

State of Nevada
Department of Wildlife

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

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: 9904

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
0650	MVWMA OFFICE/HEADQUARTERS 1 Lux Lane Mason Valley	950	1955	6/26/2019	\$96,300	\$156,400	\$0	\$252,700	\$190,000	133%
0962	MVWMA WOOD SHOP 1 Lux Lane Mason Valley	640	1955	6/26/2019	\$0	\$59,600	\$0	\$59,600	\$48,000	124%
2474	MVWMA OLD GOOSE PENS 1 Lux Lane Mason Valley	3000	0	6/26/2019	\$0	\$105,000	\$0	\$105,000	\$90,000	117%
0955	MVWMA PUMP HOUSE 1 Lux Lane Mason Valley	200	1965	6/26/2019	\$1,300	\$15,500	\$800	\$17,600	\$20,000	88%
2475	MVWMA RESIDENCE 4 STORAGE SHED 1 Lux Lane Mason Valley	1500	1955	6/26/2019	\$0	\$48,000	\$0	\$48,000	\$60,000	80%
2472	MVWMA STORAGE SHED - WEST 1 Lux Lane Mason Valley	960	1955	6/26/2019	\$0	\$35,500	\$0	\$35,500	\$48,000	74%
0961	MVWMA GARAGE 1 Lux Lane Mason Valley	1250	1955	6/26/2019	\$0	\$41,300	\$0	\$41,300	\$62,500	66%
2471	MVWMA TACK SHED/CALF BARN 1 Lux Lane Mason Valley	1015	1955	6/26/2019	\$0	\$33,500	\$0	\$33,500	\$50,750	66%
2477	MVWMA QUONSET HUT 1 Lux Lane Mason Valley	3000	0	6/26/2019	\$20,000	\$24,000	\$0	\$44,000	\$120,000	37%
2985	MVWMA RESIDENCE 4 GREENHOUSE 1 Lux Lane Mason Valley	64	0	6/26/2019	\$0	\$3,500	\$0	\$3,500	\$10,000	35%
2981	MVWMA MECHANICS SHOP 1 Lux Lane Mason Valley	480	0	6/26/2019	\$0	\$11,500	\$4,800	\$16,300	\$48,000	34%
0653	MVWMA OIL STORAGE 1 Lux Lane Mason Valley	144	1955	6/26/2019	\$5,000	\$0	\$0	\$5,000	\$15,000	33%
0954	MVWMA INCUBATOR HOUSE 1 Lux Lane Mason Valley	512	1968	6/26/2019	\$0	\$7,700	\$0	\$7,700	\$25,600	30%
0957	MVWMA RESIDENCE #2 1 Lux Lane Mason Valley	1400	1961	6/26/2019	\$0	\$70,000	\$7,000	\$77,000	\$280,000	28%
2476	MVWMA BARN/BOX STALLS 1 Lux Lane Mason Valley	1200	0	6/26/2019	\$0	\$12,000	\$0	\$12,000	\$48,000	25%

Site number: 9904

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
0649	MVWMA BROODER HOUSE 1 Lux Lane Mason Valley	2880	1965	6/26/2019	\$0	\$2,000	\$14,400	\$16,400	\$72,000	23%
2478	MVWMA EQUIPMENT MAINTENANCE BUILDING 1 Lux Lane Mason Valley	1500	0	6/26/2019	\$0	\$0	\$15,000	\$15,000	\$75,000	20%
2982	MVWMA STORAGE BUILDING 1 Lux Lane Mason Valley	96	0	6/26/2019	\$0	\$1,500	\$0	\$1,500	\$7,500	20%
0960	MVWMA EQUIPMENT SHED 1 Lux Lane Mason Valley	1536	1955	6/26/2019	\$0	\$0	\$3,072	\$3,072	\$15,360	20%
0959	MVWMA RESIDENCE #4 1 Lux Lane Mason Valley	1600	1969	6/26/2019	\$800	\$28,800	\$17,600	\$47,200	\$240,000	20%
2983	MVWMA FILTER HOUSE 1 1 Lux Lane Mason Valley	63	0	6/26/2019	\$0	\$1,500	\$0	\$1,500	\$10,000	15%
2984	MVWMA FILTER HOUSE 2 1 Lux Lane Mason Valley	63	0	6/26/2019	\$0	\$0	\$1,500	\$1,500	\$10,000	15%
2986	MVWMA RESIDENCE 4 GAZEBO 1 Lux Lane Mason Valley	128	0	6/26/2019	\$0	\$0	\$1,300	\$1,300	\$10,000	13%
0956	MVWMA RESIDENCE #1 1 Lux Lane Mason Valley	1400	1961	6/26/2019	\$5,000	\$2,500	\$15,400	\$22,900	\$280,000	8%
0958	MVWMA RESIDENCE #3 1 Lux Lane Mason Valley	1400	1961	6/26/2019	\$0	\$2,500	\$15,400	\$17,900	\$280,000	6%
3930	MVWMA RESTROOM - NORTH POND BOAT RAMP 1 Lux Lane Mason Valley	204	0	6/26/2019	\$0	\$0	\$1,000	\$1,000	\$40,000	3%
3931	MVWMA RESTROOM - BIRD OBSERVATION LOOP 1 Lux Lane Mason Valley	204	0	6/26/2019	\$0	\$0	\$1,000	\$1,000	\$40,000	3%
3932	MVWMA RESTROOM - HINKSON SLUE 1 Lux Lane Mason Valley	204	0	6/26/2019	\$0	\$0	\$1,000	\$1,000	\$40,000	3%
2980	MVWMA CXT RESTROOM 1 Lux Lane Mason Valley	81	1990	6/26/2019	\$0	\$0	\$900	\$900	\$40,000	2%
2473	MVWMA NORTH PUMP HOUSE 1 Lux Lane Mason Valley	64	1955	6/26/2019	\$0	\$200	\$0	\$200	\$10,000	2%
9904	MASON VALLEY WMA SITE 1 Lux Lane Mason Valley		0	6/26/2019	\$81,300	\$228,000	\$0	\$309,300		0%

Site number: 9904

Facility Condition Needs Index Report

<u>Index #</u>	<u>Building Name</u>	<u>Sq. Feet</u>	<u>Yr. Built</u>	<u>Survey Date</u>	<u>Cost to Repair: P1</u>	<u>Cost to Repair: P2</u>	<u>Cost to Repair: P3</u>	<u>Total Cost to Repair</u>	<u>Cost to Replace</u>	<u>FCNI</u>
	Report Totals.....:	<u>27,738</u>			<u>\$209,700</u>	<u>\$890,500</u>	<u>\$100,172</u>	<u>\$1,200,372</u>	<u>\$2,285,710</u>	53%

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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MVWMA QUONSET HUT	2477
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MVWMA RESIDENCE 4 STORAGE SHED	2475
MVWMA OLD GOOSE PENS	2474
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MVWMA INCUBATOR HOUSE	0954
MVWMA OIL STORAGE	0653
MVWMA OFFICE/HEADQUARTERS	0650
MVWMA BROODER HOUSE	0649

MASON VALLEY WMA SITE

SPWD Facility Condition Analysis - 9904

Survey Date: 6/26/2019

**MASON VALLEY WMA SITE
BUILDING REPORT**

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.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$81,300**
Currently Critical **Immediate to Two Years**

INSTALL 2-STAGE PROPANE REGULATORS **Project Index #: 9904PLM1**
Construction Cost \$5,000

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. 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. 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 ADA PARKING SPACE / ROUTE OF TRAVEL **Project Index #: 9904ADA1**
Construction Cost \$18,800

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and 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. 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 CON-VAULTS AND CONCRETE FUELING APRON **Project Index #: 9904ENV1**
Construction Cost \$50,000

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. 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.

Project Index #: 9904SIT1
Construction Cost \$7,500

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.

PRIORITY CLASS 2 PROJECTS

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

Necessary - Not Yet Critical Two to Four Years

Project Index #: 9904SIT2
Construction Cost \$198,000

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.

Project Index #: 9904PLM2
Construction Cost \$30,000

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

MVWMA RESTROOM - HINKSON SLUE

SPWD Facility Condition Analysis - 3932

Survey Date: 6/26/2019

MVWMA RESTROOM - HINKSON SLUE

BUILDING REPORT

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

PRIORITY CLASS 3 PROJECTS

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

Long-Term Needs

Four to Ten Years

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:

Gross Area (square feet): 204	IBC Occupancy Type 1: 0 % B
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 0	Basement? No
	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$4.90
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$40,000
Priority Class 3:	\$1,000	Facility Replacement Cost per Square Foot:	\$196
Grand Total:	\$1,000	FCNI:	3%

MVWMA RESTROOM - BIRD OBSERVATION LOOP

SPWD Facility Condition Analysis - 3931

Survey Date: 6/26/2019

MVWMA RESTROOM - BIRD OBSERVATION LOOP

BUILDING REPORT

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

PRIORITY CLASS 3 PROJECTS

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

Long-Term Needs

Four to Ten Years

Project Index #: 3931EXT1

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:

Gross Area (square feet): 204	IBC Occupancy Type 1: 0 % B
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 0	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$4.90
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$40,000
Priority Class 3: \$1,000	Facility Replacement Cost per Square Foot: \$196
Grand Total: \$1,000	FCNI: 3%

MVWMA RESTROOM - NORTH POND BOAT RAMP

SPWD Facility Condition Analysis - 3930

Survey Date: 6/26/2019

MVWMA RESTROOM - NORTH POND BOAT RAMP

BUILDING REPORT

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

PRIORITY CLASS 3 PROJECTS

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

Long-Term Needs

Four to Ten Years

Project Index #: 3930EXT1

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:

Gross Area (square feet): 204	IBC Occupancy Type 1: 0 % B
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 0	Basement? No
	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$4.90
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$40,000
Priority Class 3:	\$1,000	Facility Replacement Cost per Square Foot:	\$196
Grand Total:	\$1,000	FCNI:	3%

MVWMA RESIDENCE 4 GAZEBO

SPWD Facility Condition Analysis - 2986

Survey Date: 6/26/2019

MVWMA RESIDENCE 4 GAZEBO
BUILDING REPORT

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 Total Construction Cost for Priority 3 Projects: \$1,300
Long-Term Needs Four to Ten Years

Project Index #: 2986EXT1
Construction Cost \$1,300

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0 Project Construction Cost per Square Foot: \$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%

MVWMA RESIDENCE 4 GREENHOUSE

SPWD Facility Condition Analysis - 2985

Survey Date: 6/26/2019

**MVWMA RESIDENCE 4 GREENHOUSE
BUILDING REPORT**

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$3,500**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

**Project Index #: 2985EXT1
Construction Cost \$1,000**

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.

INTERIOR FINISHES

**Project Index #: 2985INT1
Construction Cost \$600**

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

**Project Index #: 2985EXT2
Construction Cost \$1,900**

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

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$54.69
Priority Class 2:	\$3,500	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$156
Grand Total:	\$3,500	FCNI:	35%

**MVWMA FILTER HOUSE 2
 BUILDING REPORT**

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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$1,500**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES **Project Index #: 2984EXT1**
Construction Cost \$1,500

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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	IBC Occupancy Type 1: 100 % U
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Vinyl Siding	Construction Type: Wood Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$23.81
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$10,000
Priority Class 3: \$1,500	Facility Replacement Cost per Square Foot: \$159
Grand Total: \$1,500	FCNI: 15%

MVWMA MECHANICS SHOP

SPWD Facility Condition Analysis - 2981

Survey Date: 6/26/2019

MVWMA MECHANICS SHOP
BUILDING REPORT

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 Total Construction Cost for Priority 2 Projects: \$11,500
Necessary - Not Yet Critical Two to Four Years

EXTERIOR DOOR REPLACEMENT

Project Index #: 2981EXT2
Construction Cost \$2,500

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

Project Index #: 2981ENR1
Construction Cost \$1,500

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

Project Index #: 2981EXT3
Construction Cost \$7,500

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 Total Construction Cost for Priority 3 Projects: \$4,800
Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

Project Index #: 2981EXT1
Construction Cost \$4,800

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Metal Siding	Construction Type: Steel Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$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%

MVWMA CXT RESTROOM

SPWD Facility Condition Analysis - 2980

Survey Date: 6/26/2019

MVWMA CXT RESTROOM
BUILDING REPORT

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.

PRIORITY CLASS 3 PROJECTS Total Construction Cost for Priority 3 Projects: \$900
Long-Term Needs Four to Ten Years

EXTERIOR / INTERIOR FINISHES Project Index #: 2980EXT1
Construction Cost \$900

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 IBC Occupancy Type 1: 100 % B
Year Constructed: 1990 IBC Occupancy Type 2: 0 %
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 Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0 Project Construction Cost per Square Foot: \$11.11
Priority Class 2: \$0 Total Facility Replacement Construction Cost: \$40,000
Priority Class 3: \$900 Facility Replacement Cost per Square Foot: \$494
Grand Total: \$900 FCNI: 2%

MVWMA EQUIPMENT MAINTENANCE BUILDING

SPWD Facility Condition Analysis - 2478

Survey Date: 6/26/2019

MVWMA EQUIPMENT MAINTENANCE BUILDING

BUILDING REPORT

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

Total Construction Cost for Priority 3 Projects: \$15,000

Long-Term Needs

Four to Ten Years

Project Index #: 2478EXT1

Construction Cost \$15,000

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	IBC Occupancy Type 1: 100 % U
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Steel Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$75,000
Priority Class 3:	\$15,000	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$15,000	FCNI:	20%

**MVWMA QUONSET HUT
 BUILDING REPORT**

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, demolition and construction of a new facility should be considered.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$20,000**
Currently Critical **Immediate to Two Years**

STRUCTURAL REPAIRS **Project Index #: 2477EXT3**
Construction Cost \$20,000

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$24,000**
Necessary - Not Yet Critical **Two to Four Years**

ROOF REPAIRS **Project Index #: 2477EXT2**
Construction Cost \$9,000

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 **Project Index #: 2477SIT1**
Construction Cost \$15,000

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 Supressed: 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

SPWD Facility Condition Analysis - 2476

Survey Date: 6/26/2019

**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

Project Index #: 2476EXT1

Construction Cost \$12,000

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 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: \$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

SPWD Facility Condition Analysis - 2475

Survey Date: 6/26/2019

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
Necessary - Not Yet Critical Two to Four Years

EXTERIOR / INTERIOR FINISHE Project Index #: 2475EXT3
Construction Cost \$7,500

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 Project Index #: 2475EXT2
Construction Cost \$40,500

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): 1,500 IBC Occupancy Type 1: 100 % U
Year Constructed: 1955 IBC Occupancy Type 2: 0 %
Exterior Finish 1: 75 % Metal Siding Construction Type: Wood Framing
Exterior Finish 2: 25 % Open IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0 Project Construction Cost per Square Foot: \$32.00
Priority Class 2: \$48,000 Total Facility Replacement Construction Cost: \$60,000
Priority Class 3: \$0 Facility Replacement Cost per Square Foot: \$40
Grand Total: \$48,000 FCNI: 80%

**MVWMA OLD GOOSE PENS
 BUILDING REPORT**

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, demolition 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 **Project Index #: 2474EXT3**
Construction Cost \$24,000

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior 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.

ROOF REPLACEMENT **Project Index #: 2474EXT2**
Construction Cost \$81,000

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): 3,000	IBC Occupancy Type 1: 100 % U
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 75 % Metal Siding	Construction Type: Wood & Steel framing
Exterior Finish 2: 25 % Open	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

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%

MVWMA STORAGE SHED - WEST

SPWD Facility Condition Analysis - 2472

Survey Date: 6/26/2019

MVWMA STORAGE SHED - WEST
BUILDING REPORT

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 Total Construction Cost for Priority 2 Projects: \$35,500
Necessary - Not Yet Critical Two to Four Years

Project Index #: 2472EXT3
Construction Cost \$9,600

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.

Project Index #: 2472EXT2
Construction Cost \$25,900

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Table with 2 columns: Category and Cost. Rows include Priority Class 1 (\$0), Priority Class 2 (\$35,500), Priority Class 3 (\$0), Grand Total (\$35,500), Project Construction Cost per Square Foot (\$36.98), Total Facility Replacement Construction Cost (\$48,000), Facility Replacement Cost per Square Foot (\$50), and FCNI (74%).

**MVWMA TACK SHED/CALF BARN
 BUILDING REPORT**

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$33,500**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 2471EXT2**
Construction Cost \$6,100

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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 **Project Index #: 2471EXT3**
Construction Cost \$27,400

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	IBC Occupancy Type 1: 100 % U
Year Constructed: 1955	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$33.00
Priority Class 2: \$33,500	Total Facility Replacement Construction Cost: \$51,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$50
Grand Total: \$33,500	FCNI: 66%

**MVWMA WOOD SHOP
 BUILDING REPORT**

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, demolishment and construction of a new facility should be considered.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$59,600**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR DOOR REPLACEMENT

**Project Index #: 0962EXT5
 Construction Cost \$3,200**

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

**Project Index #: 0962EXT2
 Construction Cost \$21,100**

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

**Project Index #: 0962EXT3
 Construction Cost \$18,000**

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

**Project Index #: 0962EXT4
 Construction Cost \$17,300**

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	IBC Occupancy Type 1: % U
Year Constructed: 1955	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$93.13
Priority Class 2: \$59,600	Total Facility Replacement Construction Cost: \$48,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$75
Grand Total: \$59,600	FCNI: 124%

MVWMA GARAGE

SPWD Facility Condition Analysis - 0961

Survey Date: 6/26/2019

**MVWMA GARAGE
BUILDING REPORT**

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 **Project Index #: 0961EXT2**
Construction Cost \$7,500

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 **Project Index #: 0961EXT3**
Construction Cost \$33,800

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	IBC Occupancy Type 1: 100 % U
Year Constructed: 1955	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Basement? No
	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$33.04
Priority Class 2:	\$41,300	Total Facility Replacement Construction Cost:	\$62,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$41,300	FCNI:	67%

**MVWMA RESIDENCE #4
BUILDING REPORT**

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 **Total Construction Cost for Priority 1 Projects: \$800**
Currently Critical **Immediate to Two Years**

CEILING REPAIR

Project Index #: 0959INT2
Construction Cost \$800

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.
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: \$28,800**
Necessary - Not Yet Critical **Two to Four Years**

LANDSCAPE IRRIGATION

Project Index #: 0959PLM1
Construction Cost \$5,000

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.
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.

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

Project Index #: 0959EXT2

Construction Cost \$8,000

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 #: 0959INT1

Construction Cost \$9,600

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): 1,600	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1969	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Metal Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$800	Project Construction Cost per Square Foot: \$29.50
Priority Class 2: \$28,800	Total Facility Replacement Construction Cost: \$240,000
Priority Class 3: \$17,600	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$47,200	FCNI: 20%

**MVWMA RESIDENCE #3
 BUILDING REPORT**

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 **Two to Four Years**

WATER HEATER REPLACEMENT **Project Index #: 0958PLM1**
Construction Cost \$2,500

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 **Four to Ten Years**

EXTERIOR FINISHES **Project Index #: 0958EXT1**
Construction Cost \$7,000

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 **Project Index #: 0958INT1**
Construction Cost \$8,400

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	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1961	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Vinyl Siding	Construction Type: Modular Home
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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

**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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$70,000**
Necessary - Not Yet Critical **Two to Four Years**

FLOORING REPLACEMENT **Project Index #: 0957INT3**
Construction Cost \$14,800

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 **Project Index #: 0957EXT5**
Construction Cost \$1,500

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 **Project Index #: 0957INT1**
Construction Cost \$11,200

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 **Project Index #: 0957INT2**
Construction Cost \$40,000

The kitchen is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, 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 **Project Index #: 0957PLM1**
Construction Cost \$2,500

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: \$7,000

Long-Term Needs

Four to Ten Years

Project Index #: 0957EXT2

Construction Cost \$7,000

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:

Gross Area (square feet): 1,400	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1961	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Vinyl Siding	Construction Type: Modular Home
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

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%

**MVWMA RESIDENCE #1
BUILDING REPORT**

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 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,000**
Currently Critical **Immediate to Two Years**

ENTRY LANDING / STAIR / HANDRAIL INSTALLATION **Project Index #: 0956SFT1**
Construction Cost \$5,000

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 **Two to Four Years**

WATER HEATER REPLACEMENT **Project Index #: 0956PLM1**
Construction Cost \$2,500

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 **Four to Ten Years**

EXTERIOR FINISHES **Project Index #: 0956EXT1**
Construction Cost \$7,000

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 **Project Index #: 0956INT1**
Construction Cost \$8,400

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	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1961	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Vinyl Siding	Construction Type: Modular Home
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$5,000	Project Construction Cost per Square Foot: \$16.36
Priority Class 2: \$2,500	Total Facility Replacement Construction Cost: \$280,000
Priority Class 3: \$15,400	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$22,900	FCNI: 8%

**MVWMA PUMP HOUSE
BUILDING REPORT**

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**
Currently Critical **Immediate to Two Years**

PEST CONTROL **Project Index #: 0955ENV1**
Construction Cost \$1,300

There are numerous rodent droppings throughout this building. Due to the potential risk of disease, this project provides for treatment and clean up of the pigeon and rodent droppings by a licensed pest control business.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$15,500**
Necessary - Not Yet Critical **Two to Four Years**

DOOR LANDING INSTALLATION **Project Index #: 0955EXT3**
Construction Cost \$500

The exterior door does not have a landing. This project would provide for the installation of a 3 foot by 3 foot concrete landing, 4 inches thick.

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 STORAGE TANK REPLACEMENT **Project Index #: 0955PLM1**
Construction Cost \$15,000

There is a 500 gallon water storage tank in the building. The average life span of a water storage tank is forty to fifty years. The tank was installed in 1965. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 3 - 4 years. This project would provide for demolition and removal of the old water tank and new water storage tanks to be installed including connections to existing utilities.

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: \$800**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES **Project Index #: 0955EXT2**
Construction Cost \$800

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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	IBC Occupancy Type 1: 100 % U
Year Constructed: 1965	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Metal Siding	Construction Type: Metal Building
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$1,300	Project Construction Cost per Square Foot: \$88.00
Priority Class 2: \$15,500	Total Facility Replacement Construction Cost: \$20,000
Priority Class 3: \$800	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$17,600	FCNI: 88%

**MVWMA INCUBATOR HOUSE
 BUILDING REPORT**

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 **Project Index #: 0954EXT1**
Construction Cost \$7,700

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	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1968	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$15.04
Priority Class 2: \$7,700	Total Facility Replacement Construction Cost: \$26,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$50
Grand Total: \$7,700	FCNI: 30%

**MVWMA OIL STORAGE
 BUILDING REPORT**

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.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,000**
Currently Critical **Immediate to Two Years**

PROVIDE HAZARDOUS MATERIALS CONTAINMENT **Project Index #: 0653ENV1**
Construction Cost \$5,000

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.

BUILDING INFORMATION:

Gross Area (square feet): 144	IBC Occupancy Type 1: 100 % H-4
Year Constructed: 1955	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Metal Building
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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

**MVWMA OFFICE/HEADQUARTERS
BUILDING REPORT**

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, demolition and construction of a new facility should be considered.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$96,300**
Currently Critical **Immediate to Two Years**

ADA ACCESSIBILITY IMPROVEMENTS

Project Index #: 0650ADA1
Construction Cost \$75,000

The office is lacking ADA accessibility components for providing barrier free access to the public. This project would provide for an ADA compliant ramp and door hardware at the main entrance to the building as well as remodeling of the existing restroom into a unisex ADA compliant facility and appropriate signage.

This may include but is not limited to replacing all restroom fixtures, door and hardware, painting and installing fiberglass reinforced panels (FRP).

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.

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.

EXIT SIGN AND EGRESS LIGHTING INSTALLATION

Project Index #: 0650SFT3
Construction Cost \$6,300

The building does not have emergency lighting and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC 2018 Chapter 10 was referenced for this project.

FIRE ALARM SYSTEM INSTALLATION

Project Index #: 0650SFT2
Construction Cost \$5,000

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1 Section 7 and the 2018 International Fire Code.

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.

FLOORING REPLACEMENT

Project Index #: 0650INT2
Construction Cost \$10,000

The existing flooring is a mix of concrete and old vinyl composition tile (VCT) which is in extremely poor shape. This project would provide for new VCT to be installed throughout the building. Removal of the existing flooring is included in this estimate. This project should be implemented in the next 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.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$156,400

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0650EXT4

Construction Cost \$5,000

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.

Project Index #: 0650EXT1

Construction Cost \$14,300

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.

Project Index #: 0650HVA2

Construction Cost \$66,500

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.

Project Index #: 0650INT1

Construction Cost \$23,800

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.

Project Index #: 0650ENR1

Construction Cost \$3,300

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.

Project Index #: 0650SIT1

Construction Cost \$15,000

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.

Project Index #: 0650EXT2

Construction Cost \$28,500

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	IBC Occupancy Type 1: 100 % B
Year Constructed: 1955	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Basement? No
	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$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%

**MVWMA BROODER HOUSE
 BUILDING REPORT**

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

WINDOW REPLACEMENT **Project Index #: 0649EXT3**
Construction Cost \$2,000

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 **Total Construction Cost for Priority 3 Projects: \$14,400**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES **Project Index #: 0649EXT1**
Construction Cost \$14,400

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	IBC Occupancy Type 1: 100 % U
Year Constructed: 1965	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$5.69
Priority Class 2: \$2,000	Total Facility Replacement Construction Cost: \$72,000
Priority Class 3: \$14,400	Facility Replacement Cost per Square Foot: \$25
Grand Total: \$16,400	FCNI: 23%

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



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 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.