

State of Nevada
Department of Wildlife
Facility Condition Analysis

SPRING CREEK REARING STATION

P.O. Box 64900
Baker, Nevada 89311

Site Number: 9882

**STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS**



Report distributed in January, 2018

State of Nevada
Department of Wildlife
Facility Condition Analysis

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

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

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and the State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

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

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

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

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

PRIORITY CLASS 3 - (Four to Ten Years)

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

Site number: 9882

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0948	S.C. REARING STATION SHED #1 S. C. R. S. P.O. Box 64900 Baker	144	1950	7/6/2016	\$0	\$21,312	\$0	\$21,312	\$14,400	148%
0667	S. C. REARING STATION RESIDENCE GARAGE S. C. R. S. P.O. Box 64900 Baker	768	1972	7/6/2016	\$4,000	\$63,056	\$18,000	\$85,056	\$153,600	55%
0949	S.C. REARING STATION DOMESTIC WELL SHED S. C. R. S. P.O. Box 64900 Baker	120	1980	7/6/2016	\$1,500	\$5,040	\$0	\$6,540	\$12,000	55%
0666	S. C. REARING STATION OFFICE & GARAGE S. C. R. S. P.O. Box 64900 Baker	768	1949	7/6/2016	\$65,520	\$36,416	\$0	\$101,936	\$192,000	53%
0664	S. C. REARING STATION RES. #1, NORTH S. C. R. S. P.O. Box 64900 Baker	1008	1950	7/6/2016	\$0	\$113,576	\$1,750	\$115,326	\$302,400	38%
0947	S. C. REARING STATION RES. #2, SOUTH S. C. R. S. P.O. Box 64900 Baker	1008	1950	7/6/2016	\$4,000	\$98,576	\$1,750	\$104,326	\$302,400	34%
0665	S. C. REARING STATION STORAGE/SHOP S. C. R. S. P.O. Box 64900 Baker	1343	1964	7/6/2016	\$15,930	\$85,289	\$0	\$101,219	\$335,750	30%
9882	SPRING CREEK FISH REARING STATION SITE S. C. R. S. P.O. Box 64900 Baker		0	7/6/2016	\$0	\$400,000	\$0	\$400,000		0%
3751	S.C. REARING STATION WASH RACK S. C. R. S. P.O. Box 64900 Baker	160	2015	7/6/2016	\$0	\$0	\$0		\$32,000	
Report Totals.....:		5,319			\$90,950	\$823,265	\$21,500	\$935,715	\$1,344,550	70%

Acronyms List

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

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

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SPRING CREEK FISH REARING STATION SITE

SPWD Facility Condition Analysis - 9882

Survey Date: 7/6/2016

SPRING CREEK FISH REARING STATION SITE**BUILDING REPORT**

The Spring Creek Fish Rearing Station is located approximately 4 miles south of Baker, Nevada. The facility has been in use for over 50 years and raises fish from the fry stage, 2 inches in length, to the release stage, 8 inches in length. The 19 fish raceways receive water from two sources: Spring Creek and Snake Creek. The water flows through the raceways and eventually flows back into Snake Creek. There are 8 buildings on the mostly grassy site with a graveled public parking area near the raceways. The main entrance to the site is a dirt and gravel access road from Snake Creek Road. There is signage identifying the rearing station.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$400,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9882PLM1****Construction Cost \$400,000****WELL INSTALLATION**

The 19 fish raceways receive water from both Spring Creek and Snake Creek. The water flows through the raceways and eventually flows back into Snake Creek. At times during the summer months and during droughts, the water from the creeks are unable to meet demands. This project recommends drilling a new well and installing new pumping equipment to serve the water demands of the site. Estimates are based on a maximum of 300 feet of drilling.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$400,000
Priority Class 3:	\$0
Grand Total:	\$400,000

S.C. REARING STATION DOMESTIC WELL SHED

SPWD Facility Condition Analysis - 0949

Survey Date: 7/6/2016

S.C. REARING STATION DOMESTIC WELL SHED**BUILDING REPORT**

The Spring Creek Rearing Station Domestic Well Shed is a wood framed building on a concrete slab-on-grade foundation. The shed has painted wood siding and a rolled asphalt roof. This building houses the domestic water well head and holding tank for the rearing station's domestic water needs.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$1,500****Currently Critical****Immediate to Two Years****EXTERIOR LANDING INSTALLATION****Project Index #: 0949SFT1****Construction Cost \$1,500**

There is an exterior door on the building that does not have a landing. This does not comply with 2012 IBC Section 1008.1, which requires a proper landing and for the landing to not be more than 1/2" below the threshold. This project would provide for the installation of compliant landings.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$5,040****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0949EXT2****Construction Cost \$1,200**

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

GFCI OUTLETS**Project Index #: 0949ELE2****Construction Cost \$400**

The existing receptacle in the Domestic Well Shed is a standard duplex receptacle. The 2011 NEC 210.8 requires this location to have Ground Fault Circuit Interrupter (GFCI) protection. This project would provide for removing the standard receptacle and installing GFCI receptacle.

ROOF REPLACEMENT**Project Index #: 0949EXT3****Construction Cost \$1,440**

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

WIRING CLEANUP**Project Index #: 0949ELE1****Construction Cost \$2,000**

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

BUILDING INFORMATION:

Gross Area (square feet): 120
Year Constructed: 1980
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U-1
IBC Occupancy Type 2: %
Construction Type:
IBC Construction Type: V-N
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,500	Project Construction Cost per Square Foot:	\$54.50
Priority Class 2:	\$5,040	Total Facility Replacement Construction Cost:	\$12,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$6,540	FCNI:	55%

S.C. REARING STATION SHED #1

SPWD Facility Condition Analysis - 0948

Survey Date: 7/6/2016

S.C. REARING STATION SHED #1**BUILDING REPORT**

The Shed #1 at the Spring Creek Rearing Station is located between the shop and the office. The Shed is a wood framed structure on a concrete foundation. It has a dirt floor and an asphalt composition roof. The building is used for general storage of equipment for maintenance of the site and buildings.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$21,312****Necessary - Not Yet Critical****Two to Four Years****CONCRETE FOUNDATION****Project Index #: 0948INT2****Construction Cost \$14,400**

At the time of this survey, the shed's floor was unfinished and was dirt. This project would provide for the installation of a 4" thick concrete floor and a landing outside the front door of the building. The 2012 IBC Section 1008.1 was used as a reference for this project.

EXTERIOR FINISHES**Project Index #: 0948EXT2****Construction Cost \$1,440**

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

EXTERIOR SIDING REPLACEMENT**Project Index #: 0948EXT3****Construction Cost \$3,600**

The existing Lap siding is in poor condition and will no longer hold paint and is due for replacement. This project recommends removing the Lap siding and replacing it with new T1-11 siding finished with an oil-based stain or paint.

LIGHTING UPGRADE**Project Index #: 0948ENR1****Construction Cost \$144**

The existing lighting fixture is the older incandescent type, and is not energy efficient. This project will upgrade the fixture to a higher efficiency LED unit with a longer life cycle. An occupancy sensor will be installed for additional savings. Any electrical wiring upgrades are not included in this estimate.

REPLACE ROOF**Project Index #: 0948EXT1****Construction Cost \$1,728**

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

This project or a portion thereof was previously recommended in the FCA report dated 08/18/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/06/2016.

BUILDING INFORMATION:

Gross Area (square feet): 144
Year Constructed: 1950
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: %
Construction Type:
IBC Construction Type: V-N
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$148.00
Priority Class 2:	\$21,312	Total Facility Replacement Construction Cost:	\$14,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$21,312	FCNI:	152%

S. C. REARING STATION RES. #2, SOUTH

SPWD Facility Condition Analysis - 0947

Survey Date: 7/6/2016

S. C. REARING STATION RES. #2, SOUTH**BUILDING REPORT**

The Residence #2 at the Spring Creek Rearing Station is a wood framed modular style home on a CMU foundation with aluminum siding. The Residence is used by staff working at the facility and contains bedrooms, bathrooms, a kitchen and a living area. There is grass surrounding the building except where there is decking or concrete walkways. It has a propane gas fired heating system, wood burning stove and domestic well water.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$4,000****Currently Critical****Immediate to Two Years****TREE REMOVAL****Project Index #: 0947SIT2****Construction Cost \$4,000**

A deciduous tree is growing next to the foundation of the residence. The tree in time will cause damage to the foundation. This tree should be removed before damage occurs to the foundation. This project would provide funding for the removal of the tree and roots.

This project or a portion thereof was previously recommended in the FCA report dated 08/18/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/06/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$98,576****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0947EXT2****Construction Cost \$10,080**

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

INTERIOR REMODEL**Project Index #: 0947INT1****Construction Cost \$50,400**

The interior fixtures and finishes are in general disrepair and the building is due for a complete remodel. This project would provide for the removal and replacement of the flooring, doors and frames, cabinetry, trim, baseboards, kitchen and any other interior finishes and fixtures in need of replacement excluding the bathroom.

REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING**Project Index #: 0947SIT4****Construction Cost \$5,000**

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

ROOF REPLACEMENT**Project Index #: 0947EXT3****Construction Cost \$12,096**

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

SIDEWALK REPLACEMENT**Project Index #: 0947SIT1****Construction Cost \$1,000**

The existing concrete sidewalks are cracked, spalling and present 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 42" wide x 25' long section of concrete sidewalk.

This project or a portion thereof was previously recommended in the FCA report dated 08/18/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/06/2016.

SITE DRAINAGE UPGRADES**Project Index #: 0947SIT3**
Construction Cost \$20,000

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

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,750****Long-Term Needs****Four to Ten Years****WATER HEATER REPLACEMENT****Project Index #: 0947PLM1**
Construction Cost \$1,750

There is a 40 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 8-10 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 1,008
Year Constructed: 1950
Exterior Finish 1: 100 % Aluminum Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type:
IBC Construction Type: V-N
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$4,000	Project Construction Cost per Square Foot:	\$103.50
Priority Class 2:	\$98,576	Total Facility Replacement Construction Cost:	\$302,000
Priority Class 3:	\$1,750	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$104,326	FCNI:	35%

S. C. REARING STATION RESIDENCE GARAGE

SPWD Facility Condition Analysis - 0667

Survey Date: 7/6/2016

S. C. REARING STATION RESIDENCE GARAGE**BUILDING REPORT**

The Spring Creek Rearing Station Residence Garage is an older metal building on a concrete slab-on-grade foundation with a standing seam metal roof. There are two sectional overhead doors for residence staff to park vehicles. There is a divider wall in the middle to separate the structure.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$4,000****Currently Critical****Immediate to Two Years****TREE REMOVAL****Project Index #: 0667SIT1****Construction Cost \$4,000**

A deciduous tree is growing next to the garage foundation between the two roll up doors. The tree in time will cause damage to the foundation and flooring. This tree should be removed before damage occurs to the foundation and flooring. This project would provide funding to remove the tree and its roots.

This project or a portion thereof was previously recommended in the FCA report dated 08/18/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/06/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$63,056****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0667EXT4****Construction Cost \$1,536**

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, sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

GUTTER INSTALLATION**Project Index #: 0667EXT3****Construction Cost \$6,000**

The building does not have gutters or downspouts to control the runoff from the roof. The water currently drains off the roof causing extensive erosion to the built-up dirt slope around the foundation. This will eventually lead to failure of the foundation undermining the integrity of the entire structure. This project would provide funding for the installation of a seamless gutter and downspout system for the building.

HEATER INSTALLATION**Project Index #: 0667HVA1****Construction Cost \$24,000**

The building is currently unheated, making for unpleasant working conditions in colder weather. This project would provide for the installation of two 25KBTU suspended heaters in the building. The estimate includes installing a gas meter, seismic gas shut off valve, gas piping and seismic supports and electric connections.

INSULATE BUILDING**Project Index #: 0667ENR1****Construction Cost \$11,520**

The building is not insulated and is not energy efficient. This project will install batt insulation (R19) in the walls and (R38) on the ceilings and will be covered with impermeable vinyl interior surface to help moderate temperature fluctuations.

SITE DRAINAGE UPGRADES

Project Index #: 0667SIT3
Construction Cost \$20,000

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

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$18,000

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

Project Index #: 0667EXT2
Construction Cost \$12,000

The area in front of the garage doors is grass. To make garage access more convenient, it is recommended that a 24' x 20' concrete apron be poured in front of the garage doors. This project would provide for the funding to pour a 24' x 20' concrete apron including any required grading and soil preparation.

This project or a portion thereof was previously recommended in the FCA report dated 08/18/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/06/2016.

WINDOW REPLACEMENT

Project Index #: 0667ENR2
Construction Cost \$6,000

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 4 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 768
Year Constructed: 1972
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U-1
IBC Occupancy Type 2: %
Construction Type:
IBC Construction Type: V-N
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$4,000	Project Construction Cost per Square Foot:	\$110.75
Priority Class 2:	\$63,056	Total Facility Replacement Construction Cost:	\$154,000
Priority Class 3:	\$18,000	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$85,056	FCNI:	55%

S. C. REARING STATION OFFICE & GARAGE

SPWD Facility Condition Analysis - 0666

Survey Date: 7/6/2016

S. C. REARING STATION OFFICE & GARAGE**BUILDING REPORT**

The Spring Creek Rearing Station Office and Garage building is a wood framed structure with a concrete slab-on-grade foundation, wood siding and an asphalt composition roof. The facility contains office space for the day to day activities, a storage area for fish food and equipment, garage area, and a small internal bunkhouse with a kitchenette.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$65,520****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0666ADA1****Construction Cost \$15,000**

The building does not have an accessible restroom. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

ADA SHOWER UPGRADE**Project Index #: 0666ADA2****Construction Cost \$25,000**

This project would provide for an ADA compliant stainless steel shower cabinet to be installed to provide shower facilities for the disabled. Included in this estimate is the installation of a stainless steel ADA compliant shower cabinet unit complete with accessible plumbing fixtures, seats, etc. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

EXIT SIGN AND EGRESS LIGHTING INSTALLATION**Project Index #: 0666SFT3****Construction Cost \$3,840**

The building does not have emergency lighting and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC 2012 Chapter 10 was referenced for this project.

EXTERIOR FINISHES**Project Index #: 0666EXT4****Construction Cost \$7,680**

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

FLUE REPAIRS**Project Index #: 0666SFT5****Construction Cost \$2,000**

The flue on this building has an improper support strap, is too close to combustibles and doesn't have the proper clearances. The heater flue, the support strap and the distances of the flue to the fascia do not comply with IFGC 2012, IBC 2012, IMC 2012 chapter 8, chimneys and vents or the Manufacturers Specification for installation instructions. It is recommended that all flues throughout the building be installed per the manufacturers specifications IFGC 2012, IBC 2012 and IMC 2012.

SAFETY CABINETS**Project Index #: 0666SFT4****Construction Cost \$10,000**

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

SMOKE/ CARBON MONOXIDE ALARM INSTALLATION

Project Index #: 0666SFT1
Construction Cost \$2,000

There are no smoke detectors or carbon monoxide detectors in the building. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with the applicable building codes.

This project or a portion thereof was previously recommended in the FCA report dated 08/18/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/06/2016.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$36,416

Necessary - Not Yet Critical

Two to Four Years

CONCRETE APRON REPLACEMENT

Project Index #: 0666SFT6
Construction Cost \$1,200

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

REPLACE WINDOWS

Project Index #: 0666ENR1
Construction Cost \$21,000

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 14 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 08/18/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/06/2016.

ROOF REPLACEMENT

Project Index #: 0666EXT3
Construction Cost \$9,216

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

SITE DRAINAGE UPGRADES

Project Index #: 0666SIT4
Construction Cost \$5,000

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

BUILDING INFORMATION:

Gross Area (square feet): 768
Year Constructed: 1949
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 60 % S-2
IBC Occupancy Type 2: 40 % B
Construction Type:
IBC Construction Type: V-N
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$65,520	Project Construction Cost per Square Foot:	\$132.73
Priority Class 2:	\$36,416	Total Facility Replacement Construction Cost:	\$192,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$101,936	FCNI:	53%

S. C. REARING STATION STORAGE/SHOP

SPWD Facility Condition Analysis - 0665

Survey Date: 7/6/2016

S. C. REARING STATION STORAGE/SHOP**BUILDING REPORT**

The Spring Creek Rearing Station Storage/ Shop is an older steel framed building on a concrete slab-on-grade foundation with metal siding and roof. The non-insulated structure is primarily used for storage and servicing of equipment used at the facility.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$15,930****Currently Critical****Immediate to Two Years****Project Index #: 0665EXT3****Construction Cost \$13,430****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 08/18/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/06/2016.

Project Index #: 0665SFT1**Construction Cost \$2,500****EXTERIOR LANDING INSTALLATION**

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

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$85,289****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0665INT1****Construction Cost \$20,145****BUILDING INSULATION**

The building is not insulated and is not energy efficient. This project will install batt insulation (R19) in the walls and (R38) on the ceilings and will be covered with impermeable vinyl interior surface to help moderate temperature fluctuations.

This project or a portion thereof was previously recommended in the FCA report dated 08/18/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/06/2016.

Project Index #: 0665EXT1**Construction Cost \$2,400****CONCRETE APRON REPLACEMENT**

The building is missing an exterior concrete apron outside the roll up door bays. This project would provide for the installation of two new 120 square foot 4" thick concrete slab-on-grade aprons.

Project Index #: 0665HVA1**Construction Cost \$24,000****HEATER INSTALLATION**

The building is currently unheated, making for unpleasant working conditions in colder weather. This project would provide for the installation of two 25KBTU suspended heaters in the building. The estimate includes installing a gas meter, seismic gas shut off valve, gas piping and seismic supports and electric connections.

Project Index #: 0665ENR1**Construction Cost \$10,744****LIGHTING UPGRADE**

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

OVERHEAD DOOR REPLACEMENT

Project Index #: 0665EXT4

Construction Cost \$14,000

There are two 8'x8' overhead coiling doors in the building which are damaged and do not function properly. 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 garage doors and replacement with new automatic openers and insulated garage doors. Removal and disposal of the existing garage doors is included in this estimate.

SITE DRAINAGE UPGRADES

Project Index #: 0665SIT2

Construction Cost \$5,000

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

WINDOW REPLACEMENT

Project Index #: 0665EXT2

Construction Cost \$9,000

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

BUILDING INFORMATION:

Gross Area (square feet): 1,343
Year Constructed: 1964
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: %
Construction Type:
IBC Construction Type: V-N
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$15,930	Project Construction Cost per Square Foot:	\$75.37
Priority Class 2:	\$85,289	Total Facility Replacement Construction Cost:	\$336,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$101,219	FCNI:	30%

S. C. REARING STATION RES. #1, NORTH

SPWD Facility Condition Analysis - 0664

Survey Date: 7/6/2016

S. C. REARING STATION RES. #1, NORTH**BUILDING REPORT**

The Residence #1 at the Spring Creek Rearing Station is a wood framed modular style home on a CMU foundation with aluminum siding. The residence is used by staff working at the facility and contains bedrooms, bathrooms, a kitchen and living area. There is grass surrounding the building except for where there is decking or concrete walkways. It has a propane gas fired heating system, wood burning stove and domestic well water.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$113,576****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0664EXT2****Construction Cost \$10,080**

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

HVAC EQUIPMENT REPLACEMENT**Project Index #: 0664HVA1****Construction Cost \$15,000**

The 84,000 BTUs heating system was installed in 1993. It is not energy efficient and has reached the end of its expected and useful life. This project would provide for the installation of a new HVAC split system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing equipment and all required connections to utilities.

INTERIOR REMODEL**Project Index #: 0664INT2****Construction Cost \$50,400**

The interior fixtures and finishes are in general disrepair and the building is due for a complete remodel. This project would provide for removal and replacement of the flooring, doors and frames, cabinetry, trim, baseboards, kitchen and any other interior finishes and fixtures in need of replacement.

REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING**Project Index #: 0664SIT3****Construction Cost \$5,000**

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

REPLACE CONCRETE WALK**Project Index #: 0664SIT1****Construction Cost \$1,000**

The existing concrete sidewalks are cracked, spalling and present 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 42" wide x 25' long section of concrete sidewalk. 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 08/18/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/06/2016.

ROOF REPLACEMENT**Project Index #: 0664EXT3****Construction Cost \$12,096**

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

SITE DRAINAGE UPGRADES

Project Index #: 0664SIT2
Construction Cost \$20,000

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

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$1,750

Long-Term Needs

Four to Ten Years

WATER HEATER REPLACEMENT

Project Index #: 0664PLM1
Construction Cost \$1,750

There is a 40 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 8-10 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 1,008
Year Constructed: 1950
Exterior Finish 1: 100 % Aluminum Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type:
IBC Construction Type: V-N
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$114.41
Priority Class 2:	\$113,576	Total Facility Replacement Construction Cost:	\$302,000
Priority Class 3:	\$1,750	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$115,326	FCNI:	38%

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



Spring Creek Fish Rearing Station Site - Site #9882
Description: Raceways.



S.C. Rearing Station Residence #1 North - Building #0664
Description: HVAC equipment replacement needed.



S.C. Rearing Station Residence #1 North - Building #0664
Description: Interior remodel needed.



S.C. Rearing Station Residence #2 South - Building #0947
Description: Roof replacement needed.



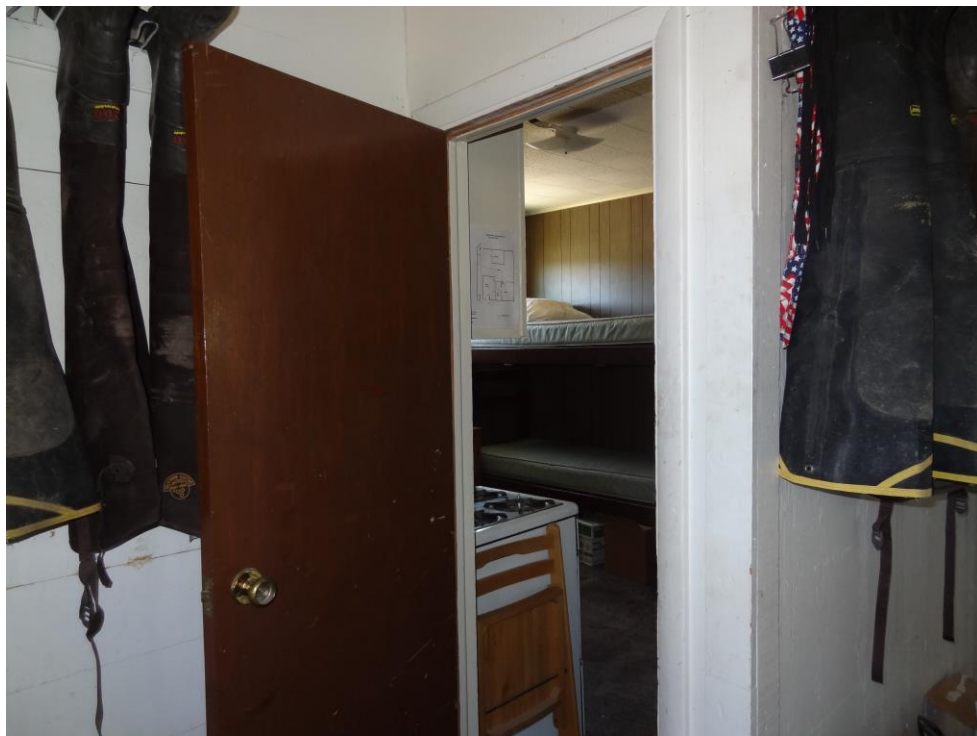
S.C. Rearing Station Storage/Shop - Building #0665
Description: Insulation needed.



S.C. Rearing Station Storage/Shop - Building #0665
Description: Window replacement needed.



S.C. Rearing Station Office & Garage - Building #0666
Description: Roofing replacement needed.



S.C. Rearing Station Office & Garage - Building #0666
Description: Smoke/ carbon monoxide alarm installation needed.



S.C. Rearing Station Office & Garage - Building #0666
Description: Exit sign and egress lighting installation needed.



S.C. Rearing Station Office & Garage - Building #0666
Description: Flue repairs needed.



S.C. Rearing Station Shed #1 - Building #0948
Description: Exterior finishes needed.



S.C. Rearing Station Shed #1 - Building #0948
Description: Concrete foundation needed.