MASON VALLEY WILDLIFE MANAGEMENT AREA

1 Lux Lane
Yerington, Nevada 89447

Site Number: 9904
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report distributed in November 2021
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.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
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<td>Cost to Replace</td>
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### Facility Condition Needs Index Report

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<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
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Report Totals: 27,738

Site number: 9904

Yr. Built

Cost to Replace FCNI
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<th>Acronym</th>
<th>Definition</th>
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<td>AHJ</td>
<td>Authority Having Jurisdiction</td>
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<tr>
<td>AWWA</td>
<td>American Water Works Association</td>
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<tr>
<td>HVAC</td>
<td>Heating, Ventilating &amp; Air Conditioning</td>
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<td>IBC</td>
<td>International Building Code</td>
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<tr>
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<td>OSHA</td>
<td>Occupational Safety and Health Administration</td>
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<td>SAD</td>
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<td>UMC</td>
<td>Uniform Mechanical Code</td>
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<td>UPC</td>
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**State of Nevada**

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
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<tr>
<td>CIP</td>
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<td>Facility Condition Analysis</td>
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<td>FRP</td>
<td>Facility Replacement Cost</td>
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**Miscellaneous**

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<th>Acronym</th>
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<tr>
<td>FRP</td>
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<td>GFCI</td>
<td>Ground Fault Circuit Interrupter</td>
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<tr>
<td>LED</td>
<td>Light Emitting Diode</td>
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<tr>
<td>PRV</td>
<td>Pressure Regulating Valve</td>
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<tr>
<td>TDD</td>
<td>Telecommunications Device for the Deaf</td>
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<tr>
<td>VCT</td>
<td>Vinyl Composite Tile</td>
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This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.
# Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
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<tbody>
<tr>
<td>MASON VALLEY WMA SITE</td>
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<tr>
<td>MVWMA RESTROOM - HINKSON SLUE</td>
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</tbody>
</table>
The Mason Valley Wildlife Management Area (MVWMA) is located in Mason Valley in Lyon County, about 75 miles southeast of Reno via Interstate 80 and U. S. Alternate 95. The WMA area now totals 13,375 acres. From desert shrub lands to wet meadows, the habitats of MVWMA support an abundance of fish and wildlife that contribute significantly to the biological diversity of western Nevada. The Walker River floodplain meanders through MVWMA, providing food, cover and water for a vast array of wildlife. Numerous wet meadows and ponds dot the landscape, attracting ducks, geese, swan, songbirds and wading birds. The deep-water habitat of the newly constructed North Pond reservoir is home to fish, osprey and pelicans. Alkali desert scrub, an upland plant community, covers an extensive area on MVWMA and gives shelter to many mammals including raccoon and mule deer. The buildings and residences on site are served by wells for domestic water, propane gas and septic systems where applicable. There is no asphalt paving anywhere on site and there are no provisions for ADA accessibility.

**Priorities Class 1 Projects**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 1 Projects: $81,300</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Install 2-stage Propane Regulators</strong></td>
<td>Project Index #: 9904PLM1</td>
</tr>
<tr>
<td>Construction Cost: $5,000</td>
<td></td>
</tr>
<tr>
<td>NFPA 58 requires 2-stage pressure regulators on all fixed piping propane installations. Existing installations on the three residences and at the Mechanic's Shop have single stage regulation. This project would install a second stage regulator and relocate the tank at the Mechanic's Shop for proper clearance.</td>
<td></td>
</tr>
<tr>
<td>Additionally, the heater in the Mechanic's Shop is installed with a flexible gas line penetrating the heater metal cabinet. This is a Plumbing Code Violation. This project will install a solid pipe nipple to project beyond the heater case for connection.</td>
<td></td>
</tr>
<tr>
<td>This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.</td>
<td></td>
</tr>
<tr>
<td><strong>Install ADA Parking Space / Route of Travel</strong></td>
<td>Project Index #: 9904ADA1</td>
</tr>
<tr>
<td>Construction Cost: $18,800</td>
<td></td>
</tr>
<tr>
<td>The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and route of travel to the office are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require placement of P.C. concrete, regrading, signage, striping and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project. 750 square feet of concrete was used for this estimate. It is recommended that this project coincide with the paving project.</td>
<td></td>
</tr>
<tr>
<td>This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.</td>
<td></td>
</tr>
<tr>
<td><strong>Install Con-Vaults and Concrete Fueling Apron</strong></td>
<td>Project Index #: 9904ENV1</td>
</tr>
<tr>
<td>Construction Cost: $50,000</td>
<td></td>
</tr>
<tr>
<td>The existing fuel tanks are single wall steel supported on beams. The tanks and fueling dispensers have no effective secondary containment. This project would install a split tank or two separate Con-Vault tanks and dispensers along with a concrete fueling apron to prevent spills and contamination of the soil.</td>
<td></td>
</tr>
<tr>
<td>This project or a portion thereof was previously recommended in the FCA report dated 09/22/2004 and 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.</td>
<td></td>
</tr>
</tbody>
</table>
RELOCATE FIRE HOSE SHED

Residence No. 3 has a shed housing a fire hose and valve for firefighting. The shed is in disrepair and is isolated behind the residence in shrubs and is obstructed by equipment. This project would relocate the hose and valve to a cabinet in front of the residence in an accessible location.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.

**PRIORİTY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $228,000

**Necessary - Not Yet Critical**

**ASPHALT PAVING INSTALLATION**

The parking area in front of the Office/ Headquarters is not paved. This project would provide asphalt cement paving for a 30,000 square foot parking lot. The estimate includes grading, 6” base, compaction, installation and striping of 4” thick asphalt cement paving. Design is not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.

**WATER LINE REPLACEMENT**

The underground water line between the North Pump House and Residence #4 has reached the end of its expected life and should be scheduled for replacement. This project recommends the installation of 1” schedule 40 PVC pipe to replace the existing pipe. 1,500 lineal feet was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1 | $81,300 |
| Priority Class 2 | $228,000 |
| Priority Class 3 | 0 |
| **Grand Total** | **$309,300** |
The MVWMA CXT Restroom is a precast concrete unisex / ADA compliant restroom. The structure is in excellent shape.

**PRIORITY CLASS 3 PROJECTS**

Long-Term Needs Four to Ten Years

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

**Project Index #:** 3932EXT1

**Construction Cost** $1,000

**EXTERIOR / INTERIOR FINISHES**

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 precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>204</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>0</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>0 %</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>0</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
</tbody>
</table>

| IBC Occupancy Type 1:    | 0 % B |
| IBC Occupancy Type 2:    | 0 %   |
| Construction Type:       |       |
| IBC Construction Type:   | III-B  |
| Percent Fire Suppressed: | 0 %   |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

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

| Project Construction Cost per Square Foot: | $4.90  |
| Total Facility Replacement Construction Cost: | $40,000 |
| Facility Replacement Cost per Square Foot: | $196   |
| FCNI: | 3% |

01-Nov-21  Page 3 of 40
The MVWMA CXT Restroom is a precast concrete unisex / ADA compliant restroom. The structure is in excellent shape.

**EXTERIOR / INTERIOR FINISHES**

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 precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 204
- Year Constructed: 0
- Exterior Finish 1: 0 %
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 0
- Basement? No
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot:</th>
<th>Total Facility Replacement Construction Cost:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Class 2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Class 3</td>
<td>$1,000</td>
<td>$1,000</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$1,000</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

- Project Construction Cost: $4.90
- Facility Replacement Cost: $196
- FCNI: 3%
MVWMA RESTROOM - NORTH POND BOAT RAMP

BUILDING INFORMATION:

- Gross Area (square feet): 204
- Year Constructed: 0
- Exterior Finish 1: 0 %
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 0
- Basement?: No
- Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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

- Project Construction Cost per Square Foot: $4.90
- Total Facility Replacement Construction Cost: $40,000
- Facility Replacement Cost per Square Foot: $196
- FCNI: 3%

The MVWMA CXT Restroom is a precast concrete unisex / ADA compliant restroom. The structure is in excellent shape.

EXTERIOR / INTERIOR FINISHES

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 precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
The Gazebo is a wood framed structure with a wood shingle roof on a concrete foundation. There is currently a hot tub underneath and it is located adjacent to Residence 4. It is in fair shape.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs Four to Ten Years

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. Included in the cost is sanding and sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Building information:
Gross area (square feet): 128
Year constructed: 0
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: 0 %
Number of levels (Floors): 1 Basement? No

Project construction cost totals summary:
Priority Class 1: $0 Project construction cost per square foot: $10.16
Priority Class 2: $0 Total facility replacement construction cost: $10,000
Priority Class 3: $1,300 Facility replacement cost per square foot: $78
Grand Total: $1,300 FCNI: 13%
The Residence 4 Greenhouse is a wood framed structure which is located adjacent to Residence 4. It is currently used as storage and is in fair shape.

**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. Included in the cost is sanding, priming and painting and caulk in 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.

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**ROOF REPLACEMENT**

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

**BUILDING INFORMATION:**

- Gross Area (square feet): 64
- Year Constructed: 0
- Exterior Finish 1: 50 % Painted Wood Siding
- Exterior Finish 2: 50 % Glazing
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100 % U
- IBC Occupancy Type 2: 0 %
- Construction Type: Wood Framing
- IBC Construction Type: V-B
- Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $3,500
- Priority Class 3: $0
- Grand Total: $3,500

- Project Construction Cost per Square Foot: $54.69
- Total Facility Replacement Construction Cost: $10,000
- Facility Replacement Cost per Square Foot: $156
- FCNI: 35%

01-Nov-21
The Filter House 2 is a wood framed structure with a composition roof on a concrete foundation. It has vinyl siding to match the residences on site. The building is in good shape.

**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. Included in the cost is cleaning the vinyl siding and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 5 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project also includes costs for installing a 3’x3’ concrete landing at the door.

**BUILDING INFORMATION:**

- Gross Area (square feet): 63
- Year Constructed: 0
- Exterior Finish 1: 100% Vinyl Siding
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1
- Basement? No

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Class 2</td>
<td>$0</td>
<td>$10,000</td>
</tr>
<tr>
<td>Class 3</td>
<td>$1,500</td>
<td>$159</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$1,500</td>
<td>$0</td>
</tr>
</tbody>
</table>
The Filter House 1 is a wood framed structure with a composition roof on a concrete foundation. It has vinyl siding to match the residences on site. The building is in good shape.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>$1,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two to Four Years</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is repairing and cleaning the vinyl siding and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project also includes costs for installing a 3'x3' concrete landing at the door.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 63
- **Year Constructed:** 0
- **Exterior Finish 1:** 100% Vinyl Siding
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:** 0%

**CONSTRUCTION TYPE:**

- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: | $23.81 |
| Priority Class 2: | $1,500 | Total Facility Replacement Construction Cost: | $10,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: | $159 |
| Grand Total: | $1,500 | FCNI: | 15% |
The Storage Building is a wood framed structure with a composition roof. It is used as storage by staff and is in poor condition.

**PRIORITY CLASS 2 PROJECTS**

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

Necessary - Not Yet Critical

**Two to Four Years**

**DEMOLISH STRUCTURE**

The Storage Building contains numerous code and safety issues including but not limited to damaged windows, broken or missing electrical fixtures, dry rot and possible structural damage due to the age of the building. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.

**BUILDING INFORMATION:**

- Gross Area (square feet): 96
- Year Constructed: 0
- Exterior Finish 1: 0 % Painted Wood Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement? No

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $1,500
- Priority Class 3: $0
- Grand Total: $1,500

- Project Construction Cost per Square Foot: $15.63
- Total Facility Replacement Construction Cost: $8,000
- Facility Replacement Cost per Square Foot: $78
- FCNI: 19%
The Mechanics Shop is an older steel framed structure with a metal roof on a concrete foundation. The interior is insulated with an R-Max board insulation. There is a ceiling mounted propane gas heating unit and an evaporative cooler mounted in the north wall. The building is primarily used by staff for storage and maintenance of the equipment and buildings on the site. The facility is in fair shape.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2981EXT2</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

**EXTERIOR DOOR REPLACEMENT**

The existing exterior wood door is approaching the end of its expected life. It is damaged from age and general wear and tear. This project would provide for the replacement of the wood door with a new metal door, frame and hardware. Also, a 3'x3'x4" thick concrete landing is included in this project. Removal and disposal of the existing door and painting of the new door is included in this estimate.

**LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.

**WINDOW REPLACEMENT**

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

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2981EXT3</td>
<td>$7,500</td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is the painting, sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted, caulked and sealed in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
BUILDING INFORMATION:

Gross Area (square feet): 480
Year Constructed: 0
Exterior Finish 1: 100 % Painted Metal Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: 0 %
Construction Type: Steel Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0  Project Construction Cost per Square Foot: $33.96
Priority Class 2: $11,500  Total Facility Replacement Construction Cost: $48,000
Priority Class 3: $4,800  Facility Replacement Cost per Square Foot: $100
Grand Total: $16,300  FCNI: 34%
The MVWMA CXT Restroom is a precast concrete unisex / ADA compliant restroom. The building is located at the entrance to one of the hunting areas along Lux Lane. The structure is in excellent shape.

**EXTERIOR / INTERIOR FINISHES**

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 precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 81
- **Year Constructed:** 1990
- **Exterior Finish 1:** 100% Precast Concrete
- **Construction Type:** Precast Concrete
- **Exterior Finish 2:** 0%
- **IBC Construction Type:** I-B
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $0
- **Priority Class 3:** $900
- **Grand Total:** $900

- **Project Construction Cost per Square Foot:** $11.11
- **Total Facility Replacement Construction Cost:** $900
- **Facility Replacement Cost per Square Foot:** $494
- **FCNI:** 2%
This facility was once used to store grain. The building is metal sided with plywood interior and a concrete floor. The building is reinforced with exterior "I" beam bands to contain grain. Inside the building is a superstructure for a monorail crane of undetermined capacity. The building is currently used as storage by staff.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $15,000</th>
</tr>
</thead>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide for painting and sealing of the exterior of the structure. This project should be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 1,500
- **Year Constructed:** 0
- **Exterior Finish 1:** 100% Metal Siding
- **Exterior Finish 2:** 0% V-B
- **Number of Levels (Floors):** 1
- **Basement?:** No

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$10.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$75,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$15,000</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$50</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$15,000</td>
<td>FCNI:</td>
<td>20%</td>
</tr>
</tbody>
</table>

**EXT 1**

Project Index #: 2478EXT1

Construction Cost $15,000
The Quonset hut is a 3-sided storage building with dirt floor. The building is currently used to store equipment used by the tenant farmer. It is in fair shape. Due to the magnitude of project repairs, demolishment and construction of a new facility should be considered.

PRIORITIZED PROJECTS

Currently Critical Immediate to Two Years

STRUCTURAL REPAIRS

This building has two steel supporting columns that have been severely damaged by vehicular impact. This project recommends a structural repair or replacement of the columns depending on a structural review.

ROOF REPAIRS

The roof panels and flashing are due for repairs. The flashing is bent and deteriorating. This project would provide funds for repairing the roof. The estimate includes replacing flashing and roof panels as needed.

TRIM OR REMOVE TREES ADJOINING BUILDINGS

The building has a tree which is growing up against the structure. The trees move in windy conditions, rubbing the roofs, which can cause premature failure of the roof system and voiding roof warranties. The root systems are causing shifting and heaving of foundations and sidewalks, creating unsafe conditions. This lack of maintenance could become a safety issue. This project recommends removal of the tree.

BUILDING INFORMATION:

| Gross Area (square feet): 3,000 | IBC Occupancy Type 1: 100 % U |
| Year Constructed: 0 | IBC Occupancy Type 2: 0 % |
| Exterior Finish 1: 75 % Metal Siding | Construction Type: Steel Quonset |
| Exterior Finish 2: 25 % Open | IBC Construction Type: V-B |
| Number of Levels (Floors): 1 Basement? No | Percent Fire Suppressed: 0 % |

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $20,000 | Project Construction Cost per Square Foot: $14.67 |
| Priority Class 2: | $24,000 | Total Facility Replacement Construction Cost: $120,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: $40 |
| Grand Total: | $44,000 | FCNI: 37% |
MVWMA BARN/BOX STALLS
BUILDING REPORT

The Barn / Box Stalls are a wood framed structure with a rolled asphalt roofing system. It is currently not in use and is in very poor shape.

PRIORITY CLASS 2 PROJECTS
Total Construction Cost for Priority 2 Projects: $12,000
Necessary - Not Yet Critical Two to Four Years

DEMOLISH STRUCTURE
The Barn/ Box Stalls building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.

BUILDING INFORMATION:
- Gross Area (square feet): 1,200
- Year Constructed: 0
- Exterior Finish 1: 80% Painted Wood Siding
- Exterior Finish 2: 20% Open
- Number of Levels (Floors): 1
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2: 0%
- Construction Type: Wood framing
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
- Priority Class 1: $0
- Priority Class 2: $12,000
- Priority Class 3: $0
- Grand Total: $12,000
- Project Construction Cost per Square Foot: $10.00
- Total Facility Replacement Construction Cost: $48,000
- Facility Replacement Cost per Square Foot: $40
- FCNI: 25%
MVWMA RESIDENCE 4 STORAGE SHED
BUILDING REPORT

The Storage Shed is a wood framed 3-sided pole building with dirt floor. There are two bays that are enclosed within the shed. It is used for storage and is in poor shape. It is in poor condition with sections of the roof gone. Due to the magnitude of project repairs, demolition and construction of a new facility should be considered.

**PRIORITy CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $48,000

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
</table>

**EXTERIOR / INTERIOR FINISHES**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior and interior of the building. Included in the cost is power washing, priming and painting the exposed wood columns. 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.

**ROOF REPLACEMENT**

The metal roof on this building was in poor condition at the time of the survey and had active leaks. It is recommended that this building be re-roofed in the next 2 - 3 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing system.

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet): 1,500</th>
<th>IBC Occupancy Type 1: 100 % U</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed: 1955</td>
<td>IBC Occupancy Type 2: 0 %</td>
</tr>
<tr>
<td>Exterior Finish 1: 75 % Metal Siding</td>
<td>Construction Type: Wood Framing</td>
</tr>
<tr>
<td>Exterior Finish 2: 25 % Open</td>
<td>IBC Construction Type: V-B</td>
</tr>
<tr>
<td>Number of Levels (Floors): 1 Basement? No</td>
<td>Percent Fire Suppressed: 0 %</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Project Construction Cost per Square Foot: $32.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>Total Facility Replacement Construction Cost: $60,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>Facility Replacement Cost per Square Foot: $40</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>FCNI: 80%</td>
</tr>
</tbody>
</table>
This building is a wood and steel framed 3-sided structure with dirt floor and a metal roof. The shed is adjacent to the North Pump House and appears to be unused. It is in poor condition with sections of the roof gone. Due to the magnitude of project repairs, demolishment and construction of a new facility should be considered.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $105,000

**Necessary - Not Yet Critical**

**Two to Four Years**

**EXTERIOR / INTERIOR FINISHES**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior and interior of the building. Included in the cost is power washing, priming and painting the structural steel. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 2474EXT3**

**Construction Cost** $24,000

**ROOF REPLACEMENT**

The metal roof on this building was in poor condition at the time of the survey and had active leaks. It is recommended that this building be re-roofed in the next 2 - 3 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing system.

**Project Index #: 2474EXT2**

**Construction Cost** $81,000

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>3,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>0</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>75 %</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>25 %</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % U</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Metal Siding</td>
<td></td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Wood &amp; Steel framing</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>V-B</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: $35.00 |
| Priority Class 2: | $105,000 | Total Facility Replacement Construction Cost: $90,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: $30 |
| Grand Total:     | $105,000 | FCNI: 117% |
The North Pump House is a prefabricated metal building which contains the well and pumping system for Residence #4 and the associated site along the northern border of the wildlife management area. Staff indicated that the water supply line from the building to the residence is showing signs of failure.

PRIORITIZE CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $200
Necessary - Not Yet Critical Two to Four Years

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

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet): 64</th>
<th>IBC Occupancy Type 1: 100 % U</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed: 1955</td>
<td>IBC Occupancy Type 2: 0 %</td>
</tr>
<tr>
<td>Exterior Finish 1: 100 % Metal Siding</td>
<td>Construction Type: Metal Building</td>
</tr>
<tr>
<td>Exterior Finish 2: 0 %</td>
<td>IBC Construction Type: V-B</td>
</tr>
<tr>
<td>Number of Levels (Floors): 1</td>
<td>Basement: No</td>
</tr>
<tr>
<td></td>
<td>Percent Fire Suppressed: 0 %</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: $3.13 |
| Priority Class 2: | $200 | Total Facility Replacement Construction Cost: $10,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: $156 |
| Grand Total:      | $200 | FCNI: 2% |
The Storage Shed is a 3-sided wood framed structure with a metal roof. The building is used as a storage area for staff. It is in poor shape.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Index #: 2472EXT3</td>
<td>Construction Cost</td>
</tr>
</tbody>
</table>

**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. Included in the cost are cleaning, painting and caulking the wood siding, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painting 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.

**ROOF REPLACEMENT**

The corrugated metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing system.

**BUILDING INFORMATION:**

- Gross Area (square feet): 960
- Year Constructed: 1955
- Exterior Finish 1: 100 % Metal Siding
- Exterior Finish 2: 0 % Metal Siding
- IBC Occupancy Type 1: 100 % U
- IBC Occupancy Type 2: 0 %
- Construction Type: Wood Framing
- IBC Construction Type: V-B
- Number of Levels (Floors): 1
- Basement?: No
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$36.98</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$35,500</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$48,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$50</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$35,500</td>
<td>FCNI:</td>
<td>74%</td>
</tr>
</tbody>
</table>
The Tack Shed / Calf Barn is a wood framed structure with a metal roof located adjacent to the east side of the garage. The building is used for storage and is in fair shape. Due to the magnitude of project repairs, demolition and construction of a new facility should be considered.

**PRIORIT Y CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $33,500

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

**EXTERIOR FINISHES**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning, painting and caulking of the wood siding, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painting 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.

**ROOF REPLACEMENT**

The metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing system.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 1,015
- **Year Constructed:** 1955
- **Exterior Finish 1:** 100 % **Exterior Finish 2:** 0 %
- **Painted Wood Siding**
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-B
- **Number of Levels (Floors):** 1 **Basement:** No
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $33,500
- **Priority Class 3:** $0
- **Grand Total:** $33,500

- **Project Construction Cost per Square Foot:** $33.00
- **Total Facility Replacement Construction Cost:** $51,000
- **Facility Replacement Cost per Square Foot:** $50
- **FCNI:** 66%
The Wood Shop is a wood framed structure with a metal roof on a concrete slab-on-grade foundation. It appears to have Transite siding and it is in poor condition. It is used by the staff at Mason Valley WMA. There is an old oil fired heater inside and the doors and windows appear to be original. The building is not insulated and is in poor to fair shape. Due to the magnitude of project repairs, demolition and construction of a new facility should be considered.

**EXTERIOR DOOR REPLACEMENT**

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

**EXTERIOR SIDING REPLACEMENT**

The Wood Shop appears to have painted Transite siding that is due for replacement. The existing siding is in poor condition and broken in areas exposing the substrate. This project recommends removing the siding and to replace it with new siding finishes with a high quality paint. Removal and disposal of the existing tiles is included in this estimate. Additional costs would be required if there is asbestos in the existing siding materials.

**OVERHEAD DOOR REPLACEMENT**

There are two overhead doors on the east side of the building which are old and reaching the end of their useful life. They should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead door and replacement with a new manually operated insulated overhead door. Removal and disposal of the existing door is included in this estimate.

**ROOF REPLACEMENT**

The metal roof on this building was in poor condition at the time of the survey and had active leaks. It is recommended that this building be re-roofed in the next 2 - 3 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing system.

**BUILDING INFORMATION:**

- Gross Area (square feet): 640
- Year Constructed: 1955
- Exterior Finish 1: 100 % Painted Wood Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $59,600
- Priority Class 3: $0
- Grand Total: $59,600
- Project Construction Cost per Square Foot: $93.13
- Total Facility Replacement Construction Cost: $48,000
- Facility Replacement Cost per Square Foot: $75
- FCNI: 124%
The Garage is a 3-sided wood framed structure with a dirt floor. It has a corrugated metal roof which is showing signs of leaking and wood siding. The building is adjacent to the HQ office on the west and the Tack Shed on the East. The building is fair condition and is used for storage.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $41,300

Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the concrete masonry, painting and caulking of the wood siding, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painting 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.

ROOF REPLACEMENT

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

BUILDING INFORMATION:

Gross Area (square feet): 1,250
Year Constructed: 1955
Exterior Finish 1: 100% Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement: No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $41,300
Priority Class 3: $0
Grand Total: $41,300

Project Construction Cost per Square Foot: $33.04
Total Facility Replacement Construction Cost: $62,000
Facility Replacement Cost per Square Foot: $50
FCNI: 67%
The Equipment Shed is a wood framed structure with a corrugated metal roof. It is open on one side and is used to store equipment used by the staff of the wildlife management area. The building is in fair shape.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0960EXT1</td>
<td>$3,072</td>
<td>$3,072</td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide for painting and sealing of the interior and exterior of the structure. This project should be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 1,536
- Year Constructed: 1955
- Exterior Finish 1: 100 % Metal Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Suppressed: 0 %
- IBC Occupancy Type 1: 100 % U
- IBC Occupancy Type 2: %
- Construction Type: Wood Framing
- IBC Construction Type: V-B

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$0</td>
<td>$15,000</td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$3,072</td>
<td>$10</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$3,072</td>
<td>FCNI: 20%</td>
</tr>
</tbody>
</table>
Residence #4 is a wood framed structure with a composition roof on a concrete foundation. It is surrounded by landscaping and is located on the north side of the Wildlife Management Area. It has smoke detectors and is in good shape.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CEILING REPAIR</strong></td>
<td><strong>Project Index #: 0959INT2</strong></td>
</tr>
<tr>
<td><strong>Construction Cost</strong></td>
<td><strong>$800</strong></td>
</tr>
<tr>
<td>The gypsum board in the closet ceiling is damaged and / or missing at the HVAC duct penetration. This project would provide for the repairs to the ceiling including installing new gypsum board and painting. It is recommended that this project be completed in the next two years.</td>
<td></td>
</tr>
<tr>
<td>This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.</td>
<td></td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LANDSCAPE IRRIGATION</strong></td>
<td><strong>Project Index #: 0959PLM1</strong></td>
</tr>
<tr>
<td><strong>Construction Cost</strong></td>
<td><strong>$5,000</strong></td>
</tr>
<tr>
<td>Current landscape maintenance practices use excessive amounts of water to maintain the lawn and planter areas. This project would install a landscape irrigation system with an electronic controller to reduce water usage and maintain the excellent condition of the landscaping.</td>
<td></td>
</tr>
<tr>
<td>This project or a portion thereof was previously recommended in the FCA report dated 09/22/2004 and 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.</td>
<td></td>
</tr>
</tbody>
</table>

| **WATER HEATER REPLACEMENT** | **Project Index #: 0959PLM2** |
| **Construction Cost** | **$2,500** |
| There is a 50 gallon propane-fired water heater in the closet. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2 - 4 years. It is recommended that a new propane-fired water heater be installed. |
| This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019. |

| **WINDOW REPLACEMENT** | **Project Index #: 0959EXT3** |
| **Construction Cost** | **$21,300** |
| The windows are older, dual pane construction in a vinyl frame which are not energy efficient and are reaching the end of their expected life. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 17 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 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019. |
PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $17,600

Long-Term Needs Four to Ten Years

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. Included in the cost is the painting, sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted, caulked and sealed in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0959EXT2
Construction Cost $8,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 4 - 6 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0959INT1
Construction Cost $9,600

BUILDING INFORMATION:

Gross Area (square feet): 1,600
Year Constructed: 1969
Exterior Finish 1: 100 % Painted Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No
Percent Fire Suppressed: 0 %

IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $800
Priority Class 2: $28,800
Priority Class 3: $17,600
Grand Total: $47,200

Project Construction Cost per Square Foot: $29.50
Total Facility Replacement Construction Cost: $240,000
Facility Replacement Cost per Square Foot: $150
FCNI: 20%

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The residence is a 3-bedroom modular home with attached single garage on a concrete foundation. The house was extensively remodeled in 2003 which included new HVAC, composition roofing, vinyl siding and dual pane windows. The house has the required smoke detectors throughout and is in good shape.

**PRIORITY CLASS 2 PROJECTS**

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

**Necessary - Not Yet Critical**

**WATER HEATER REPLACEMENT**

There is a 50 gallon propane-fired water heater in the garage. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2 - 3 years. It is recommended that a new propane-fired water heater be installed.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $15,400

**Long-Term Needs**

**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. 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 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 4 - 6 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

- Gross Area (square feet): 1,400
- Year Constructed: 1961
- Exterior Finish 1: 100% Vinyl Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement?: No

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $2,500
- Priority Class 3: $15,400
- Grand Total: $17,900
- Project Construction Cost per Square Foot: $12.79
- Total Facility Replacement Construction Cost: $280,000
- Facility Replacement Cost per Square Foot: $200
- FCNI: 6%

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MVWMA RESIDENCE #2
BUILDING REPORT

The residence is a 3-bedroom modular home with attached single garage on a concrete foundation. It was re-roofed with composition asphalt shingles in 2013. This home has vinyl windows and siding. The house has the required smoke detectors throughout and is in fair shape.

**Prioritize Class 2 Projects**

**Total Construction Cost for Priority 2 Projects:** $70,000

**Necessary - Not Yet Critical**

Two to Four Years

<table>
<thead>
<tr>
<th>Project Category</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flooring Replacement</td>
<td>0957INT3</td>
<td>$14,800</td>
</tr>
<tr>
<td>Install Planter</td>
<td>0957EXT5</td>
<td>$1,500</td>
</tr>
<tr>
<td>Interior Finishes</td>
<td>0957INT1</td>
<td>$11,200</td>
</tr>
<tr>
<td>Kitchen Remodel</td>
<td>0957INT2</td>
<td>$40,000</td>
</tr>
<tr>
<td>Water Heater Replacement</td>
<td>0957PLM1</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

**Flooring Replacement**

The carpet and sheet vinyl flooring in the building are showing signs of extreme wear. It is recommended that the carpet and sheet vinyl be replaced with heavy duty commercial grade carpet and VCT (vinyl composite tile) flooring in the next one to two years. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.

**Install Planter**

The Residence has relatively new vinyl siding. Along the rear and west side of the residence, the lawn grows right up to the house making it difficult to mow without damaging the siding. Watering the lawn also wets the siding causing premature deterioration. This project would remove the lawn within three feet of the residence and install a planter with drip irrigation. This project or a portion thereof was previously recommended in the FCA report dated 09/22/2004 and 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.

**Interior Finishes**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 3-4 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Kitchen Remodel**

The kitchen is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, counters, fixtures and equipment with mid range, high quality components. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.

**Water Heater Replacement**

There is a 50 gallon propane-fired water heater in the garage. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new propane-fired water heater be installed. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.
## 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. 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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

### BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>1,400</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1961</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Vinyl Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>%</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?:</td>
<td>No</td>
</tr>
</tbody>
</table>

| IBC Occupancy Type 1:     | 100 % R-3 |
| IBC Occupancy Type 2:     | %         |
| Construction Type:        | Modular Home |
| IBC Construction Type:    | V-B       |

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1:       | $0          | Project Construction Cost per Square Foot: | $55.00 |
| Priority Class 2:       | $70,000     | Total Facility Replacement Construction Cost: | $280,000 |
| Priority Class 3:       | $7,000      | Facility Replacement Cost per Square Foot:  | $200   |
| Grand Total:            | $77,000     | FCNI:                                     | 28%    |

Total Construction Cost for Priority 3 Projects: $7,000

Project Index #: 0957EXT2
Construction Cost $7,000
The residence is a 3-bedroom modular home with attached single garage on a concrete foundation. The house was extensively remodeled in 2003 which included new HVAC, composition roofing, vinyl siding and dual pane windows. The house has the required smoke detectors throughout and is in good shape.

**PRIORITIZED PROJECTS**

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $5,000

**Currently Critical**

**ENTRY LANDING / STAIR / HANDRAIL INSTALLATION**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>0956SFT1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$5,000</td>
</tr>
</tbody>
</table>

The front entry landing and stairs do not meet the 2018 IBC Chapter 10 building code. The landing is required to be a minimum of 36 inches and the stair risers are not equal. The stairs are missing a handrail. This project would provide for the installation of a new concrete landing, stairs and handrail. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.

**PRIORITY CLASS 2 PROJECTS**

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

**Necessary - Not Yet Critical**

**WATER HEATER REPLACEMENT**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>0956PLM1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

There is a 50 gallon propane-fired water heater in the garage. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2 - 3 years. It is recommended that a new 50 gallon propane-fired water heater be installed. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $15,400

**Long-Term Needs**

**EXTERIOR FINISHES**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>0956EXT1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$7,000</td>
</tr>
</tbody>
</table>

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

**INTERIOR FINISHES**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>0956INT1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$8,400</td>
</tr>
</tbody>
</table>

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
BUILDING INFORMATION:

Gross Area (square feet): 1,400
Year Constructed: 1961
Exterior Finish 1: 100 % Vinyl Siding
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No
Percent Fire Suppressed: 0 %

IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Modular Home
IBC Construction Type: V-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$5,000</th>
<th>Project Construction Cost per Square Foot: $16.36</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$2,500</td>
<td>Total Facility Replacement Construction Cost: $280,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$15,400</td>
<td>Facility Replacement Cost per Square Foot: $200</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$22,900</td>
<td>FCNI: 8%</td>
</tr>
</tbody>
</table>

Grand Total: $22,900
The Pump House serves the main WMA site and contains a well, storage tank, water meter, and a manganese sand filter. The building is a prefabricated metal structure and is in good shape. The pressurized water storage tank has been problematic due to age and will be addressed in the report.

### PRIORITY CLASS 1 PROJECTS

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

<table>
<thead>
<tr>
<th>Project</th>
<th>Cost</th>
<th>Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>PEST CONTROL</td>
<td>$1,300</td>
<td>0955ENV1</td>
</tr>
</tbody>
</table>

### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $15,500

<table>
<thead>
<tr>
<th>Project</th>
<th>Cost</th>
<th>Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOOR LANDING INSTALLATION</td>
<td>$500</td>
<td>0955EXT3</td>
</tr>
<tr>
<td>WATER STORAGE TANK REPLACEMENT</td>
<td>$15,000</td>
<td>0955PLM1</td>
</tr>
</tbody>
</table>

### PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects:** $800

<table>
<thead>
<tr>
<th>Project</th>
<th>Cost</th>
<th>Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td>$800</td>
<td>0955EXT2</td>
</tr>
</tbody>
</table>

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is the painting, sealing and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted, caulked and sealed in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
BUILDING INFORMATION:

- Gross Area (square feet): 200
- Year Constructed: 1965
- Exterior Finish 1: 100 % Painted Metal Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement?: No
- Percent Fire Supressed: 0 %

EXTERIOR FINISH 2:

- Exterior Finish 2: %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $1,300
- Priority Class 2: $15,500
- Priority Class 3: $800
- Grand Total: $17,600

- Project Construction Cost per Square Foot: $88.00
- Total Facility Replacement Construction Cost: $20,000
- Facility Replacement Cost per Square Foot: $100
- FCNI: 88%
The Incubator House is a wood framed structure with a corrugated metal roof on a concrete foundation. The building was designed as a residence and later was converted for use as a fowl hatching facility. It is currently not being used and is in poor shape. All utilities have been disconnected.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $7,700

**Necessary - Not Yet Critical**

**Two to Four Years**

**DEMOLISH STRUCTURE**

The Incubator House contains numerous code and safety issues including but not limited to bat infestation, broken or missing electrical fixtures, dry rot and possible structural damage. The exterior metal panels have blown off in the wind and there has been no attempt to repair the building. This has exposed the substrate and framing members to the elements. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 512
- **Year Constructed:** 1968
- **Exterior Finish 1:** 100 % Metal Siding
- **Exterior Finish 2:**%
- **Number of Levels (Floors):** 1
- **Basement:** No
- **IBC Occupancy Type 1:** 100 % R-3
- **IBC Occupancy Type 2:**%
- **IBC Construction Type:** Wood Framed
- **Construction Type:** V-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $7,700
- **Priority Class 3:** $0
- **Grand Total:** $7,700

- **Project Construction Cost per Square Foot:** $15.04
- **Total Facility Replacement Construction Cost:** $26,000
- **Facility Replacement Cost per Square Foot:** $50
- **FCNI:** 30%
The Oil Storage is a metal building located adjacent to the Wood Shop. It is used as storage for solvents, oil and other flammable and hazardous liquids used by staff at the wildlife area. The building is in poor condition. Additionally, the building is too small to support its required function as waste oil barrels were noted at the rear of the building. Relocation or construction of a new facility is recommended.

**BUILDING INFORMATION:**

- Gross Area (square feet): 144
- Year Constructed: 1955
- Exterior Finish 1: 100% Metal Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100% H-4
- IBC Occupancy Type 2:
- Metal Building
- V-B
- Construction Type:

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $5,000
- Priority Class 2: $0
- Priority Class 3: $0
- Grand Total: $5,000
- Project Construction Cost per Square Foot: $34.72
- Total Facility Replacement Construction Cost: $15,000
- Facility Replacement Cost per Square Foot: $104
- FCNI: 33%

**PROVIDE HAZARDOUS MATERIALS CONTAINMENT**

At the time of the survey, there were oil drums stored on bare dirt behind the Oil Storage Building as well as gas cans stored in the same area. Additionally, multiple oil barrels were stored inside the building without spill containment. The oil drums should be stored on drum spill pallets and placed on a concrete slab in order to protect the environment from spills or leaks. This project will provide for purchasing 6 listed drum spill pallets capable of storing 2 drums each and purchasing an OSHA compliant storage flammable cabinet for miscellaneous items such as the gas cans.

**Total Construction Cost for Priority 1 Projects:** $5,000

**Currently Critical**

**Immediate to Two Years**

**Project Index #:** 0653ENV1

**Construction Cost** $5,000

01-Nov-21
The Office/Headquarters is a wood framed structure with a 3-tab composition roof on a concrete foundation. It has a reception area, small offices, kitchenette and restroom. The facility is in overall poor condition with worn VCT flooring, ceiling damage from a leaking evaporative cooler, old windows and doors and a dated non-ADA compliant restroom. The exterior siding was painted in 2008 and is in fair condition. The building does not have any fire alarms, sprinklers and is not ADA accessible to the public. Due to the magnitude of project repairs, demolishment and construction of a new facility should be considered.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Total Construction Cost for Priority 1 Projects: $96,300</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA ACCESSIBILITY IMPROVEMENTS</td>
<td>Project Index #: 0650ADA1 Construction Cost $75,000</td>
</tr>
<tr>
<td>EXIT SIGN AND EGRESS LIGHTING INSTALLATION</td>
<td>Project Index #: 0650SFT3 Construction Cost $6,300</td>
</tr>
<tr>
<td>FIRE ALARM SYSTEM INSTALLATION</td>
<td>Project Index #: 0650SFT2 Construction Cost $5,000</td>
</tr>
<tr>
<td>FLOORING REPLACEMENT</td>
<td>Project Index #: 0650INT2 Construction Cost $10,000</td>
</tr>
</tbody>
</table>

The Office/Headquarters is a wood framed structure with a 3-tab composition roof on a concrete foundation. It has a reception area, small offices, kitchenette and restroom. The facility is in overall poor condition with worn VCT flooring, ceiling damage from a leaking evaporative cooler, old windows and doors and a dated non-ADA compliant restroom. The exterior siding was painted in 2008 and is in fair condition. The building does not have any fire alarms, sprinklers and is not ADA accessible to the public. Due to the magnitude of project repairs, demolishment and construction of a new facility should be considered.
EXTERIOR DOOR REPLACEMENT
The exterior wood doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the two exterior wood door assemblies with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.

EXTERIOR FINISHES
The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. The estimate is based on 950 square feet at $10.00 per foot for the main building plus 800 square feet at $2.00 per foot for the trellis in front of the building. The estimate also provides for removing earth to wood contact by regrading around the exterior of the building.

HVAC INSTALLATION
The building is heated by one propane-fired wall heater. It is original to the building and is reaching the end of its useful life. The building is cooled by a roof mounted evaporative cooler which has damaged the roof and interior space. This project would provide for replacing the existing heater and evaporative cooler with an exterior ground mounted packaged unit that provides propane fired heating as well as air conditioning. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

INTERIOR FINISHES / CEILING REPAIRS
The interior finishes are in fair condition. It is recommended that the interior walls and ceiling be painted at least once in the next 2 - 3 years. Prior to painting, all surfaces should be repaired and prepped. Repair to the damaged ceilings is also included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.

LIGHTING UPGRADE
The existing lighting fixtures are the older fluorescent type and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

PROTECTION AGAINST DECAY AND TERMITES
The building has grade soils in direct contact with the exterior wood siding. Code (IBC 2018 Section 2304.12) requires a minimum of 6” clearance between wood siding and earth (2” to concrete) to prevent decay and termite infestations. This project provides for the removal of excess soils, regrading to ensure the proper slope away from the building and to provide the required soil clearances.
ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with a new 50 year asphalt composition roofing shingle and new underlayment. Due to visual damage to the interior repairs to the roofing structure may also be required. This estimate includes removal and disposal of the old roofing, including re-sheathing as required. Replacement of the evaporative cooler should be completed prior to or at the same time.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.

BUILDING INFORMATION:

- Gross Area (square feet): 950
- Year Constructed: 1955
- Exterior Finish 1: 100% Painted Wood Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement: No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $96,300  Project Construction Cost per Square Foot: $266.00
- Priority Class 2: $156,400  Total Facility Replacement Construction Cost: $190,000
- Priority Class 3: $0  Facility Replacement Cost per Square Foot: $200
- Grand Total: $252,700  FCNI: 133%

Construction Cost: $28,500
Project Index #: 0650EXT2
The Brooder House is a concrete masonry unit and wood framed structure with an asphalt shingle roof on a concrete foundation. The building is currently not in use but was formerly used for raising fowl for the wildlife management area. It is in good condition.

**PRIORITY CLASS 2 PROJECTS**

**WINDOW REPLACEMENT**

The windows are original, single pane construction in a metal frame. These older windows are damaged and in need of replacement to seal the building. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 2 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 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2019.

**PRIORITY CLASS 3 PROJECTS**

**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. Included in the cost are cleaning and sealing the concrete masonry, painting and caulking of the wood siding, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painting 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:**

- Gross Area (square feet): 2,880
- Year Constructed: 1965
- Exterior Finish 1: 100% Concrete Masonry
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Supressed: 0%
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:

<table>
<thead>
<tr>
<th>State Public Works Division</th>
<th>515 E. Musser Street, Suite 102</th>
<th>(775) 684-4141 voice</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities Condition Analysis</td>
<td>Carson City, Nevada 89701-4263</td>
<td>(775) 684-4142 facsimile</td>
</tr>
</tbody>
</table>

Mason Valley Wildlife Management Area - Site #9904
Description: View Looking North from Office HQ.

Mason Valley Wildlife Management Area - Site #9904
Description: View of North Pond Area.
Mason Valley WMA Brooder House - Building #0649
Description: Exterior of the Building.

Mason Valley WMA Office / Headquarters - Building #0650
Description: Exterior of the Building & Roof Replacement Needed.
Mason Valley WMA Office / Headquarters - Building #0650
Description: View of Wood Siding Clearance to Grade.

Mason Valley WMA Office / Headquarters - Building #0650
Description: View of Exterior Door.
Mason Valley WMA Office / Headquarters - Building #0650
Description: View of Heating System.

Mason Valley WMA Oil Storage - Building #0653
Description: Exterior of the Building.
Mason Valley WMA Incubator House - Building #0954
Description: Exterior of the Building.

Mason Valley WMA Pump House - Building #0955
Description: Exterior of the Building.
Mason Valley WMA Residence #1 - Building #0956
Description: Exterior of the building.

Mason Valley WMA Residence #2 - Building #0957
Description: Exterior of the Building.
Mason Valley WMA Residence #3 - Building #0958
Description: Exterior of the Building.

Mason Valley WMA Residence #4 - Building #0959
Description: Exterior of the Building.
Mason Valley WMA Equipment Shed - Building #0960
Description: Exterior of the Building.

Mason Valley WMA Garage - Building #0961
Description: Exterior of the Building.
Mason Valley WMA Wood Shop - Building #0962
Description: Exterior of the Building.
Mason Valley WMA Tack Shed / Calf Barn - Building #2471
Description: Exterior of the Building.

Mason Valley WMA Storage Shed - West - Building #2472
Description: Exterior of the Building.
Mason Valley WMA North Pump House - Building #2473
Description: Exterior of the Building.

Mason Valley WMA Old Goose Pens - Building #2474
Description: Interior of the Building.
Mason Valley WMA Residence 4 Storage Shed - Building #2475
Description: Exterior of the Building.

Mason Valley WMA Barn / Box Stalls - Building #2476
Description: Exterior of the Building.
Mason Valley WMA Quonset Hut - Building #2477
Description: Exterior of the Building.

Mason Valley WMA Equipment Maintenance Building - Building #2478
Description: Exterior of the Building.
Mason Valley WMA CXT Restroom - Building #2980
Description: Exterior of the Building.

Mason Valley WMA Mechanics Shop - Building #2981
Description: Exterior of the Building.
Mason Valley WMA Storage Building - Building #2982
Description: Exterior of the Building.

Mason Valley WMA Filter House 1 - Building #2983
Description: Exterior of the Building.
Mason Valley WMA Filter House 2 - Building #2984
Description: Exterior of the Building.

Mason Valley WMA Residence 4 Greenhouse - Building #2985
Description: Exterior of the Building.
Mason Valley WMA Residence 4 Gazebo - Building #2986
Description: Exterior of the Building.

Mason Valley WMA Restroom – North Pond Boat Ramp - Building #3930
Description: Exterior of the Building.
Mason Valley WMA Restroom – Bird Observation Loop - Building #3931
Description: Exterior of the Building.

Mason Valley WMA Restroom – Hinkson Slue - Building #3932
Description: Exterior of the Building.