

State of Nevada  
Department of Wildlife

# MASON VALLEY HATCHERY SITE

50 Hatchery Way  
Yerington, Nevada 89447

**Site Number: 9905**

**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: 9905

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
2461	HATCHERY MOWER SHED	200	0	6/11/2019	\$0	\$700	\$0	\$700	\$2,000	35%
	50 Hatchery Way									
1666	HATCHERY RESIDENCE 1	1972	1990	6/11/2019	\$0	\$113,880	\$35,500	\$149,380	\$493,000	30%
	50 Hatchery Way									
1668	HATCHERY RESIDENCE 3	1972	1990	6/11/2019	\$0	\$108,880	\$35,600	\$144,480	\$493,000	29%
	50 Hatchery Way									
1667	HATCHERY RESIDENCE 2	1972	1990	6/11/2019	\$0	\$108,880	\$35,500	\$144,380	\$493,000	29%
	50 Hatchery Way									
1658	HATCHERY DRY STORAGE	1323	1990	6/11/2019	\$0	\$5,500	\$4,000	\$9,500	\$33,075	29%
	50 Hatchery Way									
1669	HATCHERY RESIDENCE 4	1972	1990	6/11/2019	\$0	\$108,880	\$29,580	\$138,460	\$493,000	28%
	50 Hatchery Way									
1660	HATCHERY HAZMAT STORAGE	247	1990	6/11/2019	\$0	\$1,500	\$1,500	\$3,000	\$12,350	24%
	50 Hatchery Way									
1670	HATCHERY RESIDENCE 5	1972	1990	6/11/2019	\$0	\$63,300	\$35,720	\$99,020	\$493,000	20%
	50 Hatchery Way									
1656	HATCHERY OFFICE/SHOP	12008	1990	6/11/2019	\$315,200	\$195,500	\$74,824	\$585,524	\$3,002,000	20%
	50 Hatchery Way									
1661	HATCHERY PUMP HOUSE B	1160	1990	6/11/2019	\$0	\$55,700	\$0	\$55,700	\$290,000	19%
	50 Hatchery Way									
1657	HATCHERY BUILDING	14855	1990	6/11/2019	\$329,700	\$260,000	\$148,550	\$738,250	\$4,456,500	17%
	1657									
2460	HATCHERY RESIDENCE 4 SHOP	480	1991	6/11/2019	\$0	\$0	\$7,200	\$7,200	\$48,000	15%
	50 Hatchery Way									
1659	HATCHERY VEHICLE STORAGE	5063	1990	6/11/2019	\$0	\$3,000	\$10,100	\$13,100	\$126,575	10%
	50 Hatchery Way									
2977	HATCHERY WATER TANK	531	1990	6/11/2019	\$0	\$0	\$7,500	\$7,500	\$75,000	10%
	50 Hatchery Way									
1664	HATCHERY WATER WELL PUMP HOUSE C2	256	1990	6/11/2019	\$0	\$500	\$1,920	\$2,420	\$64,000	4%
	50 Hatchery Way									

Site number: 9905		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
1663	HATCHERY WATER WELL PUMP HOUSE A2 50 Hatchery Way Mason Valley	311	1990	6/11/2019	\$0	\$500	\$2,333	\$2,833	\$77,750	4%
2979	HATCHERY BULK FEED BIN 50 Hatchery Way Mason Valley	196	1990	6/11/2019	\$0	\$0	\$2,000	\$2,000	\$73,500	3%
1662	HATCHERY WATER WELL PUMP HOUSE C1 50 Hatchery Way Mason Valley	311	1990	6/11/2019	\$0	\$0	\$1,555	\$1,555	\$77,750	2%
1665	HATCHERY WATER WELL PUMP HOUSE A1 50 Hatchery Way Mason Valley	256	1990	6/11/2019	\$0	\$0	\$1,280	\$1,280	\$64,000	2%
2978	HATCHERY RACEWAY SHELTER 50 Hatchery Way Mason Valley	75600	1990	6/11/2019	\$0	\$60,600	\$37,800	\$98,400	\$5,670,000	2%
9905	MASON VALLEY HATCHERY SITE 50 Hatchery Way Mason Valley		0	6/11/2019	\$0	\$1,312,400	\$0	\$1,312,400		0%
Report Totals.....:		122,657			\$644,900	\$2,399,720	\$472,462	\$3,517,082	\$16,537,500	21%

### 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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**MASON VALLEY HATCHERY SITE**

SPWD Facility Condition Analysis - 9905

Survey Date: 6/11/2019

**MASON VALLEY HATCHERY SITE****BUILDING REPORT**

Mason Valley Fish Hatchery is located within the Mason Valley Wildlife Management Area north of Yerington. The site provides the public the opportunity to tour the hatchery operations including a public reception area in the main office / shop building, the actual hatchery facility and raceways where fish are reared for planting in the waters of Nevada. The site has a large paved area surrounding the main buildings on site including ADA accessible parking, an accessible ramp to the hatchery area to the east and shop buildings along the south side of the hatchery area. There is a residence area to the south which has 5 individual homes with garages for staff. There is a separate paved access road to this area and each home is landscaped with irrigated turf and some shrubs and trees.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$1,312,400****Necessary - Not Yet Critical****Two to Four Years****PULVERIZE & REPLACE ASPHALT PAVEMENT****Project Index #: 9905SIT2****Construction Cost \$1,308,600**

There is approximately 327,150 Square feet of asphalt paving on the site that is failing. Large cracks have previously been patched and the pavement continues to shrink. This project would provide for pulverize in place, regrading and placement of new asphalt pavement. Striping is included in this estimate. Slurry sealing of the entire paved area is also recommended on a 5 - 7 year cycle to maintain the integrity of the paving on site.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2003 and 04/07/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2019.

**RESIDENCE SEPTIC TANK SYSTEM MAINTENANCE****Project Index #: 9905ENV1****Construction Cost \$3,800**

There are 5 residences each with a 500 gallon septic tank and associated leach fields. They are in need of pumping to maintain the integrity of the leach lines and fields. This project would provide for the pumping of all 5 tanks. It is recommended that this project be scheduled on a cyclical basis based on usage.

This project or a portion thereof was previously recommended in the FCA report dated 04/07/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2019.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>
<b>Priority Class 2:</b>	<b>\$1,312,400</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$1,312,400</b>

**HATCHERY BULK FEED BIN**

SPWD Facility Condition Analysis - 2979

Survey Date: 6/11/2019

## HATCHERY BULK FEED BIN BUILDING REPORT

The Hatchery Bulk Feed Bin is a large storage bin used for large quantities of fish food. It is supported by structural steel posts and a concrete foundation. The bin is in excellent shape.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$2,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2979EXT1****Construction Cost \$2,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the sealing and painting of the exterior of the building. Included in the cost is sealing and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 196	<b>IBC Occupancy Type 1:</b> 100 % U
<b>Year Constructed:</b> 1990	<b>IBC Occupancy Type 2:</b> 0 %
<b>Exterior Finish 1:</b> 100 % Open / Steel Posts	<b>Construction Type:</b> Structural Steel
<b>Exterior Finish 2:</b> 0 %	<b>IBC Construction Type:</b> I-A
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Supressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$10.20
<b>Priority Class 2:</b> \$0	<b>Total Facility Replacement Construction Cost:</b> \$74,000
<b>Priority Class 3:</b> \$2,000	<b>Facility Replacement Cost per Square Foot:</b> \$375
<b>Grand Total:</b> \$2,000	<b>FCNI:</b> 3%

**HATCHERY RACEWAY SHELTER**

SPWD Facility Condition Analysis - 2978

Survey Date: 6/11/2019

**HATCHERY RACEWAY SHELTER****BUILDING REPORT**

The Hatchery Raceway Shelter is a large structural steel building with a corrugated metal roof. The side walls are a wire mesh which prevents birds from entering the inside where the fish are reared. Underneath the structure are concrete raceways for rearing the different species of trout for stocking public waters. This area is open to the public but is not ADA accessible. The east and west sides of the facility have a rip rap slope which is showing signs of erosion. The facility is in good shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$60,600****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2978EXT2****GUTTER INSTALLATION****Construction Cost \$60,600**

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

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$37,800****Long-Term Needs****Four to Ten Years****Project Index #: 2978EXT1****EXTERIOR FINISHES****Construction Cost \$37,800**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the sealing and painting of the exterior of the building. Included in the cost is sealing and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 75,600	<b>IBC Occupancy Type 1:</b> 100 % U
<b>Year Constructed:</b> 1990	<b>IBC Occupancy Type 2:</b> 0 %
<b>Exterior Finish 1:</b> 100 % Wire Mesh	<b>Construction Type:</b> Steel Framing
<b>Exterior Finish 2:</b> 0 %	<b>IBC Construction Type:</b> I-B
<b>Number of Levels (Floors):</b> 1 Basement? No	<b>Percent Fire Suppressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$1.30</b>
<b>Priority Class 2:</b>	<b>\$60,600</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$5,670,000</b>
<b>Priority Class 3:</b>	<b>\$37,800</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$75</b>
<b>Grand Total:</b>	<b>\$98,400</b>	<b>FCNI:</b>	<b>2%</b>

**HATCHERY WATER TANK**

SPWD Facility Condition Analysis - 2977

Survey Date: 6/11/2019

## HATCHERY WATER TANK

### BUILDING REPORT

The Hatchery Water Tank is an above ground steel water storage tank which has a capacity of 16,800 gallons. It is about 16 feet in height with a diameter of 26 feet and is located next Hatchery Pump House B. The structure is in excellent shape.

**PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: **\$7,500****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES**

Project Index #: 2977EXT1

Construction Cost **\$7,500**

It is important to maintain the finish, weather resistance and appearance of the water tank. This project would provide for the painting of the water tank to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 4 - 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

Gross Area (square feet): 531	IBC Occupancy Type 1: 100 % U
Year Constructed: 1990	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Steel	Construction Type: Steel Water Tank
Exterior Finish 2: 0 %	IBC Construction Type: I-A
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:	\$14.12
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$75,000
Priority Class 3:	\$7,500	Facility Replacement Cost per Square Foot:	\$141
Grand Total:	\$7,500	FCNI:	10%

**HATCHERY MOWER SHED**

SPWD Facility Condition Analysis - 2461

Survey Date: 6/11/2019

**HATCHERY MOWER SHED****BUILDING REPORT**

The Hatchery Mower Shed is a small wood framed structure with a corrugated metal roof. It is located in the resident cul-de-sac area and is in fair shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$700****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2461EXT1****EXTERIOR FINISHES****Construction Cost \$700**

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.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 200	<b>IBC Occupancy Type 1:</b> 100 % U
<b>Year Constructed:</b> 0	<b>IBC Occupancy Type 2:</b> 0 %
<b>Exterior Finish 1:</b> 100 % Painted Wood Siding	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> 0 %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Supressed:</b> 0 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$3.50</b>
<b>Priority Class 2:</b>	<b>\$700</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$2,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$10</b>
<b>Grand Total:</b>	<b>\$700</b>	<b>FCNI:</b>	<b>35%</b>

**HATCHERY RESIDENCE 4 SHOP**

SPWD Facility Condition Analysis - 2460

Survey Date: 6/11/2019

**HATCHERY RESIDENCE 4 SHOP****BUILDING REPORT**

The Hatchery Residence 4 Shop is a wood framed structure with a composition roof on a concrete slab-on-grade foundation. The roof was replaced in 2012 that included a 40 year warranty. It is located north of the residence and is in good condition.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$7,200****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2460EXT1****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 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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 2460INT1****Construction Cost \$2,400**

The interior finishes are in fair condition. It is recommended that the interior walls 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:**

<b>Gross Area (square feet): 480</b>	<b>IBC Occupancy Type 1: 100 % U</b>
<b>Year Constructed: 1991</b>	<b>IBC Occupancy Type 2: 0 %</b>
<b>Exterior Finish 1: 95 % Painted Wood Siding</b>	<b>Construction Type: Wood Framing</b>
<b>Exterior Finish 2: 50 % Glass and Aluminum</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Suppressed: 0 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$0</b>	<b>Project Construction Cost per Square Foot: \$15.00</b>
<b>Priority Class 2: \$0</b>	<b>Total Facility Replacement Construction Cost: \$48,000</b>
<b>Priority Class 3: \$7,200</b>	<b>Facility Replacement Cost per Square Foot: \$100</b>
<b>Grand Total: \$7,200</b>	<b>FCNI: 15%</b>

**HATCHERY RESIDENCE 5**

SPWD Facility Condition Analysis - 1670

Survey Date: 6/11/2019

**HATCHERY RESIDENCE 5****BUILDING REPORT**

The Hatchery Residence 5 is a wood framed structure with a composition shingle roof on a concrete foundation. The roof was replaced in 2012 that included a 40 year warranty. It is located south of the hatchery office in a cul-de-sac. The house has new dual pane windows, central HVAC system with roof mounted evaporative cooler, flooring, and roofing. Smoke detectors have recently been added where required throughout the residence. The home is in good condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$63,300****Necessary - Not Yet Critical****Two to Four Years****KITCHEN REMODEL****Project Index #: 1670INT4****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 06/11/2019.

**REPLACE FLOOR COVERING****Project Index #: 1670INT3****Construction Cost \$20,800**

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

This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004 and 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2019.

**WATER HEATER REPLACEMENT****Project Index #: 1670PLM1****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 06/11/2019.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$35,720****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1670EXT1****Construction Cost \$19,720**

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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 1670INT1****Construction Cost \$16,000**

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):	1,972	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1990	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:	\$50.21
Priority Class 2:	\$63,300	Total Facility Replacement Construction Cost:	\$493,000
Priority Class 3:	\$35,720	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$99,020	FCNI:	20%

**HATCHERY RESIDENCE 4**

SPWD Facility Condition Analysis - 1669

Survey Date: 6/11/2019

**HATCHERY RESIDENCE 4  
BUILDING REPORT**

The Hatchery Residence 4 is a wood framed structure with a composition shingle roof on a concrete foundation. The roof was replaced in 2012 that included a 40 year warranty. It is located south of the hatchery office in a cul-de-sac. The house has new dual pane windows, central HVAC system with roof mounted evaporative cooler, flooring and roofing. Smoke detectors have recently been added where required throughout the residence. The home is in good condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$108,880****Necessary - Not Yet Critical****Two to Four Years****HVAC EQUIPMENT REPLACEMENT****Project Index #: 1669HVA1****Construction Cost \$29,580**

The HVAC system consists of a roof top evaporative cooler and gas fired furnace in the garage. These units are original to the building, installed in 1990. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installing new HVAC units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to 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 06/11/2019.

**KITCHEN REMODEL****Project Index #: 1669INT4****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 06/11/2019.

**REPLACE FLOOR COVERING****Project Index #: 1669INT3****Construction Cost \$20,800**

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

This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004 and 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2019.

**RESTROOM REMODEL****Project Index #: 1669INT2****Construction Cost \$16,000**

The two restrooms in the residence are original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes 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 06/11/2019.

**WATER HEATER REPLACEMENT****Project Index #: 1669PLM1****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 3-4 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 06/11/2019.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$29,580****Long-Term Needs****Four to Ten Years****INTERIOR FINISHES****Project Index #: 1669INT1****Construction Cost \$9,860**

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.

**EXTERIOR FINISHES****Project Index #: 1669EXT1****Construction Cost \$19,720**

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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b>	<b>1,972</b>	<b>IBC Occupancy Type 1:</b>	<b>100 % R-3</b>
<b>Year Constructed:</b>	<b>1990</b>	<b>IBC Occupancy Type 2:</b>	<b>%</b>
<b>Exterior Finish 1:</b>	<b>100 % Painted Wood Siding</b>	<b>Construction Type:</b>	<b>Wood Framing</b>
<b>Exterior Finish 2:</b>	<b>%</b>	<b>IBC Construction Type:</b>	<b>V-B</b>
<b>Number of Levels (Floors):</b>	<b>1</b>	<b>Basement?</b>	<b>No</b>
		<b>Percent Fire Suppressed:</b>	<b>0 %</b>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$70.21</b>
<b>Priority Class 2:</b>	<b>\$108,880</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$493,000</b>
<b>Priority Class 3:</b>	<b>\$29,580</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$250</b>
<b>Grand Total:</b>	<b>\$138,460</b>	<b>FCNI:</b>	<b>28%</b>

**HATCHERY RESIDENCE 3**

SPWD Facility Condition Analysis - 1668

Survey Date: 6/11/2019

**HATCHERY RESIDENCE 3****BUILDING REPORT**

The Hatchery Residence 3 is a wood framed structure with a composition shingle roof on a concrete foundation. The roof was replaced in 2012 that included a 40 year warranty. It is located south of the hatchery office in a cul-de-sac. The house has new dual pane windows, central HVAC system with roof mounted evaporative cooler, flooring and roofing. Smoke detectors have recently been added where required throughout the residence. The home is in good condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$108,880****Necessary - Not Yet Critical****Two to Four Years****HVAC EQUIPMENT REPLACEMENT****Project Index #: 1668HVA1****Construction Cost \$29,580**

The HVAC system consists of a roof top evaporative condenser and gas fired furnace in the garage. These units are original to the building, installed in 1990. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installing new HVAC units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to 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 06/11/2019.

**KITCHEN REMODEL****Project Index #: 1668INT4****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 06/11/2019.

**REPLACE FLOOR COVERING****Project Index #: 1668INT3****Construction Cost \$20,800**

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

This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004 and 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2019.

**RESTROOM REMODEL****Project Index #: 1668INT2****Construction Cost \$16,000**

The two restrooms in the residence are original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes 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 06/11/2019.

**WATER HEATER REPLACEMENT****Project Index #: 1668PLM1****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 3-4 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 06/11/2019.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$35,600****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1668EXT1****Construction Cost \$19,800**

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 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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 1668INT1****Construction Cost \$15,800**

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:**

<b>Gross Area (square feet):</b>	<b>1,972</b>	<b>IBC Occupancy Type 1:</b>	<b>100 % R-3</b>
<b>Year Constructed:</b>	<b>1990</b>	<b>IBC Occupancy Type 2:</b>	<b>%</b>
<b>Exterior Finish 1:</b>	<b>100 % Painted Wood Siding</b>	<b>Construction Type:</b>	<b>Wood Framing</b>
<b>Exterior Finish 2:</b>	<b>%</b>	<b>IBC Construction Type:</b>	<b>V-B</b>
<b>Number of Levels (Floors):</b>	<b>1</b>	<b>Basement?</b>	<b>No</b>
		<b>Percent Fire Supressed:</b>	<b>0 %</b>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$73.27</b>
<b>Priority Class 2:</b>	<b>\$108,880</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$493,000</b>
<b>Priority Class 3:</b>	<b>\$35,600</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$250</b>
<b>Grand Total:</b>	<b>\$144,480</b>	<b>FCNI:</b>	<b>29%</b>

**HATCHERY RESIDENCE 2**

SPWD Facility Condition Analysis - 1667

Survey Date: 6/11/2019

**HATCHERY RESIDENCE 2****BUILDING REPORT**

The Hatchery Residence 2 is a wood framed structure with a composition shingle roof on a concrete foundation. The roof was replaced in 2012 that included a 40 year warranty. It is located south of the hatchery office in a cul-de-sac. The house has new dual pane windows, central HVAC system with roof mounted evaporative cooler, flooring and roofing. Smoke detectors have recently been added where required throughout the residence. The home is in good condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$108,880****Necessary - Not Yet Critical****Two to Four Years****HVAC EQUIPMENT REPLACEMENT****Project Index #: 1667HVA1****Construction Cost \$29,580**

The HVAC system consists of a roof top evaporative cooler and gas fired furnace in the garage. These units are original to the building, installed in 1990. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installing new HVAC units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to 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 06/11/2019.

**KITCHEN REMODEL****Project Index #: 1667INT4****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 06/11/2019.

**REPLACE FLOOR COVERING****Project Index #: 1667INT3****Construction Cost \$20,800**

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

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 06/11/2019.

**RESTROOM REMODEL****Project Index #: 1667INT2****Construction Cost \$16,000**

The two restrooms in the residence are original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes 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 06/11/2019.

**WATER HEATER REPLACEMENT****Project Index #: 1667PLM1****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 3-4 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 06/11/2019.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$35,500****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1667EXT1****Construction Cost \$19,700**

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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 1667INT1****Construction Cost \$15,800**

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:**

<b>Gross Area (square feet):</b>	<b>1,972</b>	<b>IBC Occupancy Type 1:</b>	<b>100 % R-3</b>
<b>Year Constructed:</b>	<b>1990</b>	<b>IBC Occupancy Type 2:</b>	<b>%</b>
<b>Exterior Finish 1:</b>	<b>100 % Painted Wood Siding</b>	<b>Construction Type:</b>	<b>Wood Framing</b>
<b>Exterior Finish 2:</b>	<b>%</b>	<b>IBC Construction Type:</b>	<b>V-B</b>
<b>Number of Levels (Floors):</b>	<b>1</b>	<b>Basement?</b>	<b>No</b>
		<b>Percent Fire Supressed:</b>	<b>0 %</b>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$73.22</b>
<b>Priority Class 2:</b>	<b>\$108,880</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$493,000</b>
<b>Priority Class 3:</b>	<b>\$35,500</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$250</b>
<b>Grand Total:</b>	<b>\$144,380</b>	<b>FCNI:</b>	<b>29%</b>

**HATCHERY RESIDENCE 1**

SPWD Facility Condition Analysis - 1666

Survey Date: 6/11/2019

**HATCHERY RESIDENCE 1****BUILDING REPORT**

The Hatchery Residence 1 is a wood framed structure with a composition shingle roof on a concrete foundation. The roof was replaced in 2012 that included a 40 year warranty. It is located south of the hatchery office in a cul-de-sac. The house has new dual pane windows, central HVAC system with roof mounted evaporative cooler, flooring and roofing. Smoke detectors have recently been added where required throughout the residence. The home is in good condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$113,880****Necessary - Not Yet Critical****Two to Four Years****HVAC EQUIPMENT REPLACEMENT****Project Index #: 1666HVA1****Construction Cost \$29,580**

The HVAC system consists of a roof top evaporative cooler and gas fired furnace in the garage. These units are original to the building, installed in 1990. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installing new HVAC units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to 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 06/11/2019.

**KITCHEN REMODEL****Project Index #: 1666INT4****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 06/11/2019.

**REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING****Project Index #: 1666EXT3****Construction Cost \$5,000**

The house has considerable damage to the siding from lawn sprinklers wetting the siding. This project would create drip irrigated planters within three feet of the house and relocate sprinklers so they do not wet the house. Backflow prevention devices would be enclosed in a heated enclosure to prevent freezing. Existing hose bibs upstream of the backflow preventers would be relocated downstream of the valve.

This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004 and 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2019.

**REPLACE FLOOR COVERING****Project Index #: 1666INT3****Construction Cost \$20,800**

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

This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004 and 04/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2019.

**RESTROOM REMODEL**

**Project Index #: 1666INT2**  
**Construction Cost \$16,000**

The two restrooms in the residence are original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes 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 06/11/2019.

**WATER HEATER REPLACEMENT**

**Project Index #: 1666PLM1**  
**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 3-4 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 06/11/2019.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$35,500**

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

**Project Index #: 1666INT1**  
**Construction Cost \$15,800**

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.

**EXTERIOR FINISHES**

**Project Index #: 1666EXT1**  
**Construction Cost \$19,700**

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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 1,972</b>	<b>IBC Occupancy Type 1: 100 % R-3</b>
<b>Year Constructed: 1990</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Painted Wood Siding</b>	<b>Construction Type: Wood Framing</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 0 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$0</b>	<b>Project Construction Cost per Square Foot: \$75.75</b>
<b>Priority Class 2: \$113,880</b>	<b>Total Facility Replacement Construction Cost: \$493,000</b>
<b>Priority Class 3: \$35,500</b>	<b>Facility Replacement Cost per Square Foot: \$250</b>
<b>Grand Total: \$149,380</b>	<b>FCNI: 30%</b>

**HATCHERY WATER WELL PUMP HOUSE A1**

SPWD Facility Condition Analysis - 1665

Survey Date: 6/11/2019

**HATCHERY WATER WELL PUMP HOUSE A1****BUILDING REPORT**

The Hatchery Water Well Pump House A1 is a concrete masonry unit and wood framed structure on a concrete slab-on-grade foundation. The roofing was replaced in 2012 with a single ply roofing system with a 20 year warranty. The building is in good shape. The well has been shut down and the building should be protected for future use.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$1,280****Long-Term Needs****Four to Ten Years****Project Index #: 1665EXT1****EXTERIOR FINISHES****Construction Cost \$1,280**

The exterior is in good condition and should be maintained for future use due to the well being shut down. 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 masonry and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 256	<b>IBC Occupancy Type 1:</b> 100 % U
<b>Year Constructed:</b> 1990	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Concrete Masonry U	<b>Construction Type:</b> Concrete Masonry Units & Wood
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Suppressed:</b> 0 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$5.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$64,000</b>
<b>Priority Class 3:</b>	<b>\$1,280</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$250</b>
<b>Grand Total:</b>	<b>\$1,280</b>	<b>FCNI:</b>	<b>2%</b>

**HATCHERY WATER WELL PUMP HOUSE C2**

SPWD Facility Condition Analysis - 1664

Survey Date: 6/11/2019

**HATCHERY WATER WELL PUMP HOUSE C2****BUILDING REPORT**

The Hatchery Water Well Pump House C1 is a concrete masonry unit and wood framed structure on a concrete slab-on-grade foundation. The roofing was replaced in 2012 with a single ply roofing system with a 20 year warranty. The building is in good shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1664ENR1****LIGHTING UPGRADE****Construction Cost \$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 06/11/2019.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$1,920****Long-Term Needs****Four to Ten Years****Project Index #: 1664EXT1****EXTERIOR FINISHES****Construction Cost \$1,280**

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 masonry and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 1664INT1****INTERIOR FINISHES****Construction Cost \$640**

The interior finishes are in fair condition. It is recommended that the interior walls be cleaned and sealed and that the ceiling be painted at least once in the next 4 - 6 years. Prior to painting, all surfaces should be repaired and prepped.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 256	<b>IBC Occupancy Type 1:</b> 100 % U
<b>Year Constructed:</b> 1990	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Concrete Masonry U	<b>Construction Type:</b> Concrete Masonry Units & Wood
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Suppressed:</b> 0 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$9.45
<b>Priority Class 2:</b> \$500	<b>Total Facility Replacement Construction Cost:</b> \$64,000
<b>Priority Class 3:</b> \$1,920	<b>Facility Replacement Cost per Square Foot:</b> \$250
<b>Grand Total:</b> \$2,420	<b>FCNI:</b> 4%

**HATCHERY WATER WELL PUMP HOUSE A2**

SPWD Facility Condition Analysis - 1663

Survey Date: 6/11/2019

**HATCHERY WATER WELL PUMP HOUSE A2****BUILDING REPORT**

The Hatchery Water Well Pump House A2 is a concrete masonry unit and wood framed structure on a concrete slab-on-grade foundation. The roofing was replaced in 2012 with a single ply roofing system with a 20 year warranty. The well pump has a diesel generator backup attached directly to the electric well pump for emergency backup. The building is in good shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1663ENR1****LIGHTING UPGRADE****Construction Cost \$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 06/11/2019.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$2,333****Long-Term Needs****Four to Ten Years****Project Index #: 1663EXT1****EXTERIOR FINISHES****Construction Cost \$1,555**

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 masonry and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 1663INT1****INTERIOR FINISHES****Construction Cost \$778**

The interior finishes are in fair condition. It is recommended that the interior walls be cleaned and sealed and that the ceiling be painted at least once in the next 4 - 6 years. Prior to painting, all surfaces should be repaired and prepped.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 311	<b>IBC Occupancy Type 1:</b> 100 % U
<b>Year Constructed:</b> 1990	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Concrete Masonry U	<b>Construction Type:</b> Concrete Masonry Units & Wood
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Suppressed:</b> 0 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$9.11
<b>Priority Class 2:</b> \$500	<b>Total Facility Replacement Construction Cost:</b> \$78,000
<b>Priority Class 3:</b> \$2,333	<b>Facility Replacement Cost per Square Foot:</b> \$250
<b>Grand Total:</b> \$2,833	<b>FCNI:</b> 4%

**HATCHERY WATER WELL PUMP HOUSE C1**

SPWD Facility Condition Analysis - 1662

Survey Date: 6/11/2019

**HATCHERY WATER WELL PUMP HOUSE C1****BUILDING REPORT**

The Hatchery Water Well Pump House C1 is a concrete masonry unit and wood framed structure on a concrete slab-on-grade foundation. The roofing was replaced in 2012 with a single ply roofing system with a 20 year warranty. The well pump has a diesel generator backup attached directly to the electric well pump for emergency backup. The building is in good shape. The well has been shut down and the building should be protected for future use.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$1,555****Long-Term Needs****Four to Ten Years****Project Index #: 1662EXT1****EXTERIOR FINISHES****Construction Cost \$1,555**

The exterior is in good condition and should be maintained for future use due to the well being shut down. 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 masonry and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 311	<b>IBC Occupancy Type 1:</b> 100 % U
<b>Year Constructed:</b> 1990	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Concrete Masonry U	<b>Construction Type:</b> Concrete Masonry Units & Wood
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Suppressed:</b> 0 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$5.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$78,000</b>
<b>Priority Class 3:</b>	<b>\$1,555</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$250</b>
<b>Grand Total:</b>	<b>\$1,555</b>	<b>FCNI:</b>	<b>2%</b>

**HATCHERY PUMP HOUSE B**

SPWD Facility Condition Analysis - 1661

Survey Date: 6/11/2019

**HATCHERY PUMP HOUSE B  
BUILDING REPORT**

The Hatchery Pump House B is a concrete masonry unit and wood framed structure on a concrete slab-on-grade foundation. It houses a well, pumps and two emergency generators along with switchgear for hatchery operations. There is a small enclosed area for the water chlorination system. The roofing was replaced in 2012 with a single ply roofing system with a 20 year warranty. The facility is in good operating condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$55,700****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1661EXT1****Construction Cost \$5,800**

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 are cleaning and sealing the masonry and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**HVAC EQUIPMENT REPLACEMENT****Project Index #: 1661HVA1****Construction Cost \$38,300**

The three HVAC roof top units and the ceiling mounted heater were installed in 1990. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to 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 06/11/2019.

**INTERIOR FINISHES / CEILING REPAIR****Project Index #: 1661INT1****Construction Cost \$8,100**

The interior finishes are in fair condition except for the damaged gypsum board ceiling. This project would provide for the removal and replacement of the damaged ceiling areas and painting. It is recommended that the interior walls be cleaned and sealed and that the ceiling be painted at least once in the next two years after the repairs are made. Prior to painting, all surfaces should be repaired and prepped. The roof replacement project must be done prior to the repairing of the ceiling.

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 06/11/2019.

**LIGHTING UPGRADE****Project Index #: 1661ENR1****Construction Cost \$3,500**

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 06/11/2019.

**BUILDING INFORMATION:**

Gross Area (square feet):	1,160	IBC Occupancy Type 1:	100 % U
Year Constructed:	1990	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	Basement?	No
		Percent Fire Supressed:	0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$48.02
Priority Class 2:	\$55,700	Total Facility Replacement Construction Cost:	\$290,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$55,700	FCNI:	19%

**HATCHERY HAZMAT STORAGE**

SPWD Facility Condition Analysis - 1660

Survey Date: 6/11/2019

## HATCHERY HAZMAT STORAGE BUILDING REPORT

The Hazardous Materials Storage Building is a pre-engineered metal structure on a concrete foundation. There is a small elevated loading dock adjacent to the storage building which is used primarily for storing oxygen tanks. The building is in good shape.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$1,500**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR WALL PACK LIGHTING REPLACEMENT**

**Project Index #: 1660ENR1**  
**Construction Cost \$1,500**

The building mounted wall pack lights appear to be original to the building. These fixtures have High Intensity Discharge (HID) lamps and are less efficient. This project would provide for the replacement of the existing wall pack fixtures with LED wall packs using the existing wiring.

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

**EXTERIOR FINISHES**

**Project Index #: 1660EXT1**  
**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 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 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): 247	IBC Occupancy Type 1: 100 % H-4
Year Constructed: 1990	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Metal Building
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$12.15
Priority Class 2: \$1,500	Total Facility Replacement Construction Cost: \$12,000
Priority Class 3: \$1,500	Facility Replacement Cost per Square Foot: \$50
Grand Total: \$3,000	FCNI: 25%

**HATCHERY VEHICLE STORAGE**

SPWD Facility Condition Analysis - 1659

Survey Date: 6/11/2019

## HATCHERY VEHICLE STORAGE BUILDING REPORT

The Hatchery Vehicle Storage is a pre-engineered metal structure on a concrete slab-on-grade which is open on one side. It is used for storage and parking of hatchery vehicles and equipment. The building is in good shape.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$3,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR WALL PACK LIGHTING REPLACEMENT** **Project Index #: 1659ENR1**  
**Construction Cost \$3,000**

The building mounted wall pack lights appear to be original to the building. These fixtures have High Intensity Discharge (HID) lamps and are less efficient. This project would provide for the replacement of the existing wall pack fixtures with LED wall packs using the existing wiring.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$10,100**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES** **Project Index #: 1659EXT1**  
**Construction Cost \$10,100**

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 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): 5,063	IBC Occupancy Type 1: 100 % U
Year Constructed: 1990	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Metal Building
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1      Basement? No	Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$2.59	
Priority Class 2: \$3,000	Total Facility Replacement Construction Cost: \$127,000	
Priority Class 3: \$10,100	Facility Replacement Cost per Square Foot: \$25	
Grand Total: \$13,100	FCNI: 10%	

**HATCHERY DRY STORAGE**

SPWD Facility Condition Analysis - 1658

Survey Date: 6/11/2019

## HATCHERY DRY STORAGE BUILDING REPORT

The Hatchery Dry Storage is an uninsulated pre-engineered metal building located just south and east of the main office. There are two overhead coiling doors and one exit door on the east side. The facility is used for storage and is in good shape.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$5,500**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR WALL PACK LIGHTING REPLACEMENT**

**Project Index #: 1658ENR2**  
**Construction Cost \$1,500**

The building mounted wall pack lights appear to be original to the building. These fixtures have High Intensity Discharge (HID) lamps and are less efficient. This project would provide for the replacement of the existing wall pack fixtures with LED wall packs using the existing wiring.

**LIGHTING UPGRADE**

**Project Index #: 1658ENR1**  
**Construction Cost \$4,000**

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 06/11/2019.

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

**EXTERIOR FINISHES**

**Project Index #: 1658EXT1**  
**Construction Cost \$4,000**

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 the sealing and caulking of the windows, flashing, fixtures and all other penetrations and painting of the overhead doors. It is recommended that the building be caulked and sealed and the doors be painted 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): 1,323	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1990	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Metal Building
Exterior Finish 2: %	IBC Construction Type: III-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:	\$7.18
Priority Class 2:	\$5,500	Total Facility Replacement Construction Cost:	\$33,000
Priority Class 3:	\$4,000	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$9,500	FCNI:	29%

**HATCHERY BUILDING**

SPWD Facility Condition Analysis - 1657

Survey Date: 6/11/2019

## **HATCHERY BUILDING BUILDING REPORT**

The Hatchery is a concrete masonry unit structure with reinforced concrete roof on a concrete slab-on-grade foundation. It has an old asphalt rolled roofing system. There are storage rooms, a restroom, mechanical room and large open area containing fish rearing equipment. There are two large ceiling mounted heating units, chillers and a large cooling tower which provides proper water temperature control as needed for hatchery operations. The facility is open to the public and has an ADA accessible ramp for access. There are no fire sprinklers and alarms present. The building is in good shape.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$329,700****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 1657ADA2****Construction Cost \$19,500**

The building does not have an accessible restroom. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

**ADA SIGNAGE****Project Index #: 1657ADA1****Construction Cost \$1,200**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 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 06/11/2019.

**CHILLER CONTROL PROGRAMMING****Project Index #: 1657HVA1****Construction Cost \$15,000**

The electronic controller for the chillers is not functioning. The controller needs to be re-programmed by a qualified professional in order to achieve the energy efficiency of the equipment as well as to ensure that the building is consistently conditioned as needed. This project would provide for reprogramming the chiller controls.

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 06/11/2019.

**ROOF REPLACEMENT****Project Index #: 1657EXT2****Construction Cost \$294,000**

The roof on this building was in poor condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 15 years. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof, and constant exposure to the sun are contributing factors to wear and deterioration. The current rolled asphalt roof was installed in 1990. It is recommended that this building be re-roofed with a single-ply roofing system in the next two years to be consistent with the roofing program.

This project is in design under CIP 19-S01(7) and the estimate is based off that 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 06/11/2019.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$260,000****Necessary - Not Yet Critical****Two to Four Years****AIR-COOLED CHILLER REPLACEMENT****Project Index #: 1657HVA2****Construction Cost \$260,000**

The chilled water source for the building are two a ground level, air-cooled reciprocating chillers. The chiller dates to the original construction and has reached the end of its life span. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. It is recommended that these chillers be scheduled for replacement. The new chillers should be sized for redundancy to meet the required load. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$148,550****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1657EXT1****Construction Cost \$74,275**

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 masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 1657INT1****Construction Cost \$74,275**

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): 14,855****Year Constructed: 1990****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: %****IBC Occupancy Type 1: 100 % F-2****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry, Concrete &****IBC Construction Type: III-B****Number of Levels (Floors): 1 Basement? No****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:****Priority Class 1: \$329,700****Priority Class 2: \$260,000****Priority Class 3: \$148,550****Grand Total: \$738,250****Project Construction Cost per Square Foot: \$49.70****Total Facility Replacement Construction Cost: \$4,456,000****Facility Replacement Cost per Square Foot: \$300****FCNI: 17%**

**HATCHERY OFFICE/SHOP**

SPWD Facility Condition Analysis - 1656

Survey Date: 6/11/2019

**HATCHERY OFFICE/SHOP****BUILDING REPORT**

The Hatchery Office/Shop is an engineered metal structure with metal roofing, siding and a concrete foundation. There are offices and small conference rooms for staff, a public visitor's area, ADA compliant restrooms, a large shop / maintenance area, A small lab area and a storage mezzanine. All hatchery operations including the computerized water supply system for the site and hatchery operations are located in this structure. The building is heated by a mix of HVAC units including ceiling mounted gas furnaces and packaged units in the mezzanine for the office and public areas. The building does not have a fire sprinkler or alarm system. There is ADA accessible parking at the public entrance. The facility is in good shape.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$315,200****Currently Critical****Immediate to Two Years****FIRE ALARM SYSTEM INSTALLATION****Project Index #: 1656SFT2****Construction Cost \$63,400**

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- 2006 Section 7 and the 2006 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 06/11/2019.

**FIRE SUPPRESSION SYSTEM INSTALLATION****Project Index #: 1656SFT1****Construction Cost \$221,800**

The building is partially a B occupancy per the 2018 IBC and has a floor area greater than 12,000 square feet. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

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 06/11/2019.

**RACEWAY ADA ACCESS PROGRAM ACCESSIBILITY****Project Index #: 1656ADA2****Construction Cost \$30,000**

The Hatchery Raceway is open to the public for viewing fish rearing activities. There is not any designated ADA access to this area. This project would provide for an ADA accessible location inside of the public area of this building for an audio / visual (A/V) presentation of hatchery and raceway areas which may not be ADA accessible. This project includes funds for an audio / visual consultant to outline and document hatchery raceway operations and purchase and installation on all required A/V equipment including signage, TDD equipment and minor remodeling of the public area of the building as required to accommodate this program. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 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 06/11/2019.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$195,500****Necessary - Not Yet Critical****Two to Four Years****BREAK ROOM REMODEL****Project Index #: 1656INT3****Construction Cost \$25,000**

The kitchenette and associated cabinets in the employee break room are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. This estimate includes disposal of the existing materials.

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 06/11/2019.

**EXTERIOR WALL PACK LIGHTING REPLACEMENT****Project Index #: 1656ENR2****Construction Cost \$9,000**

The building mounted wall pack lights appear to be original to the building. These fixtures have High Intensity Discharge (HID) lamps and are less efficient. This project would provide for the replacement of the existing wall pack fixtures with LED wall packs using the existing wiring.

**HVAC EQUIPMENT REPLACEMENT****Project Index #: 1656HVA3****Construction Cost \$99,000**

The building office area is served by two propane fired duct furnaces and an evaporative cooler. The duct furnaces are improperly vented and all the equipment is reaching the end of its expected life. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

**LIGHTING UPGRADE****Project Index #: 1656ENR1****Construction Cost \$36,000**

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 06/11/2019.

**OVERHEAD DOOR MOTOR INSTALLATION****Project Index #: 1656EXT4****Construction Cost \$9,000**

There are three 14'x16' overhead coiling doors which are manually operated. This project would provide for the installation of motors for the doors including remote operation, safety controls and connection 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 06/11/2019.

**REPLACE UNIT HEATERS****Project Index #: 1656HVA2****Construction Cost \$15,000**

The shop area of the building is heated by propane-fired unit heaters that are reaching the ends of their useful lives. This project would replace the heaters in kind. It is however, recommended to investigate the feasibility of replacing the furnaces with low intensity propane-fired radiant heaters.

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 06/11/2019.

**WATER HEATER REPLACEMENT****Project Index #: 1656PLM2****Construction Cost \$2,500**

There is a 50 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 8-10 years. It is recommended that a new propane-fired water heater be installed.

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 06/11/2019.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$74,824****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1656EXT2****Construction Cost \$36,024**

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 windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 1656INT2****Construction Cost \$30,000**

The interior finishes are in good condition. It is recommended that the interior walls be painted at least once in the next 6 - 8 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**REPLACE GUTTER****Project Index #: 1656EXT1****Construction Cost \$8,800**

The existing gutter on the shop eve has numerous joints that have proven impossible to seal against leaks. The leaking gutters will cause premature deterioration to the building finishes and the site hardscape. This project would replace the existing segmented gutter with seamless gutter.

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 06/11/2019.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 12,008	<b>IBC Occupancy Type 1:</b> 40 % B
<b>Year Constructed:</b> 1990	<b>IBC Occupancy Type 2:</b> 60 % S-2
<b>Exterior Finish 1:</b> 95 % Metal Siding	<b>Construction Type:</b> Engineered Metal Building
<b>Exterior Finish 2:</b> 5 % Glass and Aluminum	<b>IBC Construction Type:</b> III-B
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Supressed:</b> 0 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$315,200</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$48.76</b>
<b>Priority Class 2:</b>	<b>\$195,500</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$3,002,000</b>
<b>Priority Class 3:</b>	<b>\$74,824</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$250</b>
<b>Grand Total:</b>	<b>\$585,524</b>	<b>FCNI:</b>	<b>20%</b>

**NOTES:**

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

**REPORT DEVELOPMENT:**

State Public Works Division	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Mason Valley Hatchery - Site #9905  
Description: Asphalt Paving Patches Failing.



Mason Valley Hatchery - Site #9905  
Description: Pavement Cracking West of Raceway.



Hatchery Office / Shop - Building #1656  
Description: ADA Accessible Parking.



Hatchery Office / Shop - Building #1656  
Description: Interior View of the Office.



Hatchery Office / Shop - Building #1656  
Description: Original HVAC Equipment Needing Replacement.



Hatchery Office / Shop - Building #1656  
Description: Exterior View of the Shop & Exterior Lighting Upgrade.



Hatchery Building - Building #1657  
Description: Exterior of the Hatchery.



Hatchery Building - Building #1657  
Description: Chiller Replacements Needed.



Hatchery Building - Building #1657  
Description: ADA Unisex Restroom Needed.



Hatchery Building - Building #1657  
Description: Interior of the Hatchery.



Hatchery Dry Storage - Building #1658  
Description: Exterior of the Building.



Hatchery Vehicle Storage - Building #1659  
Description: View of the Building.



Hatchery Hazmat Storage - Building #1660  
Description: Exterior of the Building.



Hatchery Pump House B - Building #1661  
Description: Exterior of the Building.



Hatchery Pump House B - Building #1661  
Description: Damage to the ceiling.



Hatchery Water Well Pump House C1 - Building #1662  
Description: Exterior of the Building.



Hatchery Water Well Pump House A2 - Building #1663  
Description: Exterior of the Building.



Hatchery Water Well Pump House C2 - Building #1664  
Description: Exterior of the Building.



Hatchery Water Well Pump House A1 - Building #1665  
Description: Exterior of the Building.



Hatchery Residence 1 - Building #1666  
Description: Exterior of the Building.



Hatchery Residence 2 - Building #1667  
Description: Exterior of the Building.



Hatchery Residence 3 - Building #1668  
Description: Exterior of the Building.



Hatchery Residence 4 - Building #1669  
Description: Exterior of the Building.



Hatchery Residence 5 - Building #1670  
Description: Exterior of the building.



Hatchery Residence 4 Shop - Building #2460  
Description: Exterior of the Building (2009 Image).



Hatchery Mower Shed - Building #2461  
Description: Exterior of the Building.



Hatchery Water Tank - Building #2977  
Description: Exterior of the Tank.



Hatchery Raceway Shelter - Building #2978  
Description: Exterior of the Building Needing Rain Gutters.



Hatchery Raceway Shelter - Building #2978  
Description: Interior of the Building.



Hatchery Bulk Feed Bin - Building #2979  
Description: Exterior of the Structure.