

State of Nevada  
Department of Wildlife

# **LAKE MEAD FISH HATCHERY SITE**

245 Lakeshore Road  
Boulder City, Nevada 89005

**Site Number: 9897**

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



Report distributed in September 2022

State of Nevada  
Department of Wildlife

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: 9897
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## 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
4273	WATER STORAGE TANK - FIRE SUPPRESSION 245 Lakeshore Road Boulder City	1469	2019	1/24/2022	\$0	\$0	\$111,600	\$111,600	\$400,000	28%
4183	PUBLIC INFORMATION KIOSK 245 Lakeshore Road Boulder City	80	2006	1/24/2022	\$0	\$0	\$2,500	\$2,500	\$10,000	25%
0655	VISITATION / UPPER REARING BUILDING Boulder City	26430	2005	1/24/2022	\$21,000	\$760,500	\$708,524	\$1,490,024	\$7,222,050	21%
0657	HATCHERY FIRE PUMP STATION 245 Lakeshore Road Boulder City	176	2005	1/24/2022	\$0	\$7,500	\$1,800	\$9,300	\$61,600	15%
2466	HATCHERY SHOP / FEED STORAGE 245 Lakeshore Road Boulder City	5360	2005	1/24/2022	\$10,000	\$60,000	\$32,160	\$102,160	\$1,608,000	6%
0913	HATCHERY WATER AERATION TOWER 245 Lakeshore Road Boulder City	400	2005	1/24/2022	\$0	\$15,000	\$4,000	\$19,000	\$300,000	6%
0907	HATCHERY RESIDENCE #3 245 Lakeshore Road Boulder City	2350	2005	1/24/2022	\$0	\$0	\$37,600	\$37,600	\$646,300	6%
0654	HATCHERY RESIDENCE #4 245 Lakeshore Road Boulder City	2350	2005	1/24/2022	\$0	\$0	\$37,600	\$37,600	\$646,300	6%
2464	HATCHERY RESIDENCE #2 245 Lakeshore Road Boulder City	2350	2005	1/24/2022	\$0	\$0	\$37,600	\$37,600	\$646,300	6%
2465	HATCHERY RESIDENCE #1 245 Lakeshore Road Boulder City	2350	2005	1/24/2022	\$0	\$0	\$37,600	\$37,600	\$646,300	6%
0656	OUTSIDE RACEWAYS 245 Lakeshore Road Boulder City	23760		1/24/2022	\$0	\$0	\$47,500	\$47,500	\$2,376,000	2%
0914	NORTH EQUIPMENT STORAGE 245 Lakeshore Road Boulder City	1050		1/24/2022	\$0	\$0	\$1,050	\$1,050	\$78,800	1%
2469	LOWER REARING BUILDING 245 Lakeshore Road Boulder City	34000	2005	1/24/2022	\$15,000	\$43,500	\$17,000	\$75,500	\$6,800,000	1%
9897	LAKE MEAD FISH HATCHERY SITE 245 Lakeshore Road Boulder City		1972	1/24/2022	\$0	\$215,000	\$0	\$215,000		0%
0912	OUTFLOW SHED 245 Lakeshore Road Boulder City	176	1975	1/24/2022	\$0	\$0	\$0		\$15,000	

Site number: 9897

### 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
0906	FILTER BUILDING (ABANDONED) 245 Lakeshore Road Boulder City	417	2005	1/24/2022	\$0	\$0	\$0		\$83,400	
2468	HATCHERY FEED BINS (ABANDONED) 245 Lakeshore Road Boulder City	500	2005	1/24/2022	\$0	\$0	\$0		\$50,000	
<b>Report Totals.....:</b>		<b>103,218</b>			<b>\$46,000</b>	<b>\$1,101,500</b>	<b>\$1,076,534</b>	<b>\$2,224,034</b>	<b>\$21,590,050</b>	<b>10%</b>

## Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
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
<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 throughout the Facility Condition Analysis report.

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**LAKE MEAD FISH HATCHERY SITE**

SPWD Facility Condition Analysis - 9897

Survey Date: 1/24/2022

**LAKE MEAD FISH HATCHERY SITE**

**BUILDING REPORT**

Located on the West shore of Lake Mead, the Lake Mead Fish Hatchery encompasses over 17 acres. There are 16 structures that support the fish hatchery operations including 4 residences for state employees. In approximately 2008, lake trout hatchery operations transitioned to sport fish species native to the Colorado River. Lake Mead supplies the water required for hatchery operations. The hatchery operations were shut down prior to the 2022 FCA Survey while the site transitions to a new lake water supplier. The new supplier will be Southern Nevada Water Authority (SNWA). The public visitors center was also being renovated during the survey to change focus to native lake species. Due to the quagga mussel lake infestation, hatchery operations are only used to support the fish species native to Lake Mead. Site wide fire suppression is fed from a large storage tank and booster pumps located in the adjacent Fire Pump Station (#0657) building. All fire suppression and domestic water needs are supplied by the local municipality.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$215,000**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 9897SIT1**

**Construction Cost \$175,000**

**CRACK FILL & SEAL ASPHALT PAVING**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and maintenance yards. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 162,000 square feet of asphalt area was used to generate this estimate.

**Project Index #: 9897SIT2**

**Construction Cost \$40,000**

**UNDERGROUND WATER MAIN VALVE REPLACEMENT**

A 24" diameter lake water supply main provides water to support hatchery operations. A motorized isolation valve is located in the public parking lot in an underground vault. It is leaking and will not completely shut off the water supply. Removal and replacement is recommended. This project will fund shutting down the water main, removal and replacement of the valve and electric actuator.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>
<b>Priority Class 2:</b>	<b>\$215,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$215,000</b>

**WATER STORAGE TANK - FIRE SUPPRESSION**

SPWD Facility Condition Analysis - 4273

Survey Date: 1/24/2022

**WATER STORAGE TANK - FIRE SUPPRESSION  
BUILDING REPORT**

The Water Storage Tank is a 180,000 gallon painted corrugated steel tank supported on a compacted Type II aggregate base. The tank is 43 feet in diameter and approximately 19 feet tall. It provides the water supply for the fire suppression systems in the Visitation Building (Bldg. #0655).

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$111,600**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES** **Project Index #: 4273EXT1**  
**Construction Cost \$101,600**

The exterior finishes were in excellent condition. It is important to maintain the finish, weather resistance and appearance of the tank. This project recommends work to protect the exterior of the tank by a qualified contractor including the specialized coating. It is recommended for this project to be implemented in the next 10 years.

**TANK INSPECTION** **Project Index #: 4273STR1**  
**Construction Cost \$10,000**

In addition to the annual maintenance inspections recommended by the manufacturer, the manufacturer is also recommending a detailed maintenance/cleaning inspection every 5 - 10 years depending on water quality and usage. Inspection tasks include but no limited to exterior foundations, surfaces, equipment and controls and interior roof/sidewall structure, liners and general debris/sediment cleanup. This project would provide funding for engaging the services of a certified tank inspection company. Any required cleaning and/or repairs are not included in this estimate.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 1,469</b>	<b>IBC Occupancy Type 1: 100 % U</b>
<b>Year Constructed: 2019</b>	<b>IBC Occupancy Type 2: 0 %</b>
<b>Exterior Finish 1: 100 % Steel</b>	<b>Construction Type:</b>
<b>Exterior Finish 2: 0 %</b>	<b>IBC Construction Type:</b>
<b>Number of Levels (Floors): 0</b>	<b>Percent Fire Supressed: 0 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$0</b>	<b>Project Construction Cost per Square Foot: \$75.97</b>
<b>Priority Class 2: \$0</b>	<b>Total Facility Replacement Construction Cost: \$400,000</b>
<b>Priority Class 3: \$111,600</b>	<b>Facility Replacement Cost per Square Foot: \$272</b>
<b>Grand Total: \$111,600</b>	<b>FCNI: 28%</b>



**LOWER REARING BUILDING**

SPWD Facility Condition Analysis - 2469

Survey Date: 1/24/2022

**LOWER REARING BUILDING  
BUILDING REPORT**

The Lower Rearing Building is a prefabricated steel structure with walls and roof covered by insulated metal siding panels on a concrete slab-on-grade foundation. The building contains raceways and water treatment equipment for fish rearing. At the time of the 2022 survey, the facility was not operating due the site changing water supplier from Basic Water Company to Southern Nevada Water Authority (SNWA).

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$15,000**  
**Currently Critical** **Immediate to Two Years**

**ARC FLASH and ELECTRICAL COORDINATION STUDY** **Project Index #: 2469ELE3**  
**Construction Cost \$15,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$43,500**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR LIGHTING UPGRADE** **Project Index #: 2469ELE2**  
**Construction Cost \$6,000**

The existing exterior wall pack lighting fixtures are high pressure sodium (HPS) and are not energy efficient. This project will upgrade the light fixtures to high efficiency LED wall pack units with a longer life cycle using the existing electrical circuits and controls.

**INTERIOR LIGHTING UPGRADE** **Project Index #: 2469ELE1**  
**Construction Cost \$37,500**

The existing high bay lighting fixtures are High Intensity Discharge (HID) and are not energy efficient. This project will upgrade the light fixtures to high efficiency LED high bay units using the existing electrical circuits. A lighting control upgrade is included in the scope of this project.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$17,000**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES** **Project Index #: 2469EXT1**  
**Construction Cost \$17,000**

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

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 34,000	<b>IBC Occupancy Type 1:</b> 100 % S-2
<b>Year Constructed:</b> 2005	<b>IBC Occupancy Type 2:</b> 0 %
<b>Exterior Finish 1:</b> 100 % Prefinished Metal Pa	<b>Construction Type:</b> Steel & Concrete
<b>Exterior Finish 2:</b> 0 %	<b>IBC Construction Type:</b> II-B
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Supressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$15,000	<b>Project Construction Cost per Square Foot:</b> \$2.22
<b>Priority Class 2:</b> \$43,500	<b>Total Facility Replacement Construction Cost:</b> \$6,800,000
<b>Priority Class 3:</b> \$17,000	<b>Facility Replacement Cost per Square Foot:</b> \$200
<b>Grand Total:</b> \$75,500	<b>FCNI:</b> 1%

**HATCHERY SHOP / FEED STORAGE**

SPWD Facility Condition Analysis - 2466

Survey Date: 1/24/2022

**HATCHERY SHOP / FEED STORAGE  
BUILDING REPORT**

The Hatchery Shop / Feed Storage Building is a pre engineered insulated metal structure with standing seam roofing on a concrete foundation. There is a large maintenance shop / garage which has evaporative cooling provided by two roof mounted units and a storage room for fish food. The structure is in good condition.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$10,000**  
**Currently Critical** **Immediate to Two Years**

**ARC FLASH and ELECTRICAL COORDINATION STUDY** **Project Index #: 2466ELE2**  
**Construction Cost \$10,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$60,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EVAPORATIVE COOLER REPLACEMENT** **Project Index #: 2466HVA2**  
**Construction Cost \$9,400**

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

**EXTERIOR DOOR REPLACEMENT** **Project Index #: 2466EXT2**  
**Construction Cost \$22,500**

The 5 exterior metal doors are damaged from wind and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the two double door assemblies and the single door assembly with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

**LIGHTING UPGRADE** **Project Index #: 2466ELE1**  
**Construction Cost \$16,100**

The existing interior and exterior lighting fixtures are older and not energy efficient. This project will replace the fixtures to higher efficiency LED fixtures with a longer life cycle. 5,000K LED lamps. Occupancy sensors will be installed in low occupancy areas for additional savings. Electrical wiring upgrades are not included in this estimate.

**VINYL FACED INSULATION PROTECTION** **Project Index #: 2466EXT3**  
**Construction Cost \$12,000**

The open shed areas of the building has vinyl faced insulation damage from birds. The insulation should be protected from further damage or possibly removed if removal can be done without affecting the metal roofing system. This project will fund the installation of bird netting. 3,000 ft2 was used for this estimate.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$32,160**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 2466EXT1**

**Construction Cost \$5,360**

**EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 2466INT1**

**Construction Cost \$26,800**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the painted interior walls be painted at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. The open framed walls and ceilings with exposed insulation should be covered by netting to prevent the birds from destroying the insulation. Alternatively, the walls could be covered by gypsum board and painted at an increased cost. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 5,360</b>	<b>IBC Occupancy Type 1: 100 % S-2</b>
<b>Year Constructed: 2005</b>	<b>IBC Occupancy Type 2: 0 %</b>
<b>Exterior Finish 1: 100 % Prefinished Metal Pa</b>	<b>Construction Type: Steel Building</b>
<b>Exterior Finish 2: 0 %</b>	<b>IBC Construction Type: II-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 0 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$10,000</b>	<b>Project Construction Cost per Square Foot: \$19.06</b>
<b>Priority Class 2: \$60,000</b>	<b>Total Facility Replacement Construction Cost: \$1,608,000</b>
<b>Priority Class 3: \$32,160</b>	<b>Facility Replacement Cost per Square Foot: \$300</b>
<b>Grand Total: \$102,160</b>	<b>FCNI: 6%</b>

**HATCHERY RESIDENCE #1**

SPWD Facility Condition Analysis - 2465

Survey Date: 1/24/2022

**HATCHERY RESIDENCE #1  
BUILDING REPORT**

The Hatchery Residence #1 is a wood frame structure covered by an exterior insulation and finish system (EIFS) on a concrete foundation. The roof is composition asphalt shingles, windows are double pane, and there is a fire sprinkler system located in the living area. The floor coverings are carpet and linoleum, and there is a finished double car garage attached.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$37,600**  
**Long-Term Needs** **Four to Ten Years**

**Project Index #: 2465EXT2**  
**Construction Cost \$18,800**

**EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, 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 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 2465INT2**  
**Construction Cost \$18,800**

**INTERIOR FINISHES**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 2,350</b>	<b>IBC Occupancy Type 1: 100 % R-3</b>
<b>Year Constructed: 2005</b>	<b>IBC Occupancy Type 2: 0 %</b>
<b>Exterior Finish 1: 100 % Painted Stucco / EIFS</b>	<b>Construction Type: Wood Framing</b>
<b>Exterior Finish 2: 0 %</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 90 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$16.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$646,000</b>
<b>Priority Class 3:</b>	<b>\$37,600</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$275</b>
<b>Grand Total:</b>	<b>\$37,600</b>	<b>FCNI:</b>	<b>6%</b>

**HATCHERY RESIDENCE #2**

SPWD Facility Condition Analysis - 2464

Survey Date: 1/24/2022

**HATCHERY RESIDENCE #2  
BUILDING REPORT**

The Hatchery Residence #2 is a wood framed structure covered by an exterior insulation and finish system (EIFS) on a concrete foundation. The roof is composition asphalt shingles, windows are double pane, and there is a fire sprinkler system located in the living area. The floor coverings are carpet and linoleum, and there is a finished double car garage attached.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$37,600**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 2464EXT2**

**Construction Cost \$18,800**

**EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, 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 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 2464INT2**

**Construction Cost \$18,800**

**INTERIOR FINISHES**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 2,350	<b>IBC Occupancy Type 1:</b> 100 % R-3
<b>Year Constructed:</b> 2005	<b>IBC Occupancy Type 2:</b> 0 %
<b>Exterior Finish 1:</b> 100 % Painted Stucco / EIFS	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> 0 %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Supressed:</b> 90 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$16.00
<b>Priority Class 2:</b> \$0	<b>Total Facility Replacement Construction Cost:</b> \$646,000
<b>Priority Class 3:</b> \$37,600	<b>Facility Replacement Cost per Square Foot:</b> \$275
<b>Grand Total:</b> \$37,600	<b>FCNI:</b> 6%



**HATCHERY WATER AERATION TOWER**

SPWD Facility Condition Analysis - 0913

Survey Date: 1/24/2022

**HATCHERY WATER AERATION TOWER  
BUILDING REPORT**

The Hatchery Water Aeration Tower is constructed of pre-cast concrete on the base and natural CMU on the upper walls. It has a standing seam metal roof. The building is used to maintain and adjust the oxygen levels in the water supplying the hatchery raceways.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$15,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**ACCESS STAIRWAY EXTENSION** **Project Index #: 0913EXT2**  
**Construction Cost \$15,000**

The access stairway to the Aeration Tower ends at a landing that is not continuous to a paved walking surface. For convenience and safety of on site personnel accessing the tower, it is recommended that a concrete stair access be installed from the existing stairway landing to the paved surface below the landing. Code compliant design is included in this estimate.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$4,000**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR/ INTERIOR FINISHES** **Project Index #: 0913EXT1**  
**Construction Cost \$4,000**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 400</b>	<b>IBC Occupancy Type 1: 100 % U</b>
<b>Year Constructed: 2005</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 40 % Precast Concrete</b>	<b>Construction Type: Concrete and Steel</b>
<b>Exterior Finish 2: 60 % Natural CMU</b>	<b>IBC Construction Type: II-A</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 0 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$0</b>	<b>Project Construction Cost per Square Foot: \$47.50</b>
<b>Priority Class 2: \$15,000</b>	<b>Total Facility Replacement Construction Cost: \$300,000</b>
<b>Priority Class 3: \$4,000</b>	<b>Facility Replacement Cost per Square Foot: \$750</b>
<b>Grand Total: \$19,000</b>	<b>FCNI: 6%</b>

**HATCHERY RESIDENCE #3**

SPWD Facility Condition Analysis - 0907

Survey Date: 1/24/2022

**HATCHERY RESIDENCE #3  
BUILDING REPORT**

The Hatchery Residence #3 is a wood framed structure covered by an exterior insulation and finish system (EIFS) on a concrete foundation. The roof is composition asphalt shingles, windows are double pane, and there is a fire sprinkler system located in the living area. The floor coverings are carpet and linoleum, and there is a finished double car garage attached. This is the only residence where the alarm system sounds in case of problems that occur in the raceways.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$37,600**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0907EXT2**

**Construction Cost \$18,800**

**EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, 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 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0907INT2**

**Construction Cost \$18,800**

**INTERIOR FINISHES**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 2,350	<b>IBC Occupancy Type 1:</b> 100 % R-3
<b>Year Constructed:</b> 2005	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted Stucco / EIFS	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Basement?</b> No
	<b>Percent Fire Supressed:</b> 90 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$16.00
<b>Priority Class 2:</b> \$0	<b>Total Facility Replacement Construction Cost:</b> \$646,000
<b>Priority Class 3:</b> \$37,600	<b>Facility Replacement Cost per Square Foot:</b> \$275
<b>Grand Total:</b> \$37,600	<b>FCNI:</b> 6%

**HATCHERY FIRE PUMP STATION**

SPWD Facility Condition Analysis - 0657

Survey Date: 1/24/2022

**HATCHERY FIRE PUMP STATION  
BUILDING REPORT**

The Hatchery Fire Pump Station is a prefabricated steel structure on a concrete foundation. The building contains the fire protection pump, motor and equipment for the hatchery fire protection system.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$7,500**  
**Necessary - Not Yet Critical** **Two to Four Years**

**LEAK INVESTIGATION AND REPAIRS** **Project Index #: 0657PLM1**  
**Construction Cost \$7,500**

The fire pump station maintains fire suppression water system pressure supplied from the 180,000 gallon water storage tank located next to it. It provides fire suppression water to various buildings on the site. There is an electric "jockey" pump to maintain the system pressure when there is no fire water flow event. The jockey pump is currently cycling on approximately every 15 minutes indicating a leak in the system. This is putting unnecessary strain on the electric motor and if the leak worsens will exceed the motor's duty cycle and cause premature failure. A visual survey of the pump station indicates potential sources of these leaks being located in the pump station itself indicated by water leaking out of the east side of the building. This project will fund a limited investigation to identify and repair local leaks.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$1,800**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES** **Project Index #: 0657EXT1**  
**Construction Cost \$1,800**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 176	<b>IBC Occupancy Type 1:</b> 100 % S-2
<b>Year Constructed:</b> 2005	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Prefinished metal pan	<b>Construction Type:</b> Prefabricated Steel Building
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> II-A
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Suppressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$52.84
<b>Priority Class 2:</b> \$7,500	<b>Total Facility Replacement Construction Cost:</b> \$62,000
<b>Priority Class 3:</b> \$1,800	<b>Facility Replacement Cost per Square Foot:</b> \$350
<b>Grand Total:</b> \$9,300	<b>FCNI:</b> 15%

**OUTSIDE RACEWAYS**

SPWD Facility Condition Analysis - 0656

Survey Date: 1/24/2022

**OUTSIDE RACEWAYS  
BUILDING REPORT**

The Lower Rearing Shade Shelter is a structural steel post and beam structure on a concrete foundation. The building contains concrete raceways for fish rearing and is open on all four sides.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$47,500**  
**Long-Term Needs** **Four to Ten Years**

**Project Index #: 0656EXT1**  
**Construction Cost \$47,500**

**EXTERIOR FINISHES**

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance, and appearance of the structure. This project would provide for painting of the structure and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 23,760</b>	<b>IBC Occupancy Type 1: 100 % S-2</b>
<b>Year Constructed:</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Open / Steel Post</b>	<b>Construction Type: Steel</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: II-B</b>
<b>Number of Levels (Floors): 1 Basement? No</b>	<b>Percent Fire Supressed: 0 %</b>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$0</b>	<b>Project Construction Cost per Square Foot: \$2.00</b>
<b>Priority Class 2: \$0</b>	<b>Total Facility Replacement Construction Cost: \$2,376,000</b>
<b>Priority Class 3: \$47,500</b>	<b>Facility Replacement Cost per Square Foot: \$100</b>
<b>Grand Total: \$47,500</b>	<b>FCNI: 2%</b>

VISITATION / UPPER REARING BUILDING

SPWD Facility Condition Analysis - 0655

Survey Date: 1/24/2022

VISITATION / UPPER REARING BUILDING
BUILDING REPORT

The Visitation/Hatchery Building is constructed of CMU in the office area and a structural steel frame with prefinished insulated metal siding panels in the hatchery portion. The roof has 6-translucent skylights with a single-ply roofing membrane overlaying a metal roof. The single ply roofing was installed in 2006 with a 15 year warranty. The building has an attached 22' x 81' carport which is included in Gross sq. ft. The public visitation area has ADA accessible restrooms and has two ground mounted HVAC packaged systems for heating and cooling. The facility native fish rearing operation was shut down during the 2022 FCA Survey due to change in lake water provider. Also in 2022, the public visitation center was under renovation to remove the sport fishing display themes and convert to native species themes.

PRIORITY CLASS 1 PROJECTS Total Construction Cost for Priority 1 Projects: \$21,000
Currently Critical Immediate to Two Years

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 0655ELE3
Construction Cost \$18,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

DIESEL FUEL TANK SHUTOFF REPLACEMENT

Project Index #: 0655SFT1
Construction Cost \$2,000

The existing emergency shutoff switch for the diesel fuel tank and delivery system is due for replacement. The switch is over 30 years old, does not have a sign to identify it, and is difficult to locate. This project would replace the existing switch with a new mushroom switch and install clear signage to identify and locate the switch. This project or a portion thereof was previously recommended in the FCA report dated 04/11/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/24/2022.

FUEL DISPENSER REMOVAL

Project Index #: 0655SIT1
Construction Cost \$1,000

The emergency generator exterior fuel tank has a fuel dispenser. Fuel in this tank is for off-highway use only (no highway vehicles). Additionally, this fuel is for emergency generator consumption and any use of this fuel for other purposes, risks generator availability. It is recommended that the fuel dispenser be removed.

PRIORITY CLASS 2 PROJECTS Total Construction Cost for Priority 2 Projects: \$760,500
Necessary - Not Yet Critical Two to Four Years

FLOORING REPLACEMENT

Project Index #: 0655INT2
Construction Cost \$22,800

The VCT (vinyl composite tile) in the lower office is damaged and reaching the end of its useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 4" base.

**Project Index #: 0655ELE1**  
**Construction Cost \$683,700**

### **GENERATOR REPLACEMENT**

The raceways have automatic monitors controlling the PH levels, oxygen levels and automatic fish feeders. Water is apportioned between the hatchery and residences after it enters the system through an aeration tower. During power outages, water is re-circulated back to the aeration tower and a portion of this contaminated water eventually ends up at the tap of the residences and the water in the raceways becomes potentially deadly for the fish. The building has a back-up generator system to prevent this hazard that was installed in 1973. The generator is constantly breaking down and has been rebuilt several times. The exhaust mufflers are within 6" from the wood timbers on the exterior of the building and should be re-routed. This project would provide for a new diesel powered 375 KVA generator including required connections to utility systems and relocating the exhaust mufflers.

This project or a portion thereof was previously recommended in the FCA report dated 10/11/2005 and 04/11/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/24/2022.

**Project Index #: 0655ELE2**  
**Construction Cost \$54,000**

### **LIGHTING UPGRADE**

The existing lighting fixtures in the high bay (rearing area) and the lower office area are not energy efficient. This project will upgrade the light fixtures in the high bay to high efficiency LED high bay units using the existing electrical circuits. The existing office 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) using the existing electrical circuits. Occupancy sensors will be installed in low occupancy areas for additional savings. Lighting control upgrade is included in the scope of this project.

### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$708,524**

#### **Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0655EXT1**  
**Construction Cost \$52,524**

### **EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Approximately 1/8 of the exterior of the building is sealed concrete masonry units, the rest is steel framing with metal siding. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0655HVA1**  
**Construction Cost \$45,000**

### **HVAC EQUIPMENT REPLACEMENT**

There are 3 ground set rooftop packaged HVAC units that were replaced in 2006. The average life span for packaged units is 15 years. This project would provide for the installation of three new packaged HVAC units. Also included in this estimate all required connections to utilities and controls.

**Project Index #: 0655INT1**  
**Construction Cost \$17,500**

### **INTERIOR FINISHES**

The interior finishes are in good condition. Approximately 3,500 square feet of the building is finished with painted gypsum board. It is recommended that the painted interior walls and ceilings be painted at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 0655EXT2**  
**Construction Cost \$593,500**

### **ROOF REPLACEMENT**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 - 25 years. The roof warranty expires during that time frame. Temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2006 with a 15 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 8 - 10 years to be consistent with the roofing program.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 26,430	<b>IBC Occupancy Type 1:</b> 50 % B
<b>Year Constructed:</b> 2005	<b>IBC Occupancy Type 2:</b> 50 % S-2
<b>Exterior Finish 1:</b> 50 % Prefinished Metal Pa	<b>Construction Type:</b>
<b>Exterior Finish 2:</b> 50 % Natural CMU	<b>IBC Construction Type:</b> II-A
<b>Number of Levels (Floors):</b> 2	<b>Basement?</b> No
	<b>Percent Fire Supressed:</b> 50 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$21,000	<b>Project Construction Cost per Square Foot:</b> \$56.38
<b>Priority Class 2:</b> \$760,500	<b>Total Facility Replacement Construction Cost:</b> \$7,222,000
<b>Priority Class 3:</b> \$708,524	<b>Facility Replacement Cost per Square Foot:</b> \$273
<b>Grand Total:</b> \$1,490,024	<b>FCNI:</b> 21%

**HATCHERY RESIDENCE #4**

SPWD Facility Condition Analysis - 0654

Survey Date: 1/24/2022

**HATCHERY RESIDENCE #4  
BUILDING REPORT**

The Hatchery Residence #4 is a wood framed structure covered by an exterior insulation and finish system (EIFS) on a concrete foundation. The roof is composition asphalt shingles, windows are double pane, and there is a fire sprinkler system located in the living area. The floor coverings are carpet and linoleum, and there is a finished double car garage attached.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$37,600**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES**

**Project Index #: 0654EXT2  
Construction Cost \$18,800**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, 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 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

**Project Index #: 0654INT2  
Construction Cost \$18,800**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 2,350</b>	<b>IBC Occupancy Type 1: 100 % R-3</b>
<b>Year Constructed: 2005</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Painted Stucco / EIFS</b>	<b>Construction Type: Wood Framed</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 90 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$0</b>	<b>Project Construction Cost per Square Foot: \$16.00</b>
<b>Priority Class 2: \$0</b>	<b>Total Facility Replacement Construction Cost: \$646,000</b>
<b>Priority Class 3: \$37,600</b>	<b>Facility Replacement Cost per Square Foot: \$275</b>
<b>Grand Total: \$37,600</b>	<b>FCNI: 6%</b>

**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  
Facilities Condition Analysis

515 E. Musser Street, Suite 102  
Carson City, Nevada 89701-4263

(775) 684-4141 voice  
(775) 684-4142 facsimile



Lake Mead Fish Hatchery Site – FCA Site #9897  
Description: View Northeast toward Residences.



Lake Mead Fish Hatchery Site – FCA Site #9897  
Description: View Southwest toward Water Storage Tank and Visitation.



Lake Mead Fish Hatchery Site – FCA Site #9897  
Description: Lake Water Main Valve Replacement Needed.



Water Storage Tank – Fire Suppression – FCA Building #4273  
Description: Exterior of the Structure.



Public Information Kiosk – FCA Building #4183  
Description: Exterior of the Structure.



Lower Rearing Building – FCA Building #2469  
Description: Exterior of the Building.



Lower Rearing Building – FCA Building #2469  
Description: Interior Lighting Upgrade.



Hatchery Feed Bins (Abandoned) – FCA Building #2468  
Description: Exterior of the Structure.



Hatchery Shop / Feed Storage – FCA Building #2466  
Description: Exterior of the Building.



Hatchery Shop / Feed Storage – FCA Building #2466  
Description: Exterior Door Damage & Replacement Needed.



Hatchery Residence #1 – FCA Building #2465  
Description: Exterior of the Residence.



Hatchery Residence #2 – FCA Building #2464  
Description: Exterior of the Residence.



North Equipment Storage – FCA Building #0914  
Description: Exterior of the Building.



Hatchery Water Aeration Tower – FCA Building #0913  
Description: Exterior of the Building.



Hatchery Water Aeration Tower – FCA Building #0913  
Description: Concrete Stair Installation Recommended.



Hatchery Residence #3 – FCA Building #0907  
Description: Exterior of the Residence.



Filter Building (Abandoned) – FCA Building #0906  
Description: Exterior of the Building.



Hatchery Fire Pump Station – FCA Building #0657  
Description: Exterior of the Building.



Hatchery Fire Pump Station – FCA Building #0657  
Description: Leak Investigation Needed.



Outside Raceways – FCA Building #0656  
Description: Exterior of the Building.



Visitation / Upper Rearing Building – FCA Building #0655  
Description: View of Public Entrance.



Visitation / Upper Rearing Building – FCA Building #0655  
Description: Lighting Upgrade Recommended.



Visitation / Upper Rearing Building – FCA Building #0655  
Description: Fuel Dispenser Removal Recommended.



Hatchery Residence #4 – FCA Building #0654  
Description: Exterior view of the Residence.