterior of the Building.

Morgan Shop - FCA Building #4131
Description: Exterior of the Building.

Wichman Chicken House - FCA Building #4130
Description: Exterior of the Building.

Wichman Saddle Shed - FCA Building #4129
Description: Exterior of the Building.

Wichman House - FCA Building #4128
Description: Exterior of the Building.

Lewis Pumphouse - FCA Building #4127
Description: Exterior of the Building.

Rifle Range Ramada - FCA Building #4126
Description: View of the Structure.

East Skeet House - FCA Building #4125
Description: Looking North - View of the Structure on Right (Trap House to the Left).

Trap House - FCA Building #4124
Description: View of the Structure.

West Skeet House - FCA Building #4123
Description: View of the Structure.

Airport Sheds #6, 7 & 8 - FCA Buildings #4120, 4121 & 4122
Description: View of the Buildings.

Airport Shed #5 - FCA Building #4119
Description: View of the Building.

Airport Shed #4 - FCA Building #4118
Description: Interior View of the Building.

Airport Shed #3 - FCA Building #4117
Description: View of the Building.

Airport Shed #2 - FCA Building #4116
Description: View of the Building.

Airport Shed #1 - FCA Building #4115
Description: View of the Building.

Corral Wellhouse - FCA Building #4114
Description: View of the Building.

Corral Saddle Shop - FCA Building #4113
Description: View of the Building.

Irrigation Shed - FCA Building #4112
Description: View of the Building.

Singlewide - FCA Building #4111
Description: View of the Building.

Well #3 Pumphouse - FCA Building #4110
Description: View of the Building.

Bass Pond Boat Shed - FCA Building #4109
Description: View of the Building.

Shed #10 - FCA Building #4108
Description: View of the Building.

Shed #9 - FCA Building #4107
Description: View of the Building.

Shed #8 - FCA Building #4106
Description: View of the Building.

Shed #5 - FCA Building #4103
Description: View of the Building.

Shed #4 (Pump #2) - FCA Building #4102
Description: View of the Building.

Shed #3/Woodshop - FCA Building #4101
Description: View of the Building.

Shed #2 - FCA Building #4100
Description: View of the Building.

Residence Garage / Shed #1 - FCA Building #4099
Description: View of the Building.

E. Doublewide - FCA Building #4098
Description: View of the Building.

W. Doublewide - FCA Building #4097
Description: View of the Building.

Ranger Office / Garage - FCA Building #4096
Description: View of the Building.

Laundry Room - FCA Building #4095
Description: View of the Building.

Balloon Cottage - FCA Building #4094
Description: View of the Building.

Spa / Workout Center - FCA Building #4093
Description: View of the Building.

Pilot Quarters - FCA Building #4092
Description: View of the Building.

New Mexico Suite - FCA Building #4091
Description: View of the Building.

French Suite - FCA Building #4090
Description: View of the Building.

Dry Cellar - FCA Building #4089
Description: View of the Building.

Cleaning Supply Shed - FCA Building #4088
Description: View of the Building.

Chilled Cellar - FCA Building #4087
Description: View of the Building.

Main House - FCA Building #4086
Description: View of the Building.

Main House - FCA Building #4086
Description: View of the Dining Room.

Pool Pump Cellar - FCA Building #4085
Description: View of the Building.

Stone Building – Game Room - FCA Building #4084
Description: View of the Building.

Stone Building – Game Room - FCA Building #4084
Description: View of the Limited Seismic Bracing.

Old Morgan - FCA Building #3871
Description: View of the Building.

Lewis Barn - FCA Building #3870
Description: View of the Building.

Lewis Residence - FCA Building #3869
Description: View of the Building.