State of Nevada
Department of Wildlife
Fisheries Division

GALLAGHER FISH HATCHERY

H. C. 60
Ruby Valley, Nevada 89833

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

Report distributed in January 2022

State of Nevada
Department of Wildlife
Fisheries Division

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: 9881

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
0922	GALLAGHER FISH HATCHERY	5280	1966	6/5/2020	$938,600	$119,800	$29,900	$1,088,300	$1,584,000	69%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
0927	GALLAGHER HATCHERY RESIDENCE #1 GARAGE	288	1956	6/5/2020	$0	$6,900	$5,400	$12,300	$28,800	43%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
0926	GALLAGHER FISH HATCHERY RESIDENCE #1	1100	1956	6/5/2020	$26,600	$63,000	$25,300	$114,900	$275,000	42%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
0939	DOMESTIC PUMP HOUSE	88	1966	6/5/2020	$0	$1,800	$900	$2,700	$8,800	31%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
0934	GALLAGHER FISH HATCHERY RESIDENCE #6	1100	1966	6/5/2020	$4,600	$34,200	$30,800	$69,600	$275,000	25%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
2543	NDF FIRE TRUCK GARAGE	714	0	6/5/2020	$0	$8,600	$3,600	$12,200	$53,550	23%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
0932	GALLAGHER FISH HATCHERY RESIDENCE #4	1100	1966	6/5/2020	$2,250	$20,400	$36,300	$58,950	$275,000	21%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
0923	GALLAGHER FISH HATCHERY OFFICE & SHOP	3246	1966	6/5/2020	$28,800	$99,830	$18,100	$146,730	$811,500	18%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
0933	GALLAGHER FISH HATCHERY RESIDENCE #5	1100	1966	6/5/2020	$900	$8,000	$36,300	$45,200	$275,000	16%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
0928	GALLAGHER FISH HATCHERY RESIDENCE #2	1100	1956	6/5/2020	$4,400	$1,500	$36,300	$42,200	$275,000	15%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
3146	RESIDENCE #2 GARAGE	840	2006	6/5/2020	$0	$3,500	$1,680	$5,180	$63,000	8%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
0929	GALLAGHER HATCHERY RESIDENCE #2 GARAGE	288	1956	6/5/2020	$0	$0	$1,440	$1,440	$21,600	7%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
0931	GALLAGHER HATCHERY RESIDENCE #3 GARAGE	288	1956	6/5/2020	$0	$1,440	$0	$1,440	$21,600	7%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
3142	EMERGENCY GENERATOR BUILDING	640	2006	6/5/2020	$400	$0	$4,480	$4,880	$128,000	4%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
0936	GALLAGHER HATCHERY SHADE SHELTER #1	11000	1966	6/5/2020	$500	$39,000	$0	$39,500	$1,100,000	4%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									

Site number: 9881

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
3145	RESIDENCE #1 GARAGE	840	2006	6/5/2020	$0	$0	$1,680	$1,680	$63,000	3%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
3143	CONTROL BOX #1	162	2006	6/5/2020	$0	$0	$800	$800	$32,400	2%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
3144	CONTROL BOX #2	162	2006	6/5/2020	$0	$0	$800	$800	$32,400	2%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
0935	GALLAGHER HATCHERY SHADE SHELTER NORTH	804	1955	6/5/2020	$0	$0	$1,500	$1,500	$80,400	2%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
3140	REARING BUILDING	32264	2006	6/5/2020	$0	$0	$32,264	$32,264	$2,742,440	1%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
3141	VEHICLE STORAGE BUILDING	4000	2006	6/5/2020	$0	$0	$4,000	$4,000	$340,000	1%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
3139	WATER TANK	200	2006	6/5/2020	$0	$0	$1,000	$1,000	$100,000	1%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
9881	GALLAGHER FISH HATCHERY SITE		1940	6/5/2020	$18,800	$24,000	$0	$42,800		0%
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
2542	METAL STORAGE BUILDING	201	0	6/5/2020	$0	$0	$0		$4,020	
	H.C. 60, Ruby Valley, Elko County Ruby Valley									
	Report Totals.....:	**66,805**			**$1,025,850**	**$431,970**	**$272,544**	**$1,730,364**	**$8,590,510**	**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.

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GALLAGHER FISH HATCHERY SITE

BUILDING REPORT

The Gallagher Fish Hatchery is located on the east slope of the Ruby Mountains in the Ruby Valley. Originally built in 1940 by Elko County in conjunction with the State Fish and Game Commission, it now is part of the Department of Wildlife's Fish Hatchery Program. The facility has a hatchery, offices, rearing stations, and raceways as well as storage and maintenance structures to support fish rearing and stocking programs. The site is fed via two natural springs which feed the hatchery system and is also pumped to a water storage tank on the mountain, west of the residence area, where domestic water is gravity fed to all areas of the site.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $18,800**

Currently Critical **Immediate to Two Years**

Project Index #: 9881ADA1

ADA PARKING AND PATH OF TRAVEL **Construction Cost $18,800**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the office are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway / landing to the public entrance. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 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. 750 square feet of concrete was used for this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 06/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2020.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $24,000**

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

Project Index #: 9881ELE1

POWER LINE UPGRADE **Construction Cost $24,000**

The main power line for the site is on the west side of the road and crosses the road to connect to the Office building. The pole is not tall enough to raise the lines above the height of large trucks and the line has been broken in the past. This project recommends working with the utility company to either provide a taller pole or bury the lines under the road. The estimate is based on the State providing all funding for the work.
This project or a portion thereof was previously recommended in the FCA report dated 06/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2020.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$18,800**
Priority Class 2:	**$24,000**
Priority Class 3:	**$0**
Grand Total:	**$42,800**

RESIDENCE #2 GARAGE

BUILDING REPORT

The garage is a wood framed structure with a composition roofing system on a concrete foundation. It is located adjacent to Residence #2.

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

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

Project Index #: 3146EXT2

STRUCTURAL REPAIRS **Construction Cost $3,500**

The southwest corner of the roof has been structurally damaged. The asphalt shingles are rippled and the fascia and soffit are severely damaged. The project would fund the removal of the shingles in this area, inspect and repair any trusses and roof sheathing, and replace the damaged fascia, cladding, and soffit.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,680**

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

Project Index #: 3146EXT1

EXTERIOR FINISHES **Construction Cost $1,680**

The exterior finishes are 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 cleaning the vinyl siding and caulking of the window, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 8 - 9 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**840**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**2006**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Vinyl Siding**	**Construction Type:**	**Wood Framing**
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:**	**$6.17**
Priority Class 2:	**$3,500**	**Total Facility Replacement Construction Cost:**	**$63,000**
Priority Class 3:	**$1,680**	**Facility Replacement Cost per Square Foot:**	**$75**
Grand Total:	**$5,180**	**FCNI:**	**8%**

RESIDENCE #1 GARAGE

BUILDING REPORT

The garage is a wood framed structure with a composition roofing system on a concrete foundation. It is located adjacent to Residence #1.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,680**

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

Project Index #: 3145EXT1

EXTERIOR FINISHES

Construction Cost $1,680

The exterior finishes are 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 cleaning the vinyl siding and caulking of the window, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 8 - 9 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**840**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**2006**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Vinyl Siding**	**Construction Type:**	**Wood Framing**
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:**	**$2.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$63,000**
Priority Class 3:	**$1,680**	**Facility Replacement Cost per Square Foot:**	**$75**
Grand Total:	**$1,680**	**FCNI:**	**3%**

CONTROL BOX #2

BUILDING REPORT

The Control Box #2 is a concrete and steel framed structure in which the spring water flows through and is regulated by electronic controls for use in hatchery operations.

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

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

Project Index #: 3144EXT1

EXTERIOR FINISHES

Construction Cost $800

The exterior finishes are 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 the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 8 - 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):	**162**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**2006**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**50 % Concrete**	**Construction Type:**	**Concrete & Steel**
Exterior Finish 2:	**50 % Metal Siding**	**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:**	**$4.94**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$32,000**
Priority Class 3:	**$800**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$800**	**FCNI:**	**3%**

CONTROL BOX #1

BUILDING REPORT

The Control Box #1 is a concrete and steel framed structure in which the spring water flows through and is regulated by electronic controls for use in hatchery operations.

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

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

Project Index #: 3143EXT1

EXTERIOR FINISHES

Construction Cost $800

The exterior finishes are 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 the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 8 - 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):	**162**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**2006**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**50 % Concrete**	**Construction Type:**	**Concrete & Steel**
Exterior Finish 2:	**50 % Metal Siding**	**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:**	**$4.94**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$32,000**
Priority Class 3:	**$800**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$800**	**FCNI:**	**3%**

EMERGENCY GENERATOR BUILDING

BUILDING REPORT

The Emergency Generator Building is a wood framed structure with a composition roofing system on a concrete foundation. The emergency generator and switchgear for the hatchery is located in this facility.

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

Currently Critical **Immediate to Two Years**

Project Index #: 3142ELE1

ELECTRICAL SAFETY

Construction Cost $400

The main electrical switchgear meter section appears to only have a paper dead front in the electrical meter mount location. This may expose live bus conductors to those in the room. This needs to be investigated and corrections made, if necessary, by a qualified electrician.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $4,480**

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

Project Index #: 3142EXT1

EXTERIOR FINISHES

Construction Cost $1,280

The exterior finishes are 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 cleaning the vinyl siding and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 8 - 9 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3142INT1

INTERIOR FINISHES

Construction Cost $3,200

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 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.

BUILDING INFORMATION:

Gross Area (square feet):	**640**	**IBC Occupancy Type 1:**	**100 % S-2**
Year Constructed:	**2006**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Vinyl Siding**	**Construction Type:**	**Wood Framed**
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:	**$400**	**Project Construction Cost per Square Foot:**	**$7.63**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$128,000**
Priority Class 3:	**$4,480**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$4,880**	**FCNI:**	**4%**

VEHICLE STORAGE BUILDING

BUILDING REPORT

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

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $4,000**

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

Project Index #: 3141EXT1

EXTERIOR FINISHES

Construction Cost $4,000

The exterior finishes are 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 the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 8 - 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):	**4,000**	**IBC Occupancy Type 1:**	**100 % S-2**
Year Constructed:	**2006**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	**Metal Building**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**II-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:**	**$1.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$340,000**
Priority Class 3:	**$4,000**	**Facility Replacement Cost per Square Foot:**	**$85**
Grand Total:	**$4,000**	**FCNI:**	**1%**

REARING BUILDING

BUILDING REPORT

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

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $32,264**

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

Project Index #: 3140EXT1

EXTERIOR FINISHES

Construction Cost $32,264

The exterior finishes are 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 the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 8 - 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):	**32,264**	**IBC Occupancy Type 1:**	**100 % S-2**
Year Constructed:	**2006**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**50 % Metal Siding**	**Construction Type:**	**Concrete Masonry & Steel**
Exterior Finish 2:	**50 % Concrete Masonry U**	**IBC Construction Type:**	**II-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:**	**$1.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$2,742,000**
Priority Class 3:	**$32,264**	**Facility Replacement Cost per Square Foot:**	**$85**
Grand Total:	**$32,264**	**FCNI:**	**1%**

WATER TANK

BUILDING REPORT

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

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

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

Project Index #: 3139EXT1

EXTERIOR FINISHES

Construction Cost $1,000

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance, and appearance of the water tank. This project would provide for the painting of the water tank and caulking of the joints to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 8 - 9 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet):	**200**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**2006**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Pinted Steel**	**Construction Type:**	**Steel Water Tank**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**I-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:**	**$5.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$100,000**
Priority Class 3:	**$1,000**	**Facility Replacement Cost per Square Foot:**	**$500**
Grand Total:	**$1,000**	**FCNI:**	**1%**

NDF FIRE TRUCK GARAGE

BUILDING REPORT

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

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $8,600**

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

Project Index #: 2543INT1

INTERIOR FINISHES

Construction Cost $7,100

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

Project Index #: 2543ELE1

LIGHTING UPGRADE

Construction Cost $1,500

The existing lighting fixtures are older T-12 fluorescent type and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. LED are suggested using the existing wiring and conduit.

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

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

Project Index #: 2543EXT1

EXTERIOR FINISHES

Construction Cost $3,600

The exterior finishes are 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 the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 8 - 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):	**714**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Metal Siding**	**Construction Type:**	**Metal Building**
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:**	**$17.09**
Priority Class 2:	**$8,600**	**Total Facility Replacement Construction Cost:**	**$54,000**
Priority Class 3:	**$3,600**	**Facility Replacement Cost per Square Foot:**	**$75**
Grand Total:	**$12,200**	**FCNI:**	**23%**

DOMESTIC PUMP HOUSE

BUILDING REPORT

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

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

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

Project Index #: 0939INT1

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

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

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $900**

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

Project Index #: 0939EXT1

EXTERIOR FINISHES **Construction Cost $900**

The exterior finishes are 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 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):	**88**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1966**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	**Wood Framed**
Exterior Finish 2:	**%**	**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:**	**$30.68**
Priority Class 2:	**$1,800**	**Total Facility Replacement Construction Cost:**	**$9,000**
Priority Class 3:	**$900**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$2,700**	**FCNI:**	**30%**

GALLAGHER HATCHERY SHADE SHELTER #1

BUILDING REPORT

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

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

Currently Critical **Immediate to Two Years**

Project Index #: 0936ELE1

GFCI OUTLET INSTALLATION & PROTECTION

Construction Cost $500

The existing 220v receptacles mounted to the building column are not labeled as GFCI protected. In addition, 120v power is requested to be added at the same location. The new 120v circuit shall 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: $39,000**

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

Project Index #: 0936EXT1

EXTERIOR/ INTERIOR FINISHES

Construction Cost $33,000

The painted finishes are in poor condition with paint flaking off columns and potentially landing in the fish raceways. It is important to maintain the finish, weather resistance, and appearance of the structure. This project would provide for painting of the structure in 2 - 3 years and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0936ELE2

LIGHTING UPGRADE

Construction Cost $6,000

The existing lighting fixtures appear to be older incandescent type and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. LED are suggested using the existing wiring and conduit.

BUILDING INFORMATION:

Gross Area (square feet):	**11,000**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1966**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**75 % Chain Link Fence**	**Construction Type:**	**Concrete & Steel**
Exterior Finish 2:	**25 % Metal Siding**	**IBC Construction Type:**	**V-B**
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:**	**$3.59**
Priority Class 2:	**$39,000**	**Total Facility Replacement Construction Cost:**	**$1,100,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$39,500**	**FCNI:**	**4%**

GALLAGHER HATCHERY SHADE SHELTER NORTH

BUILDING REPORT

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

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,500**

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

Project Index #: 0935EXT2

DEMOLISH STRUCTURE **Construction Cost $1,500**

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

BUILDING INFORMATION:

Gross Area (square feet):	**804**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1955**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**50 % Wood Picket Fencing**	**Construction Type:**	**Wood Framed**
Exterior Finish 2:	**50 % Chicken Wire**	**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:**	**$1.87**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$80,000**
Priority Class 3:	**$1,500**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$1,500**	**FCNI:**	**2%**

GALLAGHER FISH HATCHERY RESIDENCE #6

BUILDING REPORT

The Gallagher Fish Hatchery Residence #6 is a wood framed structure on a concrete foundation. There is an attached two car garage to the residence. It contains bedrooms, bathrooms, a kitchen, living and dining space.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $4,600**

Currently Critical **Immediate to Two Years**

Project Index #: 0934SFT2

CARBON MONOXIDE DETECTOR INSTALLATION **Construction Cost $900**

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1109.3 (Carbon Monoxide Detection for Existing Buildings) and Section 915 carbon monoxide alarm requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. The carbon monoxide alarm(s) shall be listed as complying with UL 2034 and be installed and maintained in accordance with 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.

Project Index #: 0934SFT5

EXTERIOR STAIR HANDRAIL INSTALLATION **Construction Cost $3,500**

The concrete exterior stairs at the entry are lacking a compliant hand and handrail as required in Section R311.7.8 of the 2018 International Residential Code. This project would provide for a tubular steel framed handrail to be installed in accordance with the code.

Project Index #: 0934SFT4

WATER HEATER SEISMIC BRACING **Construction Cost $200**

The water heater is not seismically anchored to the structure. This project would provide funding for seismic bracing of the water heater to the structure.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $34,200**

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

Project Index #: 0934SIT1

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

The existing concrete driveway is cracked, spalling, and presents a tripping hazard to pedestrians. Exposure to the weather has contributed to the damage and deterioration. It is believed the concrete is part of the original construction. This project would provide funding for the removal and disposal of the existing concrete and the installation of a new 4" thick concrete driveway. This project should coincide with other concrete work recommended for the site.
This project or a portion thereof was previously recommended in the FCA report dated 06/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2020.

Project Index #: 0934EXT1

EXTERIOR FINISHES **Construction Cost $5,500**

The exterior finishes are 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 cleaning the vinyl siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 2 - 3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0934EXT2

ROOF REPLACEMENT **Construction Cost $20,700**

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 3 - 4 years with a new 50 year asphalt composition shingle roof 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: $30,800**

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

Project Index #: 0934SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $19,800**

This building is an R occupancy. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an "R" occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

Project Index #: 0934INT1

INTERIOR FINISHES **Construction Cost $11,000**

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$4,600**	**Project Construction Cost per Square Foot:**	**$63.27**
Priority Class 2:	**$34,200**	**Total Facility Replacement Construction Cost:**	**$275,000**
Priority Class 3:	**$30,800**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$69,600**	**FCNI:**	**25%**

GALLAGHER FISH HATCHERY RESIDENCE #5

BUILDING REPORT

The Gallagher Fish Hatchery Residence #5 is a wood framed structure on a concrete foundation. There is an attached two car garage to the residence. It contains bedrooms, bathrooms, a kitchen, living and dining space.

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

Currently Critical **Immediate to Two Years**

Project Index #: 0933SFT2

CARBON MONOXIDE DETECTOR INSTALLATION **Construction Cost $900**

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1109.3 (Carbon Monoxide Detection for Existing Buildings) and Section 915 carbon monoxide alarm requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. The carbon monoxide alarm(s) shall be listed as complying with UL 2034 and be installed and maintained in accordance with 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.

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

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

Project Index #: 0933SIT1

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

The existing concrete driveway is cracked, spalling, and presents a tripping hazard to pedestrians. Exposure to the weather has contributed to the damage and deterioration. It is believed the concrete is part of the original construction. This project would provide funding for the removal and disposal of the existing concrete and the installation of a new 4" thick concrete driveway. This project should coincide with other concrete work recommended for the site.
This project or a portion thereof was previously recommended in the FCA report dated 06/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2020.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $36,300**

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

Project Index #: 0933EXT1

EXTERIOR FINISHES **Construction Cost $5,500**

The exterior finishes are 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 cleaning the vinyl siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 4 - 5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0933SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $19,800**

This building is an R occupancy. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an "R" occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

Project Index #: 0933INT1

INTERIOR FINISHES

Construction Cost $11,000

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$900**	**Project Construction Cost per Square Foot:**	**$41.09**
Priority Class 2:	**$8,000**	**Total Facility Replacement Construction Cost:**	**$275,000**
Priority Class 3:	**$36,300**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$45,200**	**FCNI:**	**16%**

GALLAGHER FISH HATCHERY RESIDENCE #4

BUILDING REPORT

The Gallagher Fish Hatchery Residence #4 is a wood framed structure on a concrete foundation. There is an attached two car garage to the residence. It contains bedrooms, bathrooms, a kitchen, living and dining space.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $2,250**

Currently Critical **Immediate to Two Years**

Project Index #: 0932SFT2

CARBON MONOXIDE DETECTOR INSTALLATION **Construction Cost $900**

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1109.3 (Carbon Monoxide Detection for Existing Buildings) and Section 915 carbon monoxide alarm requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. The carbon monoxide alarm(s) shall be listed as complying with UL 2034 and be installed and maintained in accordance with 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.

Project Index #: 0932ELE1

GFCI OUTLET INSTALLATION **Construction Cost $150**

The existing receptacles outside the residence, in the kitchen, and 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 #: 0932ENV1

PEST CONTROL **Construction Cost $1,200**

There are numerous signs throughout this residence of insect infestation including ants. Due to the potential risk of disease and damage to the building, this project provides for treatment and clean up of the insects by a licensed pest control business. It is recommended that the residence be treated in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain control of the pests.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $20,400**

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

Project Index #: 0932SIT1

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

The existing concrete driveway is cracked, spalling, and presents a tripping hazard to pedestrians. Exposure to the weather has contributed to the damage and deterioration. It is believed the concrete is part of the original construction. This project would provide funding for the removal and disposal of the existing concrete and the installation of a new 4" thick concrete driveway. This project should coincide with other concrete work recommended for the site.
This project or a portion thereof was previously recommended in the FCA report dated 06/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2020.

Project Index #: 0932INT2

FLOORING REPLACEMENT **Construction Cost $12,400**

The flooring in the residence is reaching the end of its useful life. It is recommended that all of the flooring in the residence be replaced. This project would provide for removal and disposal of the existing flooring and installation of new flooring.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $36,300**

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

Project Index #: 0932EXT1

EXTERIOR FINISHES **Construction Cost $5,500**

The exterior finishes are 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 cleaning the vinyl siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 4 - 5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0932SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $19,800**

This building is an R occupancy. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an "R" occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

Project Index #: 0932INT1

INTERIOR FINISHES **Construction Cost $11,000**

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$2,250**	**Project Construction Cost per Square Foot:**	**$53.59**
Priority Class 2:	**$20,400**	**Total Facility Replacement Construction Cost:**	**$275,000**
Priority Class 3:	**$36,300**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$58,950**	**FCNI:**	**21%**

GALLAGHER HATCHERY RESIDENCE #3 GARAGE

BUILDING REPORT

The Gallagher Hatchery Residence #3 Garage is a wood framed structure with wood siding, concrete foundation, and a new asphalt composition roof. The garage is currently used for storage.

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

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

Project Index #: 0931EXT1

EXTERIOR FINISHES

Construction Cost $1,440

The exterior finishes are 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):	**288**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1956**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Painted Wood Siding**	**Construction Type:**	**Wood Framed**
Exterior Finish 2:	**%**	**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:**	**$5.00**
Priority Class 2:	**$1,440**	**Total Facility Replacement Construction Cost:**	**$22,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$75**
Grand Total:	**$1,440**	**FCNI:**	**7%**

GALLAGHER HATCHERY RESIDENCE #2 GARAGE

BUILDING REPORT

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

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,440**

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

Project Index #: 0929EXT1

EXTERIOR FINISHES

Construction Cost $1,440

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 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):	**288**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1956**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Aluminum Siding**	**Construction Type:**	**Wood Framed**
Exterior Finish 2:	**%**	**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:**	**$5.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$22,000**
Priority Class 3:	**$1,440**	**Facility Replacement Cost per Square Foot:**	**$75**
Grand Total:	**$1,440**	**FCNI:**	**7%**

GALLAGHER FISH HATCHERY RESIDENCE #2

BUILDING REPORT

The Gallagher Fish Hatchery Residence #2 is a wood framed structure with a composition roofing system on a concrete foundation. There is a full basement with a radon monitoring system. It has bedrooms, bathrooms, living space, and a kitchen / dining area. Prior to the 2020 FCA Survey, the interior of the home was completely renovated and the smoke alarms were replaced with powered, multi-station alarms with battery backup.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $4,400**

Currently Critical **Immediate to Two Years**

Project Index #: 0928SFT3

CARBON MONOXIDE DETECTOR INSTALLATION **Construction Cost $900**

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1109.3 (Carbon Monoxide Detection for Existing Buildings) and Section 915 carbon monoxide alarm requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. The carbon monoxide alarm(s) shall be listed as complying with UL 2034 and be installed and maintained in accordance with 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.

Project Index #: 0928SFT2

EXTERIOR STAIR HANDRAIL INSTALLATION **Construction Cost $3,500**

The concrete exterior stairs at the entry are lacking a handrail as required in section R311.7.8 of the 2018 International Residential Code. This project would provide for a tubular steel framed handrail to be installed in accordance with the code.
This project or a portion thereof was previously recommended in the FCA report dated 06/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2020

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

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

Project Index #: 0928EXT2

WIND SCREEN REFURBISHMENT **Construction Cost $1,500**

The finish on the front entry wind screen is severely weather checked and the lattice is missing slats. This project would fund refinishing the structure and replacing the wood lattice with vinyl.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $36,300**

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

Project Index #: 0928EXT1

EXTERIOR FINISHES **Construction Cost $11,000**

The exterior finishes are 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 cleaning the vinyl siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 8 - 9 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0928SFT4

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $19,800**

This building is an R occupancy. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an "R" occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

Project Index #: 0928INT1

INTERIOR FINISHES **Construction Cost $5,500**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 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):	**1,100**	**IBC Occupancy Type 1:**	**100 % R-3**
Year Constructed:	**1956**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Vinyl Siding**	**Construction Type:**	**Wood Framed**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? Yes**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$4,400**	**Project Construction Cost per Square Foot:**	**$38.36**
Priority Class 2:	**$1,500**	**Total Facility Replacement Construction Cost:**	**$275,000**
Priority Class 3:	**$36,300**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$42,200**	**FCNI:**	**15%**

GALLAGHER HATCHERY RESIDENCE #1 GARAGE

BUILDING REPORT

The Gallagher Hatchery Residence #1 Garage is constructed with painted CMU walls, wood framed gable roof on a concrete foundation. This building is currently used for storage. Projects for this structure are focused on preventing further deterioration.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $6,900**

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

Project Index #: 0927EXT2

EXTERIOR FINISHES **Construction Cost $2,900**

The exterior finishes are 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 #: 0927EXT4

GARAGE DOOR REPLACEMENT **Construction Cost $2,000**

The garage door is original to the building and has deteriorated from weather exposure. It has reached the end of its useful life. It is recommended that a new door be installed.

Project Index #: 0927SIT1

TRIM OR REMOVE TREES ADJOINING BUILDINGS **Construction Cost $2,000**

Large trees are growing up against the structures. The trees move in windy conditions, rubbing the roof, which can cause premature failure of the roof system. The trees need pruning of all branches immediately above the roof and removal of dead branches that can fall and damage the roof.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $5,400**

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

Project Index #: 0927EXT3

ROOF REPLACEMENT **Construction Cost $5,400**

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 shingle roof and new underlayment. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet):	**288**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1956**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**100 % Painted CMU**	**Construction Type:**	**Concrete Masonry Units & Wood**
Exterior Finish 2:	**%**	**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:**	**$42.71**
Priority Class 2:	**$6,900**	**Total Facility Replacement Construction Cost:**	**$29,000**
Priority Class 3:	**$5,400**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$12,300**	**FCNI:**	**42%**

GALLAGHER FISH HATCHERY RESIDENCE #1

BUILDING REPORT

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

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $26,600**

Currently Critical **Immediate to Two Years**

Project Index #: 0926SFT4

BASEMENT EMERGENCY ESCAPE INSTALLATION

Construction Cost $15,000

An additional sleeping area has been added to the basement of the residence. Based on 2018 IRC R310.6 Exception which states that "New sleeping rooms created in an existing basement shall be provided with emergency escape..." it is recommended that an additional emergency escape be added in accordance to the R310 requirements. This project would create an approved escape through a modified window well or retrofitting the abandoned coal slide located on the south side of the residence.

Project Index #: 0926SFT2

CONCRETE STAIR REPLACEMENT

Construction Cost $2,500

The concrete stairs that access the front of the residence are not built to code, are a safety hazard, and should be replaced. 2018 IRC R311.7.5.1 allows no more than 3/8" difference in height between the tallest and shortest riser. It appears that removing, regrading, and replacing the concrete landing at the bottom of the existing stairs may meet this requirement; however, final scope of work shall be determined by the proper authorities.
This project should be implemented concurrently with the EXTERIOR STAIR HANDRAIL INSTALLATION project.

Project Index #: 0926SFT3

EXTERIOR STAIR HANDRAIL INSTALLATION

Construction Cost $3,500

The concrete exterior stairs at the entry are lacking a handrail as required in Section R311.7.8 of the 2018 International Residential Code. This project would provide for a tubular steel framed handrail to be installed in accordance with the code.
This project should be implemented concurrently with the CONCRETE STAIR REPLACEMENT project.

Project Index #: 0926SIT1

SITE DRAINAGE IMPROVEMENTS

Construction Cost $3,700

The house has considerable soil accumulation at the foundation windows from improper drainage around the building. The grade does not slope away from the building in several areas, especially on the west side of the building. This is causing water to pool up next to the building, infiltrate the windows, and damage the concrete foundation walls. This project would create positive flow away from the building by regrading.

Project Index #: 0926SFT1

SMOKE ALARM & CARBON MONOXIDE ALARM INSTALLATION

Construction Cost $1,500

This building is lacking a carbon monoxide detection system and missing some smoke alarms. 2018 IRC R314 & R315, IFC 2018 Section 1103.8 & 1103.9 (Smoke Alarms & Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. The carbon monoxide alarms shall be listed as complying with UL 2034, be installed and maintained in accordance with 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.

Project Index #: 0926SFT5

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 compliant seismic bracing and installation of a drip pan under the water heater.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $63,000**

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

Project Index #: 0926EXT2

EXTERIOR DOOR & JAM REPLACEMENT **Construction Cost $1,000**

The existing exterior metal door and frame at the rear entrance appear to be showing signs of rot. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of a new metal door, frame, and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

Project Index #: 0926HVA1

HVAC EQUIPMENT REPLACEMENT **Construction Cost $12,000**

The existing ground set packaged HVAC system is reaching the end of its useful life. This project would provide for replacing the existing equipment with an exterior ground mounted packaged unit that provides propane gas-fired heating as well as air conditioning. The existing ducting and vents will need to be cleaned and repaired as well. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

Project Index #: 0926INT1

INTERIOR FINISHES **Construction Cost $5,500**

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

Project Index #: 0926INT4

KITCHEN REMODEL **Construction Cost $25,000**

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

Project Index #: 0926INT3

RESTROOM REMODEL **Construction Cost $15,000**

The restroom in the residence is original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers, and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom. The removal and disposal of the existing fixtures and finishes are included in this estimate.

Project Index #: 0926INT2

VINYL FLOORING REPLACEMENT **Construction Cost $4,500**

The vinyl flooring in the kitchen is damaged and reaching the end of its useful life. It is recommended that the vinyl flooring in the kitchen and bathroom be replaced. This project would provide for removal and disposal of the vinyl flooring and installation of the new vinyl flooring and base.
This project should be implemented concurrently with the KITCHEN REMODEL and RESTROOM REMODEL project.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $25,300**

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

Project Index #: 0926EXT1

EXTERIOR FINISHES **Construction Cost $5,500**

The exterior finishes of the vinyl siding are 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 cleaning the vinyl siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0926SFT6

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $19,800**

This building is an R occupancy. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an "R" occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$26,600**	**Project Construction Cost per Square Foot:**	**$104.45**
Priority Class 2:	**$63,000**	**Total Facility Replacement Construction Cost:**	**$275,000**
Priority Class 3:	**$25,300**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$114,900**	**FCNI:**	**42%**

GALLAGHER FISH HATCHERY OFFICE & SHOP

BUILDING REPORT

The Gallagher Fish Hatchery Office and Shop is a pre-cast concrete structure with a flat EDPM ballasted roof. The Shop portion is located on the lower level of the two story building which also contains a storage area. Large overhead coiling doors provide access for vehicle and equipment servicing. The upper level includes a unisex restroom which is mostly ADA compliant, breakroom, and office space which is open to the public. The upper level public space is not ADA accessible.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $28,800**

Currently Critical **Immediate to Two Years**

Project Index #: 0923ADA1

ADA ENTRANCE AND PATH OF TRAVEL

Construction Cost $3,500

The existing exterior entrance door and threshold to the Office are not accessible and there is no accessible path of travel inside the building. This project would provide for a new accessible door and threshold assembly including removal of the existing door assembly and installation of the new accessible door assembly and a compliant path of travel throughout the upper floor and to the accessible restroom. ADA compliant signage is also included in this project. The 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.
This project or a portion thereof was previously recommended in the FCA report dated 06/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2020.

Project Index #: 0923ENV1

BAT AND BIRD ABATEMENT

Construction Cost $2,500

There are numerous bat and bird droppings throughout the inside and outside of the building. Due to the potential risk of disease, this project provides for treatment and clean up of the pests by a licensed pest control business.
This project or a portion thereof was previously recommended in the FCA report dated 06/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2020.

Project Index #: 0923SFT5

FIRE ALARM SYSTEM INSTALLATION

Construction Cost $16,300

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 A117.1Section 7 and the 2018 International Fire Code.
This project or a portion thereof was previously recommended in the FCA report dated 06/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2020.

Project Index #: 0923SFT6

INTERIOR STAIR HANDRAIL REPLACEMENT

Construction Cost $1,500

The interior stair handrails are older and do not meet code for safety. The gripping surfaces are incorrect, they are not continuous from the top to bottom landings and they are installed on only one side of the stair. This project recommends the installation of handrails on both sides of the stairs with proper returns and supports in accordance with the 2018 IBC Chapter 10, Section 1012.
This project or a portion thereof was previously recommended in the FCA report dated 06/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2020.

Project Index #: 0923SFT7

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $5,000**

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

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $99,830**

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

Project Index #: 0923EXT1

EXTERIOR FINISHES **Construction Cost $16,230**

The exterior finishes on the wood portion at the entry is 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 cleaning and sealing the concrete, sanding, priming and painting the wood, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and painted in the next 2 -3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0923HVA1

HVAC EQUIPMENT REPLACEMENT **Construction Cost $61,100**

The existing HVAC system in the office and boot area (below the office) consists of 2 electric baseboard heaters, 1 small evaporative cooler, and a propane wall heater. The shop area has 3 small gas fired infrared heaters. The electric heaters are inefficient and should be replaced with propane fired heaters. There is a need for cooling equipment to provide a comfortable work environment in the summer. This project would provide for replacing the equipment conditioning the office space and boot area with exterior ground mounted packaged units that provide propane fired heating as well as air conditioning. The shop area infrared heaters would be replaced with larger more efficient gas tube infrared heaters providing better comfort heating shop wide.

Project Index #: 0923EXT2

OVERHEAD DOOR REPLACEMENT **Construction Cost $18,000**

Three of the four 10'x14' overhead coiling doors are damaged and do not function properly. The other overhead door was recently replaced. Exposure and wind have caused the doors to bend, crack, and lose their finish. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with new manually operated insulated overhead coiling doors.
This project or a portion thereof was previously recommended in the FCA report dated 06/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2020.

Project Index #: 0923ENR1

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

The windows are original, dual pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 6 units. Removal and disposal of the existing windows is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 06/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2020.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $18,100**

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

Project Index #: 0923ELE2

EXTERIOR LIGHTING REPLACEMENT **Construction Cost $1,500**

The building has 2 incandescent site lighting fixtures on the exterior of the building and is missing exterior lighting at the entry door. The light fixtures are old, failing, and not energy efficient. This project would provide for installing a new fixture at the front entry and the replacement of the exterior lighting fixtures with new LED light fixtures using existing wiring.

Project Index #: 0923INT1

INTERIOR FINISHES **Construction Cost $11,000**

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. The non-painted walls in the shop area are excluded from the estimate.

Project Index #: 0923EXT3

ROOF REPLACEMENT **Construction Cost $5,600**

The asphalt composition shingle roof on the building entry was in fair condition at the time of the survey. It is recommended that this building be re-roofed in the next 4 - 5 years with a new 50 year asphalt composition shingle roof and new underlayment. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$28,800**	**Project Construction Cost per Square Foot:**	**$45.20**
Priority Class 2:	**$99,830**	**Total Facility Replacement Construction Cost:**	**$812,000**
Priority Class 3:	**$18,100**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$146,730**	**FCNI:**	**18%**

GALLAGHER FISH HATCHERY

BUILDING REPORT

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

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $938,600**

Currently Critical **Immediate to Two Years**

Project Index #: 0922EXT4

BUILDING STRUCTURAL REPAIRS

Construction Cost $630,000

The south end of the building appears to be structurally settling. The east and west walls have large cracks. This project will fund the structural repairs to the exterior walls, foundation, floor slab, and structural roof repair caused by the cracked, discontinuous structural beams at both the east and west walls which support the roof framing. Repairs will include demolition and replacement of the existing exterior concrete wall panels at main wall cracks, developing expansion joints, repairing existing steel angle roof support ledgers, repairing various locations of perimeter concrete walls, foundation repairs, interior concrete floor slab repairs, structural roof repairs, and the interior walls will be prepped and repainted.
This project is written in parallel with 2021 CIP 21248.
This project should be implemented concurrently with the WATER INTRUSION REPAIRS project.

Project Index #: 0922HVA2

EXHAUST VENTILATION FAN INSTALLATION

Construction Cost $28,500

There is no exhaust ventilation in the Food Preparation Room. The chemicals and food materials used in preparation of the fish food are pungent and an irritant to the personnel handling these materials. This project would provide for the purchase and installation of a new commercial grade exhaust fan work zone system and will include the connections to utilities.
This project is written in parallel with 2021 CIP 21248.

Project Index #: 0922SFT3

EXIT SIGN AND EGRESS LIGHTING INSTALLATION

Construction Cost $19,000

The building does not have any emergency lighting or exit signs. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.
This project is written in parallel with 2021 CIP 21248.
This project or a portion thereof was previously recommended in the FCA report dated 06/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2020.

Project Index #: 0922SFT2

FIRE ALARM SYSTEM INSTALLATION

Construction Cost $33,100

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2018 International Fire Code.
This project or a portion thereof was previously recommended in the FCA report dated 06/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2020.

Project Index #: 0922ELE2

WATER INTRUSION REPAIRS **Construction Cost $228,000**

Ground water is intermittently entering the building under the main electrical entrance in the northeast corner of the building and is a safety hazard. The apparent cause of the water intrusion is an underground spring located on the northwest side of the building. This project recommends repairs to the existing spring drainage system and installing a French drain around the building to protect the structure and electrical systems.
This project is written in parallel with 2021 CIP 21248.
This project should be implemented concurrently with the BUILDING STRUCTURAL REPAIRS project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $119,800**

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

Project Index #: 0922HVA1

AIR CONDITIONER REPLACEMENT **Construction Cost $7,500**

The Food Preparation Room is cooled by an older portable evaporative air conditioner. The portable air conditioner is not sufficient to cool the entire space in the warmer months of the year. It is recommended to install an air conditioning system in this area to ensure that the temperature is properly regulated. This project would provide for the purchase and installation of a permanent air conditioner including all required connections to existing utilities.
This project or a portion thereof was previously recommended in the FCA report dated 06/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2020.

Project Index #: 0922INT1

INTERIOR FINISHES **Construction Cost $52,800**

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

Project Index #: 0922PLM1

WATER MAIN REPLACEMENT **Construction Cost $59,500**

The main water intake for the hatchery is leaking inside the building and is not equipped with a shut-off valve. This project recommends replacing the water line with a new line and shut-off valve. The estimate includes temporary measures to control the water flow from the natural spring and removal and replacement of the piping. This project provides for an engineered system which will conform to all required environmental rules and regulations including NDEP.
This project or a portion thereof was previously recommended in the FCA report dated 06/27/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2020.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $29,900**

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

Project Index #: 0922EXT1

EXTERIOR FINISHES **Construction Cost $26,400**

The exterior finishes are in fair condition excluding the structural cracks associated with settling (addressed separately). It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete walls, and caulking of the windows, flashing, fixtures, cracks in the concrete and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0922ELE1

EXTERIOR LIGHTING REPLACEMENT **Construction Cost $3,500**

The building has incandescent lighting on its exterior, but the light fixtures are old, failing, and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures using existing wiring.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$938,600**	**Project Construction Cost per Square Foot:**	**$206.12**
Priority Class 2:	**$119,800**	**Total Facility Replacement Construction Cost:**	**$1,584,000**
Priority Class 3:	**$29,900**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$1,088,300**	**FCNI:**	**69%**

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

Gallagher Fish Hatchery Site – FCA Site #9881
Description: View of Hatchery Operations.

Gallagher Fish Hatchery Site – FCA Site #9881
Description: Public Parking and View of Residences.

Gallagher Fish Hatchery Site – FCA Site #9881
Description: Springs Feeding Hatchery Operations.

Residence #2 Garage – FCA Building #3146
Description: Structural Repairs Project.

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

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

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

Emergency Generator Building – FCA Building #3142
Description: Exterior of the Building.

Vehicle Storage Building – FCA Building #3141
Description: Exterior of the Building.

Rearing Building – FCA Building #3140
Description: Exterior of the Building.

Water Tank – FCA Building #3139
Description: View of the Tank with Residences #1 & #2 in the Foreground.

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

Metal Storage Building – FCA Building #2542
Description: Exterior of the Building.

Domestic Pump House – FCA Building #0939
Description: Exterior of the Building.

Gallagher Fish Hatchery Shade Shelter #1 – FCA Building #0936
Description: Exterior of the Structure.

Gallagher Fish Hatchery Shade Shelter #1 – FCA Building #0936
Description: Interior Finishes of the Building.

Gallagher Fish Hatchery Shade Shelter North – FCA Building #0935
Description: 2012 Photo - Demolish Structure Project Recommended.

Gallagher Fish Hatchery Residence #6 – FCA Building #0934
Description: Exterior Finishes of the Building.

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

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

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

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

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

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

Gallagher Fish Hatchery Residence #1 – FCA Building #0926
Description: Exterior of the Building.

Gallagher Fish Hatchery Residence #1 – FCA Building #0926
Description: Concrete Stair Replacement & Handrail Installation.

Gallagher Fish Hatchery Office & Shop – FCA Building #0923
Description: View of Main / Public Entrance.

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

Gallagher Fish Hatchery – FCA Building #0922
Description: Exterior of the Building.

Gallagher Fish Hatchery – FCA Building #0922
Description: Building Structural Repairs.

Gallagher Fish Hatchery – FCA Building #0922
Description: Water Intrusion Repairs.