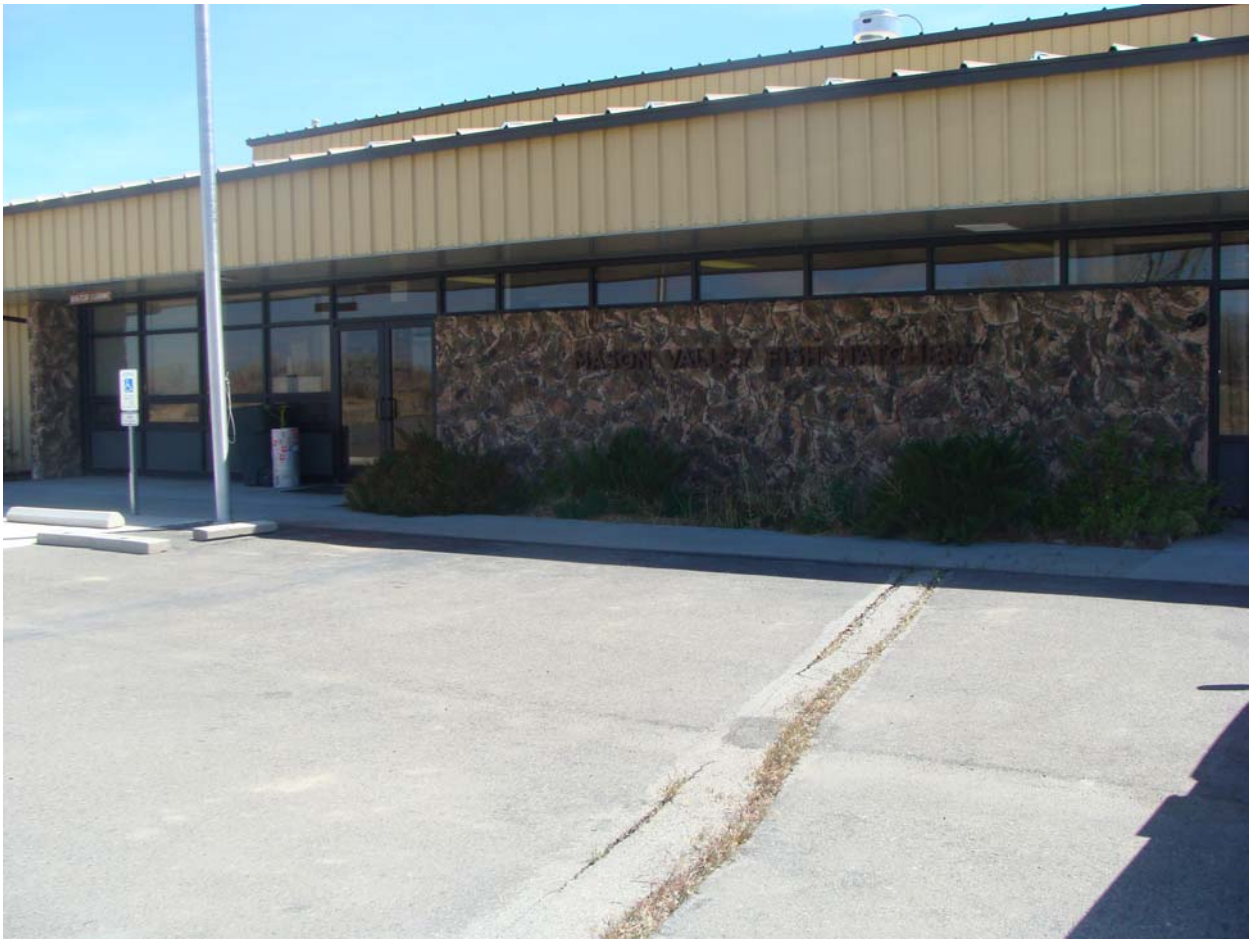
State of Nevada
Department of Wildlife
Mason Valley Fish Hatchery
Facility Condition Analysis

MASON VALLEY FISH HATCHERY

50 Hatchery Way
Yerington, Nevada 89447

Site Number: 9905
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS



Report Printed in August 2009

State of Nevada
Department of Wildlife
Mason Valley Fish Hatchery
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board 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 SPWB 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 Board 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 .60 or 60% 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.

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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
1668	HATCHERY RESIDENCE 3	1972	1990	4/30/2009	$88,740	$323,058	$105,000	$516,798	$345,100	150%
	50 Hatchery Way Mason Valley									
1669	HATCHERY RESIDENCE 4	1972	1990	4/30/2009	$88,740	$323,058	$105,000	$516,798	$345,100	150%
	50 Hatchery Way Mason Valley									
1667	HATCHERY RESIDENCE 2	1972	1990	4/30/2009	$59,160	$215,372	$70,000	$344,532	$345,100	100%
	50 Hatchery Way Mason Valley									
1661	HATCHERY PUMP HOUSE B	1160	1990	4/30/2009	$46,400	$117,000	$0	$163,400	$232,000	70%
	50 Hatchery Way Mason Valley									
1666	HATCHERY RESIDENCE 1	1972	1990	4/30/2009	$29,580	$107,686	$35,000	$172,266	$345,100	50%
	50 Hatchery Way Mason Valley									
1670	HATCHERY RESIDENCE 5	1972	1990	4/30/2009	$29,580	$107,686	$35,000	$172,266	$345,100	50%
	50 Hatchery Way Mason Valley									
2460	HATCHERY RESIDENCE 4 SHOP	480	1991	4/30/2009	$7,200	$7,200	$0	$14,400	$48,000	30%
	50 Hatchery Way Mason Valley									
1658	HATCHERY DRY STORAGE	1323	1990	4/30/2009	$0	$7,277	$0	$7,277	$33,075	22%
	50 Hatchery Way Mason Valley									
2461	HATCHERY MOWER SHED	200	0	4/30/2009	$0	$300	$0	$300	$2,000	15%
	50 Hatchery Way Mason Valley									
1665	HATCHERY WATER WELL PUMP HOUSE A1	256	1990	4/30/2009	$0	$6,400	$0	$6,400	$51,200	13%
	50 Hatchery Way Mason Valley									
1663	HATCHERY WATER WELL PUMP HOUSE A2	311	1990	4/30/2009	$0	$7,498	$0	$7,498	$62,200	12%
	50 Hatchery Way Mason Valley									
1662	HATCHERY WATER WELL PUMP HOUSE C1	311	1990	4/30/2009	$0	$7,498	$0	$7,498	$62,200	12%
	50 Hatchery Way Mason Valley									
1656	HATCHERY OFFICE / SHOP	12008	1990	4/30/2009	$172,884	$166,794	$16,800	$356,478	$3,002,000	12%
	50 Hatchery Way Mason Valley									
1664	HATCHERY WATER WELL PUMP HOUSE C2	256	1990	4/30/2009	$0	$6,060	$0	$6,060	$51,200	12%
	50 Hatchery Way Mason Valley									
2977	HATCHERY WATER TANK	531	1990	5/11/2009	$0	$0	$7,500	$7,500	$75,000	10%
	50 Hatchery Way Mason Valley									
1657	HATCHERY BUILDING	14855	1990	4/30/2009	$235,225	$111,413	$74,275	$420,913	$4,456,500	9%
	50 Hatchery Way Mason Valley									

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
1660	HATCHERY HAZMAT STORAGE		247	1990	4/30/2009	$0	$0	$741	$741	$12,350	6%
	50 Hatchery Way	Mason Valley									
1659	HATCHERY VEHICLE STORAGE		5063	1990	4/30/2009	$0	$0	$7,554	$7,554	$126,575	6%
	50 Hatchery Way	Mason Valley									
2979	HATCHERY BULK FEED BIN		196	1990	5/11/2009	$0	$0	$1,960	$1,960	$73,500	3%
	50 Hatchery Way	Mason Valley									
2978	HATCHERY RACEWAY SHELTER		75600	1990	5/11/2009	$0	$63,900	$0	$63,900	$3,780,000	2%
	50 Hatchery Way	Mason Valley									
9905	MASON VALLEY HATCHERY SITE			0	4/30/2009	$0	$888,875	$0	$888,875		0%
	50 Hatchery Way	Mason Valley									
	Report Totals.....:		**122,657**			**$757,509**	**$2,467,075**	**$458,830**	**$3,683,414**	**$13,793,300**	**27%**

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.
There are a total of 5 wells with pump houses on site, 4 of which supply hatchery operations and building and the other for domestic use.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $888,875**

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

Project Index #: 9905SIT3

COOLING TOWER CONCRETE APRON REPAIR

Construction Cost $18,000

The cooling tower along the west side of the Hatchery building has a large sloped concrete apron which is showing signs of damage. There are cracks from settling and evidence of erosion occurring underneath the concrete. This may compromise the structural stability of the concrete foundation below the cooling tower. This project would provide for the necessary repairs to be made to prevent water infiltration and erosion.

Project Index #: 9905ENR2

ENERGY SAVINGS PERFORMANCE CONTRACT

Construction Cost $6,500

This project would invite an Energy Services Company (ESCO) to provide an analysis of energy and water savings opportunities at the Hatchery site. The ESCO could then enter into an Energy Savings Performance Contract with the Department of Wildlife to implement approved energy savings projects. Monetary savings from the projects would be used in whole or in part to pay the ESCO services. Among the opportunities that exist are lighting retrofits, the use of water or ground source heat pumps or heat exchangers, and the use of overhead low intensity radiant heating in shop areas.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 9905ENV2

INSTALL FUEL STORAGE TANKS

Construction Cost $24,000

The existing fuel tank adjacent to the vehicle storage building is a single-wall elevated fuel tank with a containment base. This project would install a 1,000 gallon gasoline and a 2,000 gallon diesel "ConVault" above ground tank and dispenser including all wiring, piping, vents, and spill containment.

Project Index #: 9905ELE1

RELOCATE RESIDENCE AREA PHONE VAULT

Construction Cost $5,000

The phone system in the housing area is subject to frequent outages due to lighting strikes. In addition, the main junction box is in a below ground vault, which subjects the terminations to corrosion due to ground moisture reducing the quality of service. This project would relocate the junction box to an above ground location and install lightning protection.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 9905SIT2

REMOVE & REPLACE,CRACK FILL AND SLURRY SEAL ASPHALT **Construction Cost $817,875**

There is approximately 327,150 Square feet of asphalt paving on the site. There are numerous areas that are damaged and the entire paved area is in need of a slurry seal. This project would provide for the removal and replacement of 260,550 square feet of pavement and crack fill and slurry sealing of 66,600 square feet of existing paving to remain. 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. For budgeting purposes, a construction cost figure of 50 cents a square foot could be used for slurry sealing which is not included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 07/15/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/07/2009.

Project Index #: 9905ELE2

REPLACE HATCHERY WATER MANAGEMENT COMPUTER SYST **Construction Cost $15,000**

The computer and software system for the hatchery operations monitors every aspect of fish hatching and rearing including but not limited to water flows, temperature, raceway flows, and well water flows to the main hatchery. This equipment is dated and is in need of an upgrade. There is not a backup to the system and if it fails, there could be losses to fish hatching and rearing operations. This project would provide for a new computer and upgrade the software system for fish hatchery operations. The main computer is located in Hatchery Office / Shop. It is recommended that this equipment be replaced in the next two years.

Project Index #: 9905ENV1

RESIDENCE SEPTIC TANK SYSTEM MAINTENANCE **Construction Cost $2,500**

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.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**
Priority Class 2:	**$888,875**
Priority Class 3:	**$0**
Grand Total:	**$888,875**

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: $1,960**

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

Project Index #: 2979EXT1

EXTERIOR FINISHES **Construction Cost $1,960**

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 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$10.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$74,000**
Priority Class 3:	**$1,960**	**Facility Replacement Cost per Square Foot:**	**$375**
Grand Total:	**$1,960**	**FCNI:**	**3%**

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: $63,900**

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

Project Index #: 2978EXT1

EXTERIOR FINISHES **Construction Cost $18,900**

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 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2978EXT2

GUTTER INSTALLATION **Construction Cost $45,000**

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.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$0.85**
Priority Class 2:	**$63,900**	**Total Facility Replacement Construction Cost:**	**$3,780,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$63,900**	**FCNI:**	**2%**

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**

Project Index #: 2977EXT1

EXTERIOR FINISHES **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 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet):	**531**
Year Constructed:	**1990**
Exterior Finish 1:	**100 % Painted Steel**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Steel Water Tank**
IBC Construction Type:	**I-A**
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

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: $300**

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

Project Index #: 2461EXT1

EXTERIOR FINISHES **Construction Cost $300**

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:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$1.50**
Priority Class 2:	**$300**	**Total Facility Replacement Construction Cost:**	**$2,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$10**
Grand Total:	**$300**	**FCNI:**	**15%**

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. It is located north of the residence and is in good condition.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $7,200**

Currently Critical **Immediate to Two Years**

Project Index #: 2460EXT2

ROOF REPLACEMENT **Construction Cost $7,200**

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

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $7,200**

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

Project Index #: 2460EXT1

EXTERIOR FINISHES **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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 2460INT1

INTERIOR FINISHES **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 two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$7,200**	**Project Construction Cost per Square Foot:**	**$30.00**
Priority Class 2:	**$7,200**	**Total Facility Replacement Construction Cost:**	**$48,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$14,400**	**FCNI:**	**30%**

HATCHERY RESIDENCE 5

BUILDING REPORT

The Hatchery Residence 5 is a wood framed structure with a composition shingle roof on a concrete foundation. It is located south of the hatchery office in a cul-de-sac. The house has original 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 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $29,580**

Currently Critical **Immediate to Two Years**

Project Index #: 1670EXT2

REPLACE ROOF

Construction Cost $29,580

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next one to two years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $107,686**

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

Project Index #: 1670EXT1

EXTERIOR FINISHES

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1670EXT4

GUTTER INSTALLATION

Construction Cost $5,000

The building does not have gutters or downspouts to control the runoff from the roof. The water currently sheet drains off the roof causing erosion to the grade and damage to the siding. This project would provide funding for the installation of a seamless gutter and downspout system for the building.

Project Index #: 1670HVA1

HVAC EQUIPMENT REPLACEMENT

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.

Project Index #: 1670INT1

INTERIOR FINISHES **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 two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1670EXT3

REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING **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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1670INT3

REPLACE FLOOR COVERING **Construction Cost $15,776**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1670INT2

RESTROOM REMODEL **Construction Cost $10,000**

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.

Project Index #: 1670PLM1

WATER HEATER REPLACEMENT **Construction Cost $1,750**

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.

Project Index #: 1670EXT5

WINDOW REPLACEMENT **Construction Cost $11,000**

The windows are original, dual pane construction in a metal frame. These older windows are not energy efficient and many have broken seals. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 11 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $35,000**

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

Project Index #: 1670INT4

KITCHEN REMODEL **Construction Cost $35,000**

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.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$29,580**	**Project Construction Cost per Square Foot:**	**$87.36**
Priority Class 2:	**$107,686**	**Total Facility Replacement Construction Cost:**	**$345,000**
Priority Class 3:	**$35,000**	**Facility Replacement Cost per Square Foot:**	**$175**
Grand Total:	**$172,266**	**FCNI:**	**50%**

HATCHERY RESIDENCE 4

BUILDING REPORT

The Hatchery Residence 4 is a wood framed structure with a composition shingle roof on a concrete foundation. It is located south of the hatchery office in a cul-de-sac. The house has original 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 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $29,580**

Currently Critical **Immediate to Two Years**

Project Index #: 1669EXT2

REPLACE ROOF **Construction Cost $29,580**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next one to two years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $107,686**

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

Project Index #: 1669INT1

INTERIOR FINISHES **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 two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1669EXT1

EXTERIOR FINISHES **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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1669EXT4

GUTTER INSTALLATION **Construction Cost $5,000**

The building does not have gutters or downspouts to control the runoff from the roof. The water currently sheet drains off the roof causing erosion to the grade and damage to the siding. This project would provide funding for the installation of a seamless gutter and downspout system for the building.

Project Index #: 1669HVA1

HVAC EQUIPMENT REPLACEMENT **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.

Project Index #: 1669EXT3

REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING **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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1669INT3

REPLACE FLOOR COVERING **Construction Cost $15,776**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1669INT2

RESTROOM REMODEL **Construction Cost $10,000**

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.

Project Index #: 1669PLM1

WATER HEATER REPLACEMENT **Construction Cost $1,750**

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.

Project Index #: 1669EXT5

WINDOW REPLACEMENT **Construction Cost $11,000**

The windows are original, dual pane construction in a metal frame. These older windows are not energy efficient and many have broken seals. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 11 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $35,000**

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

Project Index #: 1669INT4

KITCHEN REMODEL **Construction Cost $35,000**

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.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$29,580**	**Project Construction Cost per Square Foot:**	**$87.36**
Priority Class 2:	**$107,686**	**Total Facility Replacement Construction Cost:**	**$345,000**
Priority Class 3:	**$35,000**	**Facility Replacement Cost per Square Foot:**	**$175**
Grand Total:	**$172,266**	**FCNI:**	**50%**

HATCHERY RESIDENCE 3

BUILDING REPORT

The Hatchery Residence 3 is a wood framed structure with a composition shingle roof on a concrete foundation. It is located south of the hatchery office in a cul-de-sac. The house has original 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 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $29,580**

Currently Critical **Immediate to Two Years**

Project Index #: 1668EXT2

REPLACE ROOF

Construction Cost $29,580

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next one to two years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $107,686**

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

Project Index #: 1668EXT1

EXTERIOR FINISHES

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1668EXT4

GUTTER INSTALLATION

Construction Cost $5,000

The building does not have gutters or downspouts to control the runoff from the roof. The water currently sheet drains off the roof causing erosion to the grade and damage to the siding. This project would provide funding for the installation of a seamless gutter and downspout system for the building.

Project Index #: 1668HVA1

HVAC EQUIPMENT REPLACEMENT

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.

Project Index #: 1668INT1

INTERIOR FINISHES **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 two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1668EXT3

REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING **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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1668INT3

REPLACE FLOOR COVERING **Construction Cost $15,776**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1668INT2

RESTROOM REMODEL **Construction Cost $10,000**

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.

Project Index #: 1668PLM1

WATER HEATER REPLACEMENT **Construction Cost $1,750**

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.

Project Index #: 1668EXT5

WINDOW REPLACEMENT **Construction Cost $11,000**

The windows are original, dual pane construction in a metal frame. These older windows are not energy efficient and many have broken seals. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 11 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $35,000**

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

Project Index #: 1668INT4

KITCHEN REMODEL **Construction Cost $35,000**

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.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$29,580**	**Project Construction Cost per Square Foot:**	**$87.36**
Priority Class 2:	**$107,686**	**Total Facility Replacement Construction Cost:**	**$345,000**
Priority Class 3:	**$35,000**	**Facility Replacement Cost per Square Foot:**	**$175**
Grand Total:	**$172,266**	**FCNI:**	**50%**

HATCHERY RESIDENCE 2

BUILDING REPORT

The Hatchery Residence 2 is a wood framed structure with a composition shingle roof on a concrete foundation. It is located south of the hatchery office in a cul-de-sac. The house has original 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 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $29,580**

Currently Critical **Immediate to Two Years**

Project Index #: 1667EXT2

REPLACE ROOF

Construction Cost $29,580

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next one to two years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $107,686**

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

Project Index #: 1667EXT1

EXTERIOR FINISHES

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1667EXT4

GUTTER INSTALLATION

Construction Cost $5,000

The building does not have gutters or downspouts to control the runoff from the roof. The water currently sheet drains off the roof causing erosion to the grade and damage to the siding. This project would provide funding for the installation of a seamless gutter and downspout system for the building.

Project Index #: 1667HVA1

HVAC EQUIPMENT REPLACEMENT

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.

Project Index #: 1667INT1

INTERIOR FINISHES **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 two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1667EXT3

REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING **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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1667INT3

REPLACE FLOOR COVERING **Construction Cost $15,776**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1667INT2

RESTROOM REMODEL **Construction Cost $10,000**

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.

Project Index #: 1667PLM1

WATER HEATER REPLACEMENT **Construction Cost $1,750**

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.

Project Index #: 1667EXT5

WINDOW REPLACEMENT **Construction Cost $11,000**

The windows are original, dual pane construction in a metal frame. These older windows are not energy efficient and many have broken seals. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 11 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $35,000**

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

Project Index #: 1667INT4

KITCHEN REMODEL **Construction Cost $35,000**

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.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$29,580**	**Project Construction Cost per Square Foot:**	**$87.36**
Priority Class 2:	**$107,686**	**Total Facility Replacement Construction Cost:**	**$345,000**
Priority Class 3:	**$35,000**	**Facility Replacement Cost per Square Foot:**	**$175**
Grand Total:	**$172,266**	**FCNI:**	**50%**

HATCHERY RESIDENCE 1

BUILDING REPORT

The Hatchery Residence 1 is a wood framed structure with a composition shingle roof on a concrete foundation. It is located south of the hatchery office in a cul-de-sac. The house has original 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 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $29,580**

Currently Critical **Immediate to Two Years**

Project Index #: 1666EXT2

REPLACE ROOF **Construction Cost $29,580**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next one to two years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $107,686**

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

Project Index #: 1666INT1

INTERIOR FINISHES **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 two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1666EXT1

EXTERIOR FINISHES **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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1666EXT4

GUTTER INSTALLATION **Construction Cost $5,000**

The building does not have gutters or downspouts to control the runoff from the roof. The water currently sheet drains off the roof causing erosion to the grade and damage to the siding. This project would provide funding for the installation of a seamless gutter and downspout system for the building.

Project Index #: 1666HVA1

HVAC EQUIPMENT REPLACEMENT **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.

Project Index #: 1666EXT3

REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING **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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1666INT3

REPLACE FLOOR COVERING **Construction Cost $15,776**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1666INT2

RESTROOM REMODEL **Construction Cost $10,000**

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.

Project Index #: 1666PLM1

WATER HEATER REPLACEMENT **Construction Cost $1,750**

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.

Project Index #: 1666EXT5

WINDOW REPLACEMENT **Construction Cost $11,000**

The windows are original, dual pane construction in a metal frame. These older windows are not energy efficient and many have broken seals. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 11 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $35,000**

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

Project Index #: 1666INT4

KITCHEN REMODEL **Construction Cost $35,000**

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.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$29,580**	**Project Construction Cost per Square Foot:**	**$87.36**
Priority Class 2:	**$107,686**	**Total Facility Replacement Construction Cost:**	**$345,000**
Priority Class 3:	**$35,000**	**Facility Replacement Cost per Square Foot:**	**$175**
Grand Total:	**$172,266**	**FCNI:**	**50%**

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 building is in good shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $6,400**

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

Project Index #: 1665EXT1

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1665INT1

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 two to four years. Prior to painting, all surfaces should be repaired and prepped.

Project Index #: 1665ENR1

LIGHTING UPGRADE

Construction Cost $640

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

Project Index #: 1665EXT2

ROOF REPLACEMENT

Construction Cost $3,840

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 2-3 years to be consistent with the roofing program.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$25.00**
Priority Class 2:	**$6,400**	**Total Facility Replacement Construction Cost:**	**$51,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$6,400**	**FCNI:**	**13%**

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 building is in good shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $6,060**

Necessary - Not Yet Critical **Two to Four 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 2-3 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 two to four years. Prior to painting, all surfaces should be repaired and prepped.

Project Index #: 1664ENR1

LIGHTING UPGRADE

Construction Cost $300

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

Project Index #: 1664EXT2

ROOF REPLACEMENT

Construction Cost $3,840

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 2-3 years to be consistent with the roofing program.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$23.67**
Priority Class 2:	**$6,060**	**Total Facility Replacement Construction Cost:**	**$51,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$6,060**	**FCNI:**	**12%**

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 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: $7,498**

Necessary - Not Yet Critical **Two to Four 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 2-3 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 two to four years. Prior to painting, all surfaces should be repaired and prepped.

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.

Project Index #: 1663EXT2

ROOF REPLACEMENT **Construction Cost $4,665**

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 2-3 years to be consistent with the roofing program.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$24.11**
Priority Class 2:	**$7,498**	**Total Facility Replacement Construction Cost:**	**$62,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$7,498**	**FCNI:**	**12%**

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 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: $7,498**

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

Project Index #: 1662EXT1

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1662INT1

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 two to four years. Prior to painting, all surfaces should be repaired and prepped.

Project Index #: 1662ENR1

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.

Project Index #: 1662EXT2

ROOF REPLACEMENT **Construction Cost $4,665**

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 2-3 years to be consistent with the roofing program.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$24.11**
Priority Class 2:	**$7,498**	**Total Facility Replacement Construction Cost:**	**$62,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$7,498**	**FCNI:**	**12%**

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 rolled asphalt roofing system has been leaking around the roof penetrations and has damaged the gypsum board ceiling which will be addressed in the report.
The facility is in good operating condition.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $23,200**

Currently Critical **Immediate to Two Years**

Project Index #: 1661INT1

INTERIOR FINISHES / CEILING REPAIR **Construction Cost $5,800**

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.

Project Index #: 1661EXT2

ROOF REPLACEMENT **Construction Cost $17,400**

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 1-2 years to be consistent with the roofing program.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $58,500**

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

Project Index #: 1661EXT1

EXTERIOR FINISHES **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.

Project Index #: 1661HVA1

HVAC EQUIPMENT REPLACEMENT **Construction Cost $34,800**

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.

Project Index #: 1661ENR1

LIGHTING UPGRADE **Construction Cost $2,900**

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

Project Index #: 1661ENV1

REPLACE UNDERGROUND TANK **Construction Cost $15,000**

The site emergency generators are served by a 1,000 gallon Fiberglas/steel underground fuel tank located between the well house and the above ground water tank. At the time of the previous site visit, the leak detection monitor was in alarm. This project would replace the existing tank with a 1,000 gallon above ground "ConVault" to serve the generators. The underground tank would be investigated for leakage and closed if none is found. This project does not include funds for site remediation.

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

BUILDING INFORMATION:

Gross Area (square feet):	**1,160**
Year Constructed:	**1990**
Exterior Finish 1:	**100 % Concrete Masonry U**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units & Wood**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$23,200**	**Project Construction Cost per Square Foot:**	**$70.43**
Priority Class 2:	**$58,500**	**Total Facility Replacement Construction Cost:**	**$232,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$81,700**	**FCNI:**	**35%**

HATCHERY HAZMAT STORAGE

BUILDING REPORT

The Hazardous Materials Storage Building is an 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 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $741**

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

Project Index #: 1660EXT1

EXTERIOR FINISHES **Construction Cost $741**

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$3.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$12,000**
Priority Class 3:	**$741**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$741**	**FCNI:**	**6%**

HATCHERY VEHICLE STORAGE

BUILDING REPORT

The Hatchery Vehicle Storage is an 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 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $7,554**

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

Project Index #: 1659EXT1

EXTERIOR FINISHES **Construction Cost $7,554**

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$1.49**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$127,000**
Priority Class 3:	**$7,554**	**Facility Replacement Cost per Square Foot:**	**$25**
Grand Total:	**$7,554**	**FCNI:**	**6%**

HATCHERY DRY STORAGE

BUILDING REPORT

The Hatchery Dry Storage is an uninsulated 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: $7,277**

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

Project Index #: 1658EXT1

EXTERIOR FINISHES

Construction Cost $3,969

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1658ENR1

LIGHTING UPGRADE

Construction Cost $3,308

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.

BUILDING INFORMATION:

Gross Area (square feet):	**1,323**
Year Constructed:	**1990**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Engineered Metal Building**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$5.50**
Priority Class 2:	**$7,277**	**Total Facility Replacement Construction Cost:**	**$33,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$25**
Grand Total:	**$7,277**	**FCNI:**	**22%**

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 in in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $235,225**

Currently Critical **Immediate to Two Years**

Project Index #: 1657ADA1

ADA SIGNAGE

Construction Cost $900

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 2006 IBC, ICC/ANSI A117.1 - 2003, 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

Project Index #: 1657HVA1

CHILLER CONTROL PROGRAMMING

Construction Cost $10,000

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.

Project Index #: 1657ELE1

INSTALL ELECTRIC WATER HEATER

Construction Cost $1,500

The existing propane-fired water heater is permanently installed in the same room as the chillers. 2006 IMC 1106.2 prohibits open flame-producing devices in refrigeration rooms. This project would replace the existing gas fired equipment with electric equipment.

Project Index #: 1657EXT2

ROOF REPLACEMENT

Construction Cost $222,825

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $111,413**

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

Project Index #: 1657INT1

INTERIOR FINISHES

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 two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 1657ENR1

LIGHTING UPGRADE **Construction Cost $37,138**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade T-12 lamps to T-8 lamps with electronic ballasts and upgrade the HID (high intensity discharge) lamps to current standards, resulting in increased efficiency and reduced costs associated with illumination and HVAC load. Any electrical wiring upgrades are not included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $74,275**

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

Project Index #: 1657EXT1

EXTERIOR FINISHES **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 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):	**14,855**
Year Constructed:	**1990**
Exterior Finish 1:	**100 % Concrete Masonry U**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % F-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry, Concrete & Steel**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$235,225**	**Project Construction Cost per Square Foot:**	**$28.33**
Priority Class 2:	**$111,413**	**Total Facility Replacement Construction Cost:**	**$4,456,000**
Priority Class 3:	**$74,275**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$420,913**	**FCNI:**	**9%**

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: $172,884**

Currently Critical **Immediate to Two Years**

Project Index #: 1656ADA1

ADA SIGNAGE

Construction Cost $1,800

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 2006 IBC, ICC/ANSI A117.1 - 2003, 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

Project Index #: 1656ENV1

DUST COLLECTION SYSTEM INSTALLATION

Construction Cost $20,000

The building has a woodshop area which does not have an adequate dust collection system. In order to reduce the possibility of damage or injury, each piece of equipment should have complete collection capability. This project recommends installing a new dust collection system.

Project Index #: 1656SFT3

EXIT SIGN AND EGRESS LIGHTING UPGRADE

Construction Cost $5,000

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.

Project Index #: 1656SFT2

FIRE ALARM SYSTEM INSTALLATION

Construction Cost $42,028

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.

Project Index #: 1656SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $84,056

The building is partially a B occupancy per the 2006 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-1 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.

Project Index #: 1656ADA2

RACEWAY ADA ACCESS PROGRAM ACCESSIBILITY **Construction Cost $20,000**

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 2006 IBC, ICC/ANSI A117.1 - 2003, 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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $166,794**

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

Project Index #: 1656INT3

BREAK ROOM REMODEL **Construction Cost $15,000**

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.

Project Index #: 1656EXT2

EXTERIOR FINISHES **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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1656INT2

INTERIOR FINISHES **Construction Cost $30,000**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1656ENR1

LIGHTING UPGRADE **Construction Cost $30,020**

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

Project Index #: 1656EXT4

OVERHEAD DOOR MOTOR INSTALLATION **Construction Cost $6,000**

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.

Project Index #: 1656INT1

REPLACE CARPET AND TILE **Construction Cost $48,000**

The carpet and VCT (vinyl composite tile) flooring in the Office is damaged and reaching the end of its useful life. It is recommended that the carpet and VCT flooring be replaced. This project would provide for removal and disposal of the carpet and VCT and installation of new 12x12 VCT with a 6" base.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1656PLM2

WATER HEATER REPLACEMENT **Construction Cost $1,750**

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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $16,800**

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

Project Index #: 1656ELE1

INCREASE PHONE CAPACITY AND ADD VOICE MAIL **Construction Cost $10,000**

The existing phone switch is inadequate for the needs of the staff and currently does not offer voice mail. It is recommended that the switch be upgraded to add a voice mail module and ten new phone lines. To facilitate real time vendor access to the SCADA system and provide State employees with responsive access to email and data, the site should be provided with a high-speed internet connection as well. High-speed internet access costs are not included in the estimated costs for upgrading the phone switch.
This project or a portion thereof was previously recommended in the FCA report dated 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

Project Index #: 1656EXT1

REPLACE GUTTER **Construction Cost $6,800**

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 08/09/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/30/2009.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$172,884**	**Project Construction Cost per Square Foot:**	**$29.69**
Priority Class 2:	**$166,794**	**Total Facility Replacement Construction Cost:**	**$3,002,000**
Priority Class 3:	**$16,800**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$356,478**	**FCNI:**	**12%**

NOTES:

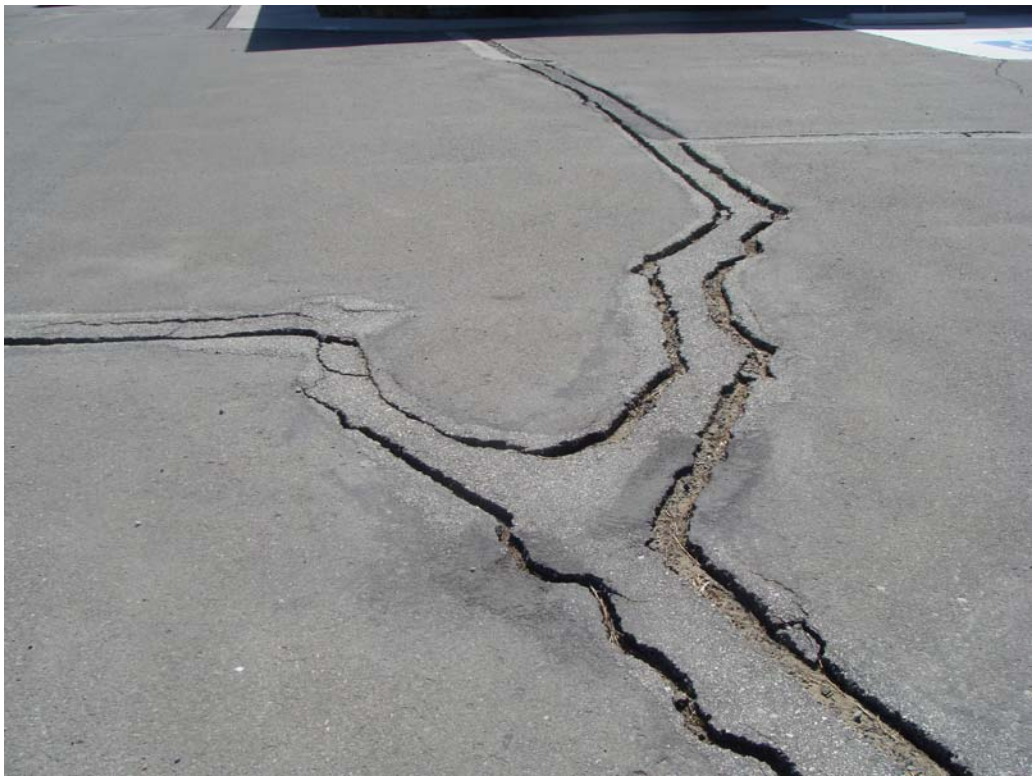
The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space,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

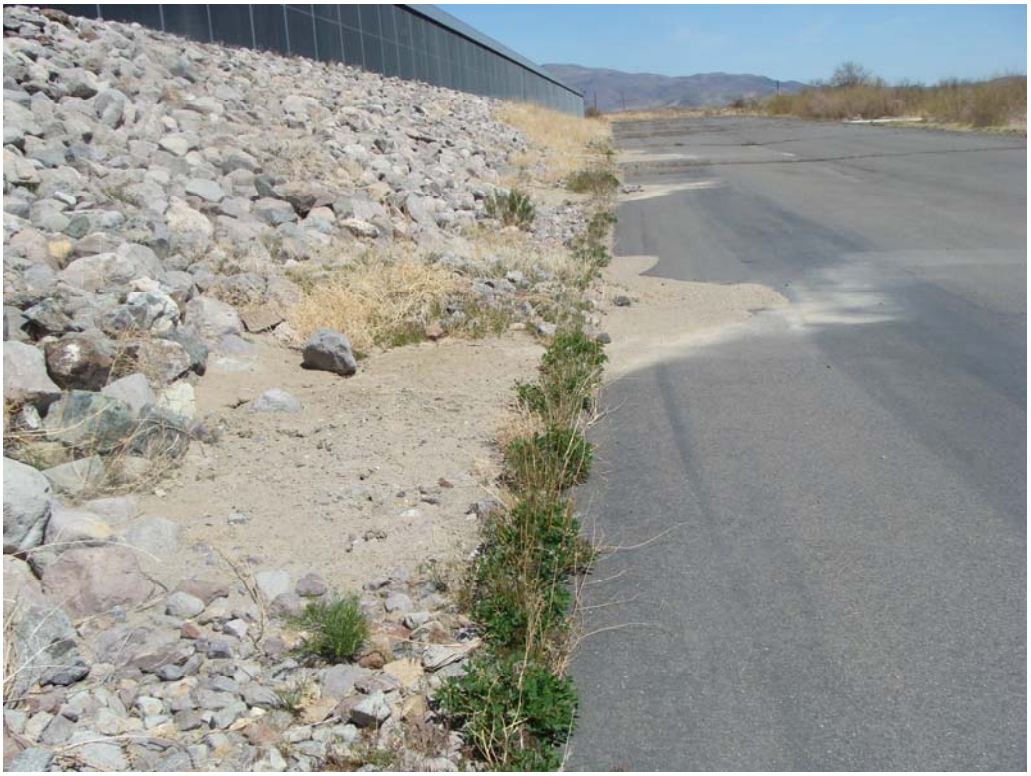
This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

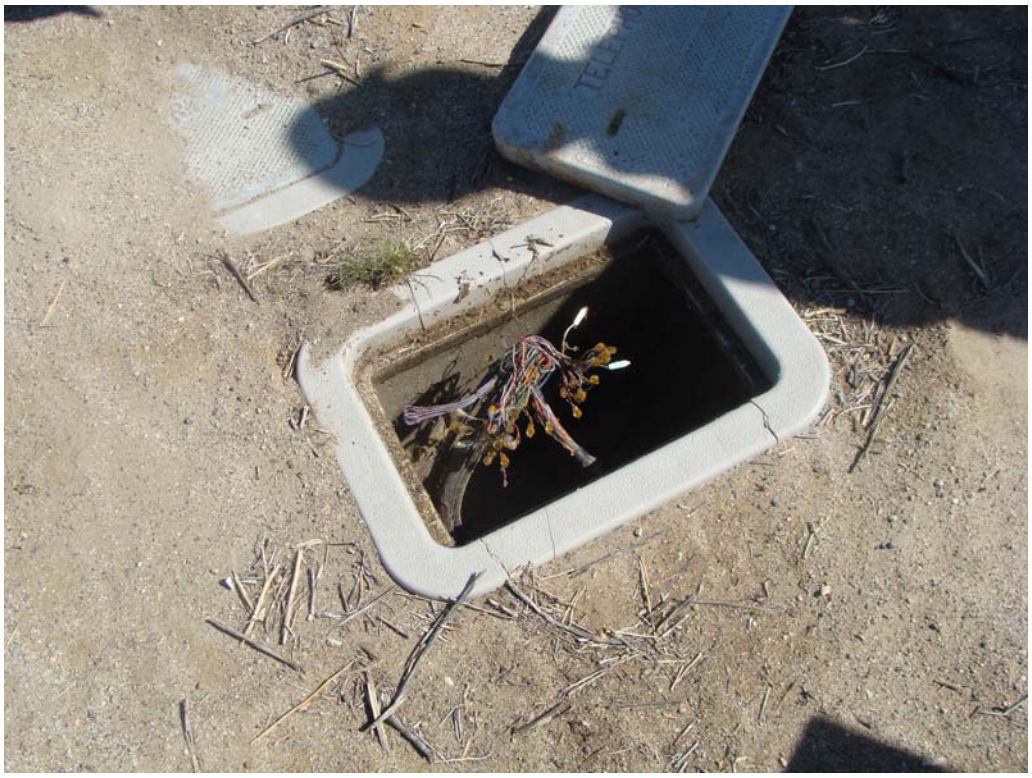
State Public Works Board	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



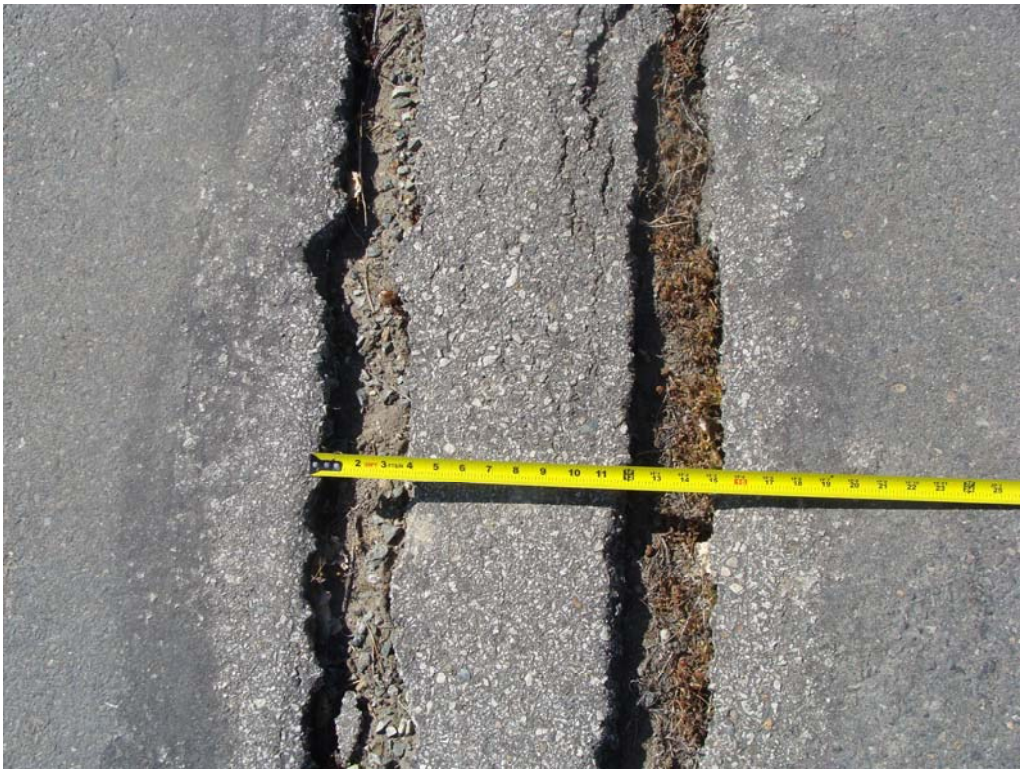
Mason Valley Hatchery - Site #9905
Description: Typical cracks in the pavement.



Mason Valley Hatchery - Site #9905
Description: Erosion at rip-rap bank by Raceway.

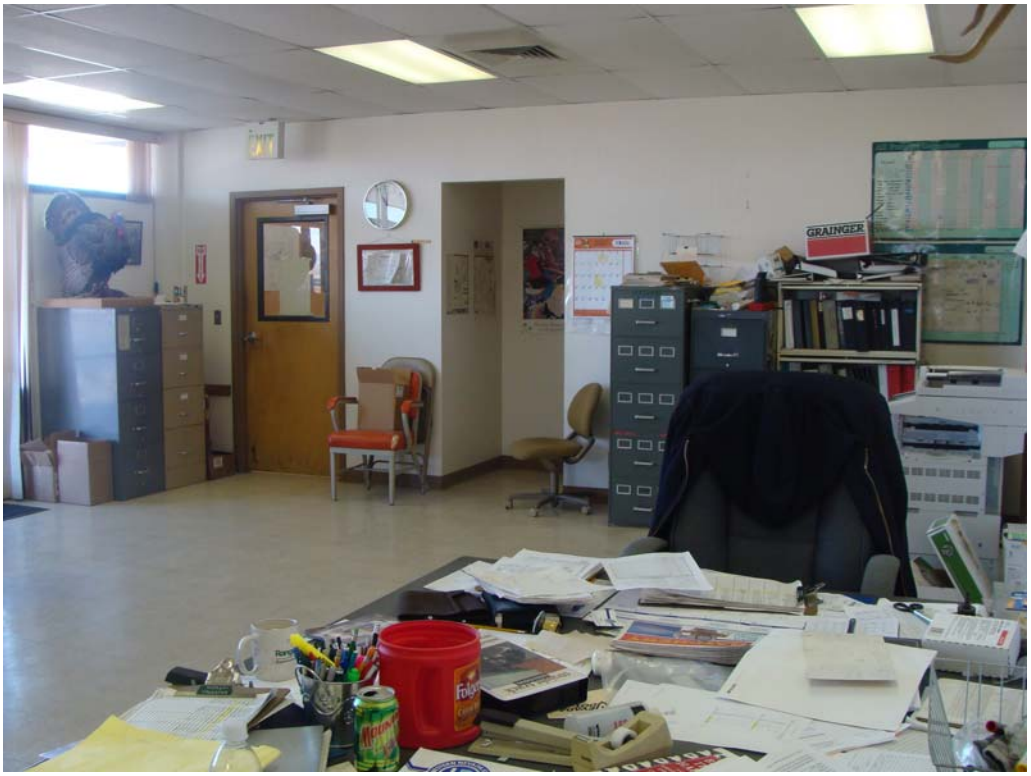


Mason Valley Hatchery - Site #9905
Description: Residence telephone box.

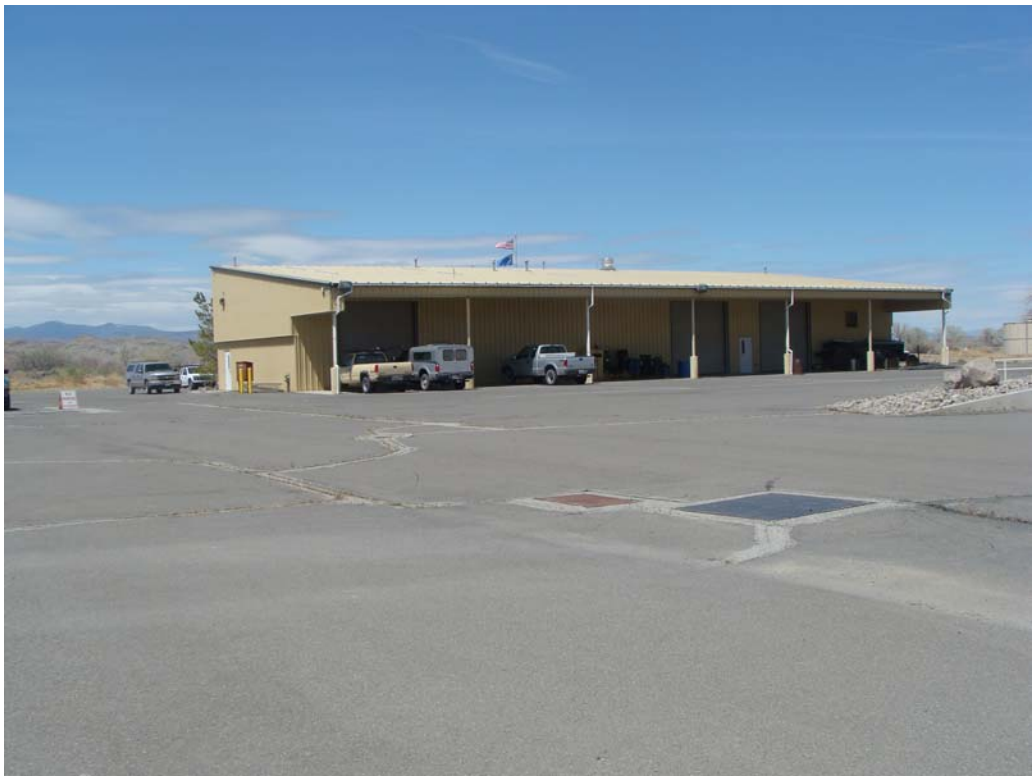


Mason Valley Hatchery - Site #9905
Description: Cracks at east pavement area.

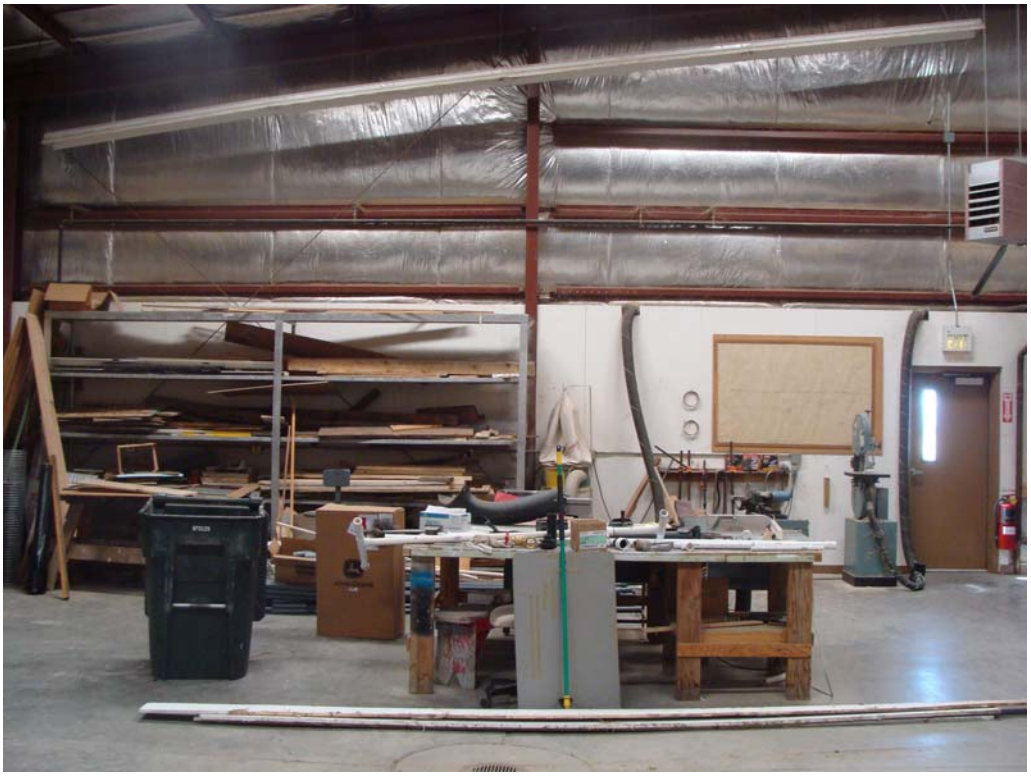
Hatchery Office / Shop - Building #1656
Description: ADA accessible parking.



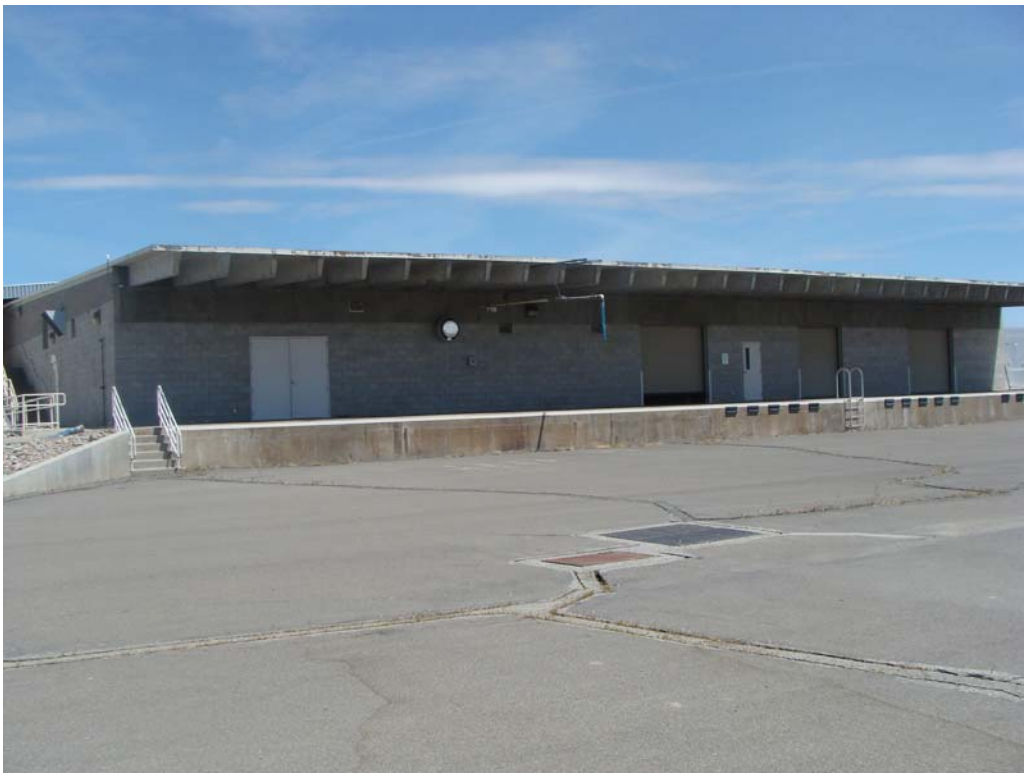
Hatchery Office / Shop - Building #1656
Description: Interior of the offices.



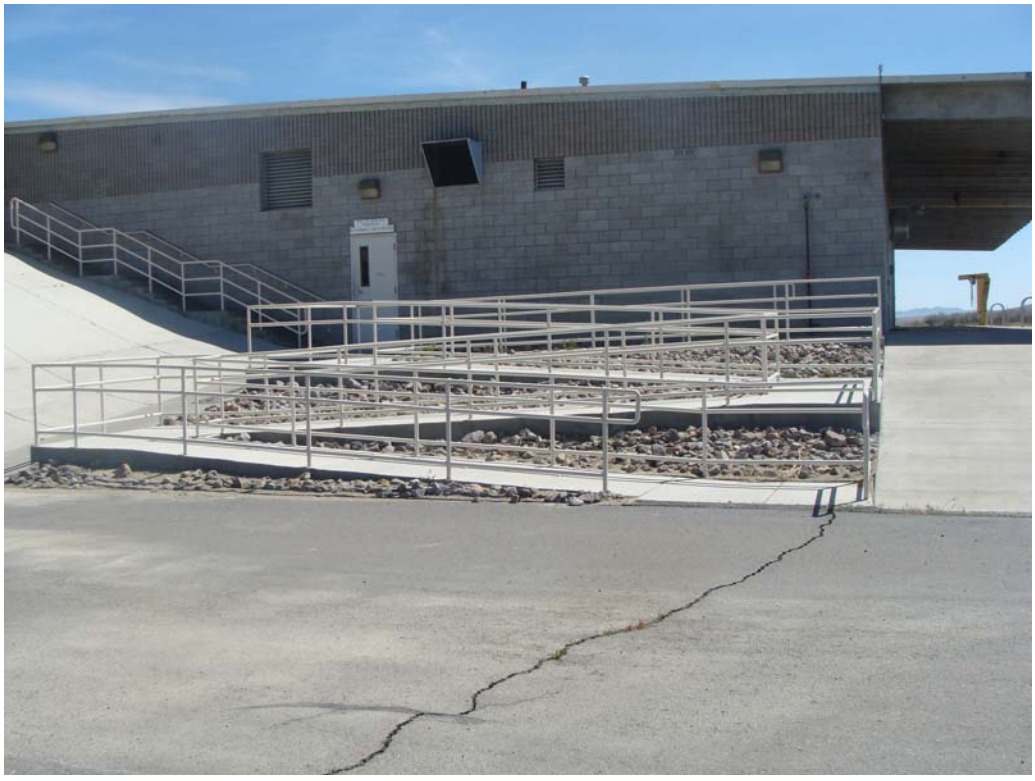
Hatchery Office / Shop - Building #1656
Description: Exterior of the building.



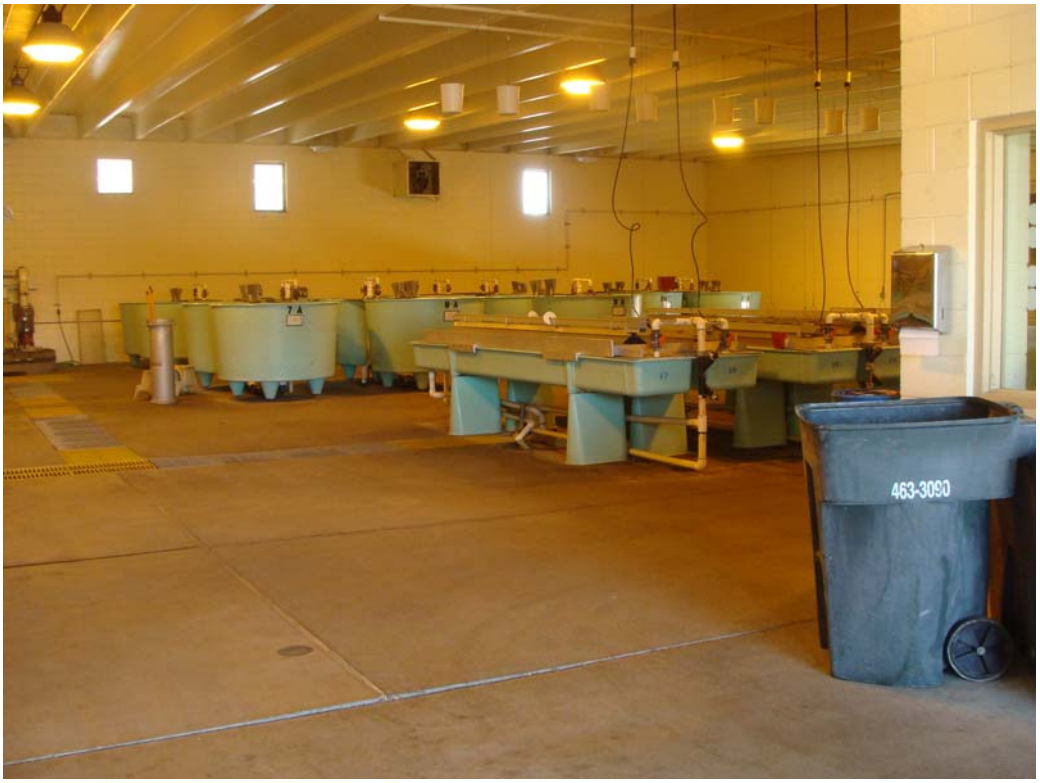
Hatchery Office / Shop - Building #1656
Description: Interior of the shop area.



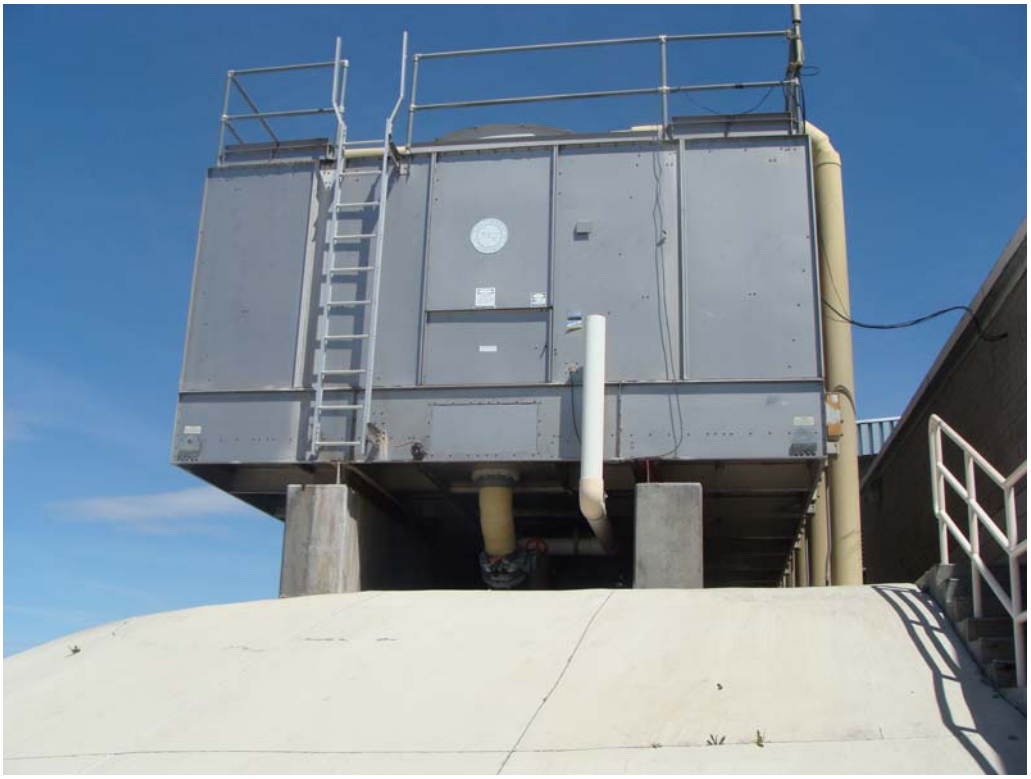
Hatchery Building - Building #1657
Description: Exterior of the Hatchery.



Hatchery Building - Building #1657
Description: ADA accessible ramp to Hatchery.



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



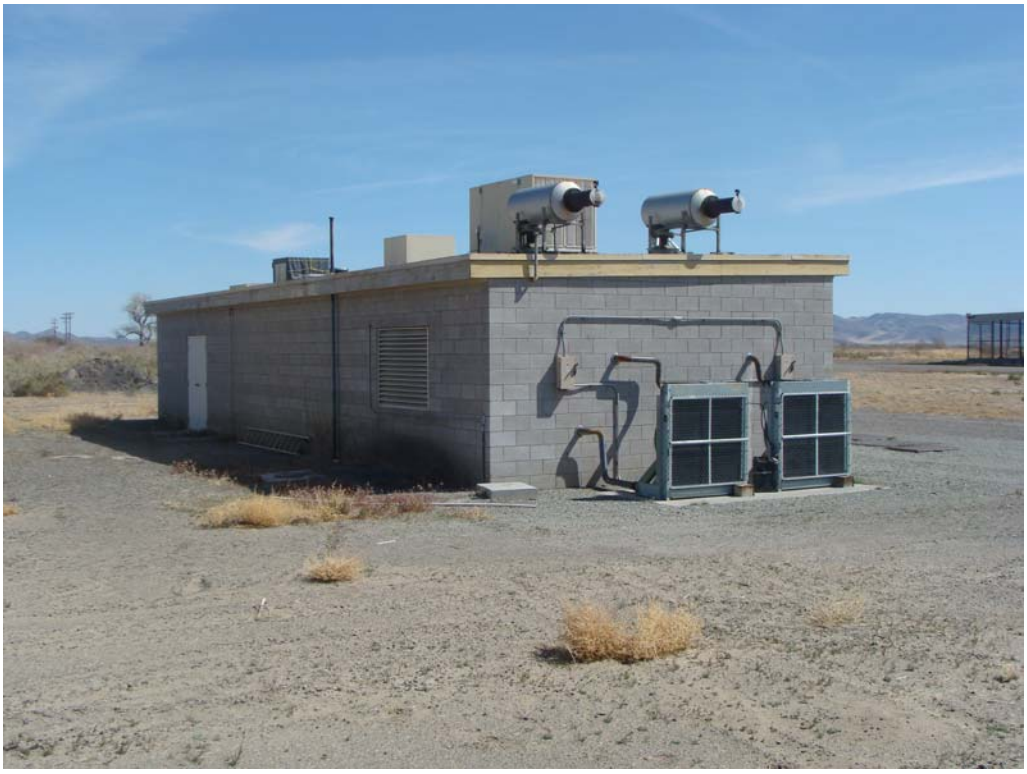
Hatchery Building - Building #1657
Description: Hatchery cooling tower.

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

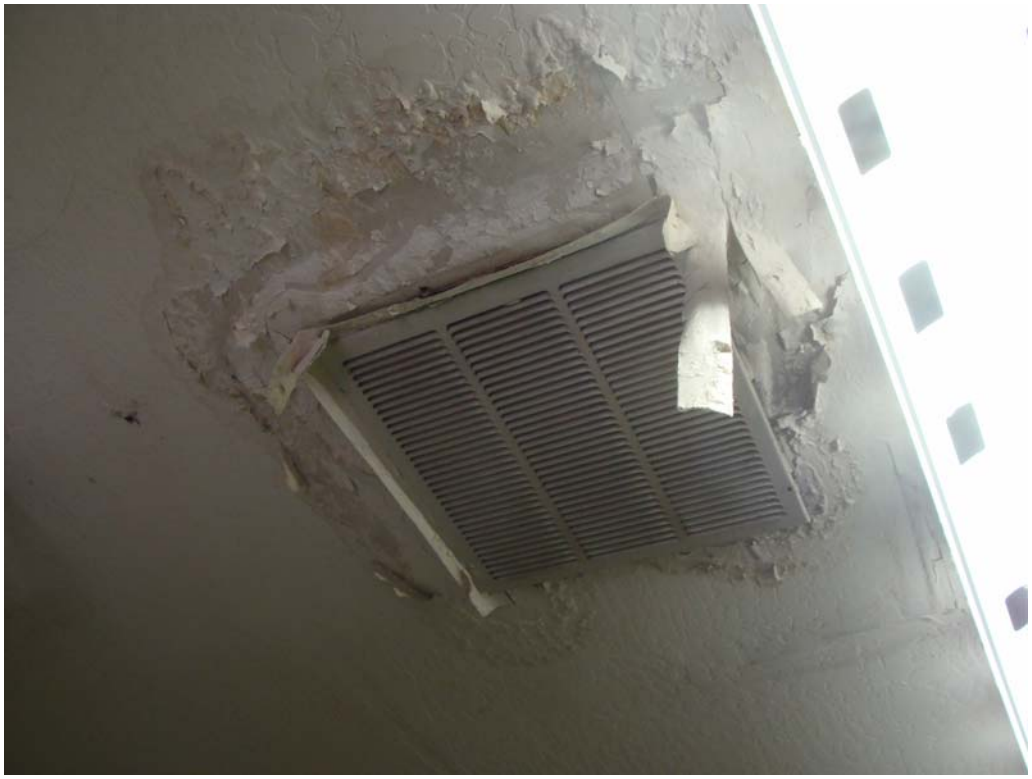
Hatchery Vehicle Storage - Building #1659
Description: Exterior of the building.

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

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

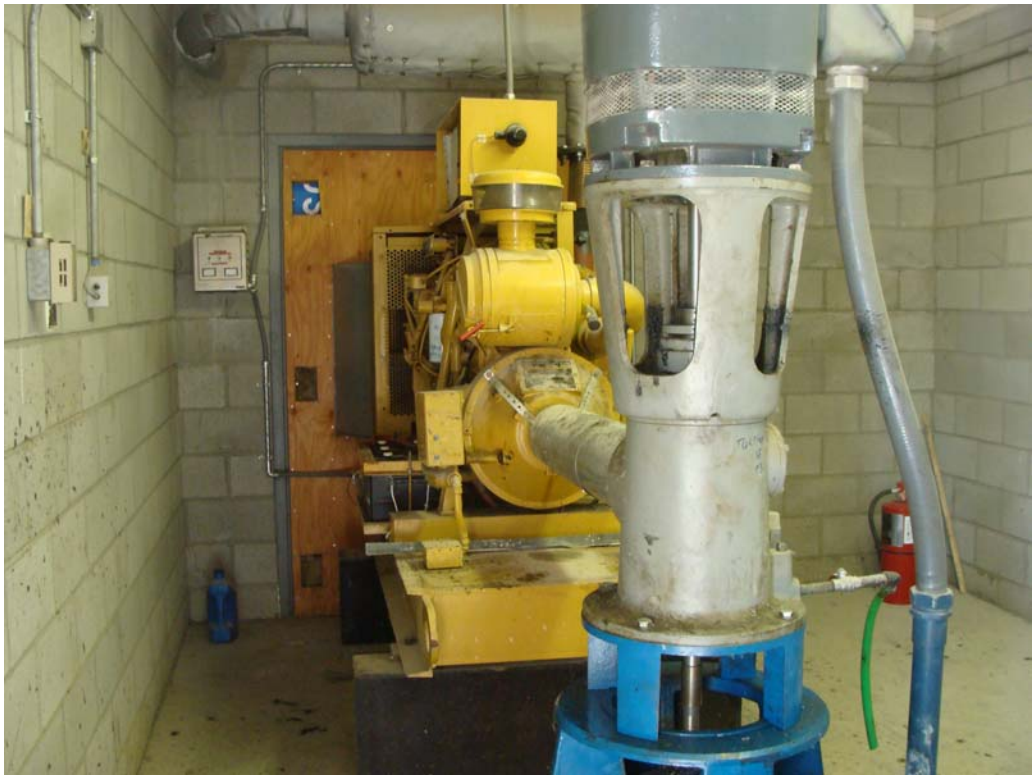


Hatchery Pump House B - Building #1661
Description: Exterior of the building.

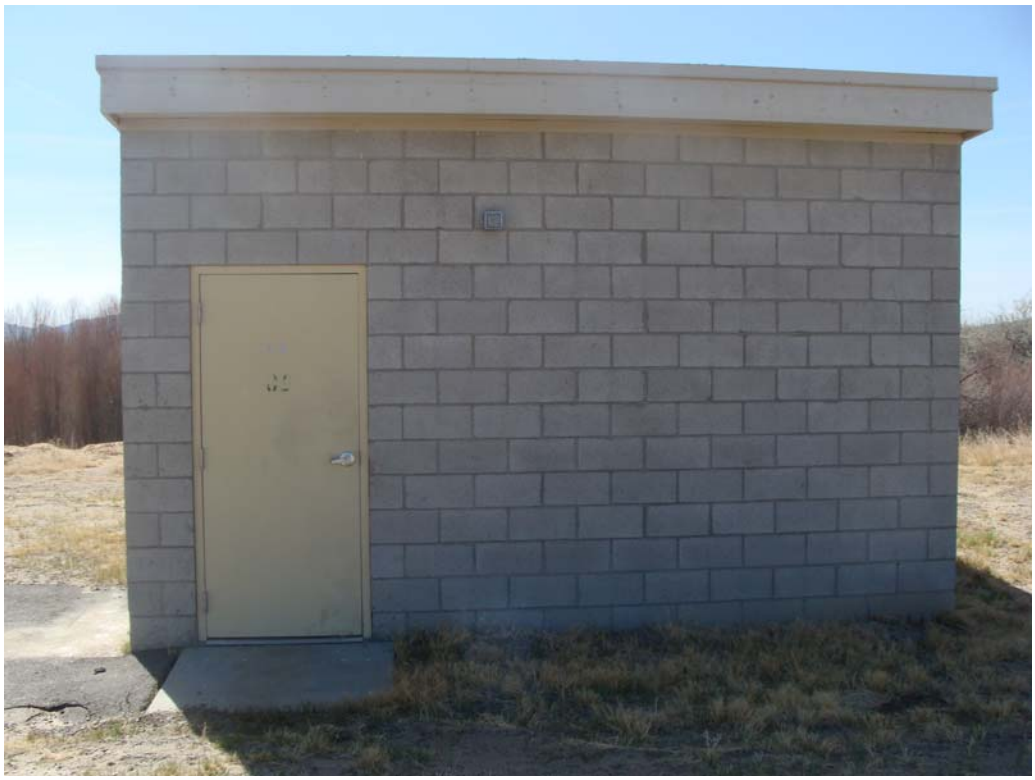


Hatchery Pump House B - Building #1661
Description: Damage to the ceiling.

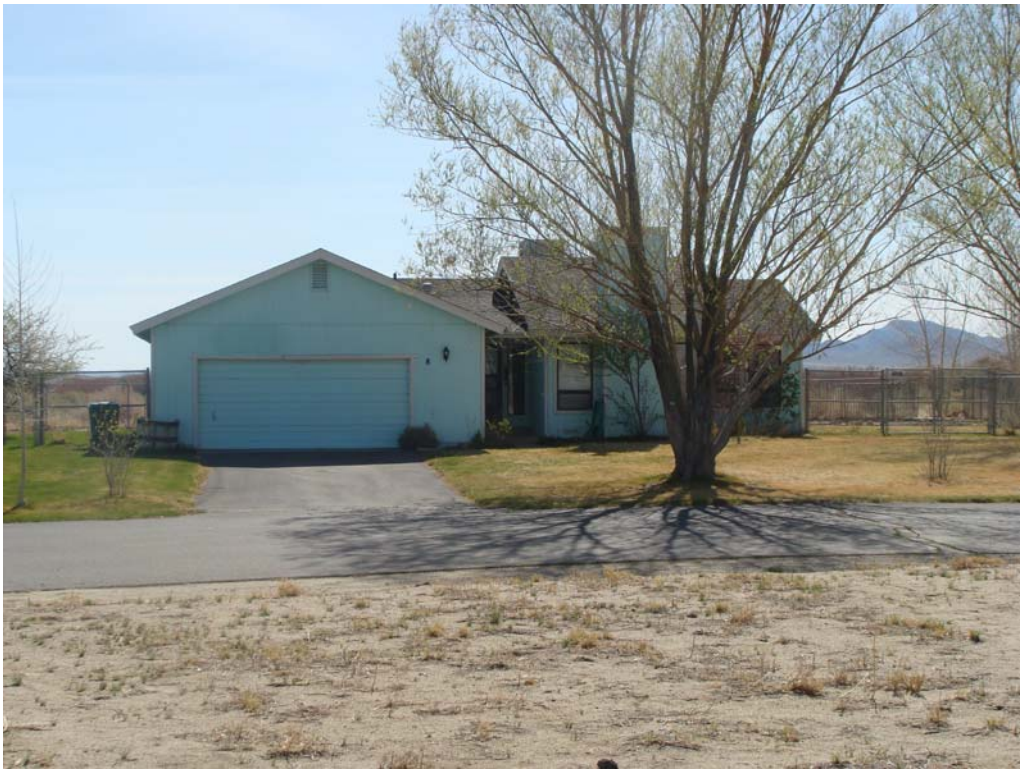
Hatchery Water Well Pump House C1 - Building #1662
Description: Exterior of the building.



Hatchery Water Well Pump House C1 - Building #1662
Description: Well head.

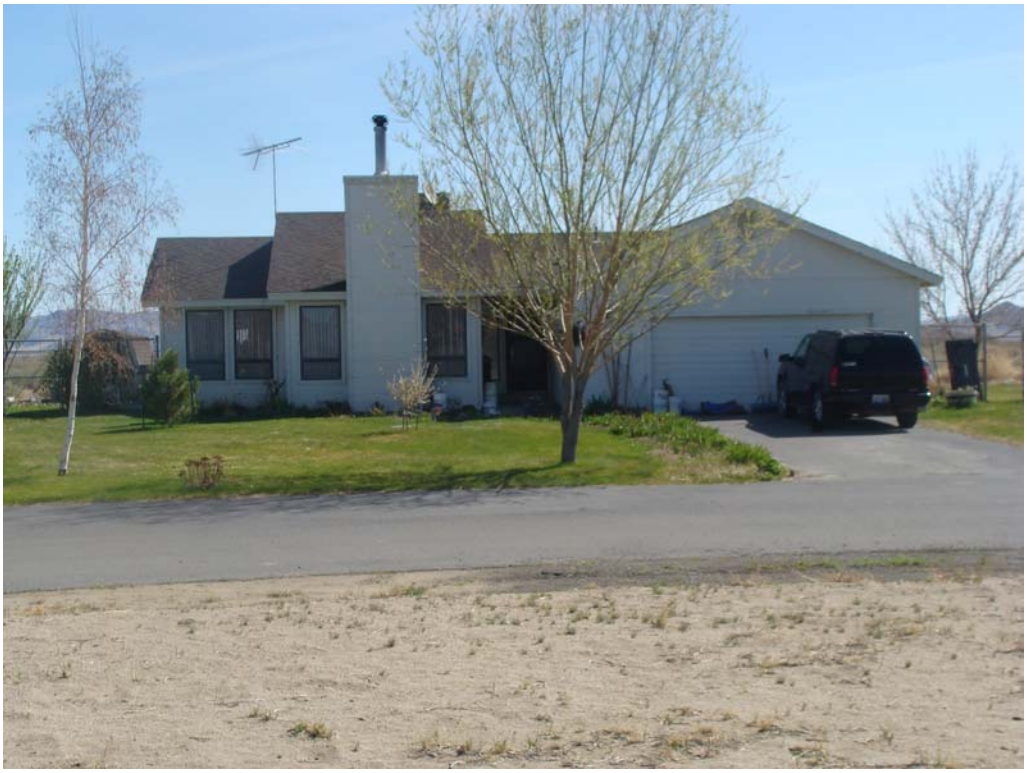


Hatchery Water Well Pump House C2 - Building #1664
Description: Exterior of the building.

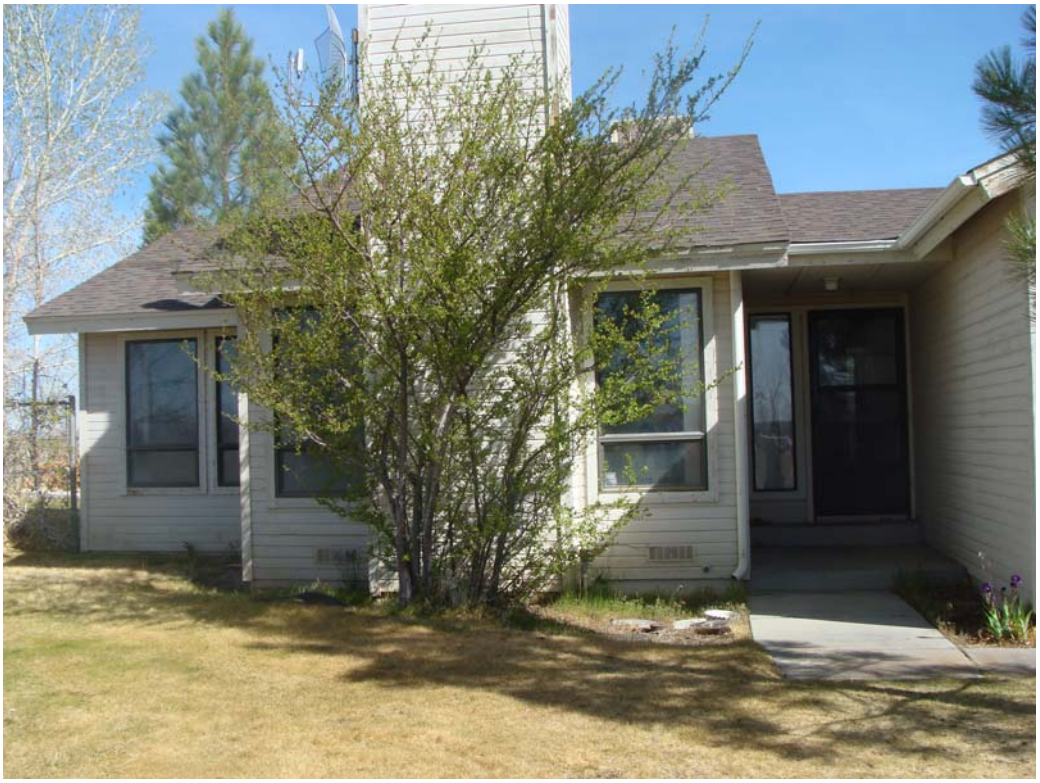


Hatchery Residence 1 - Building #1666
Description: Exterior of the building.

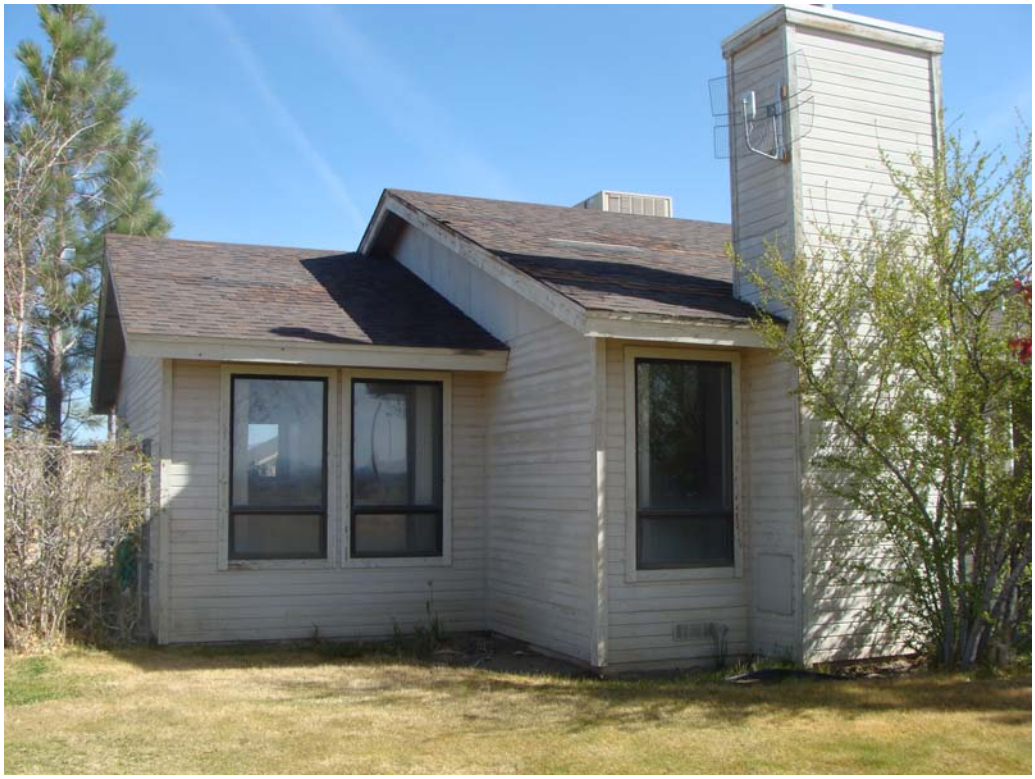
Hatchery Residence 1 - Building #1666
Description: Damaged window seal.



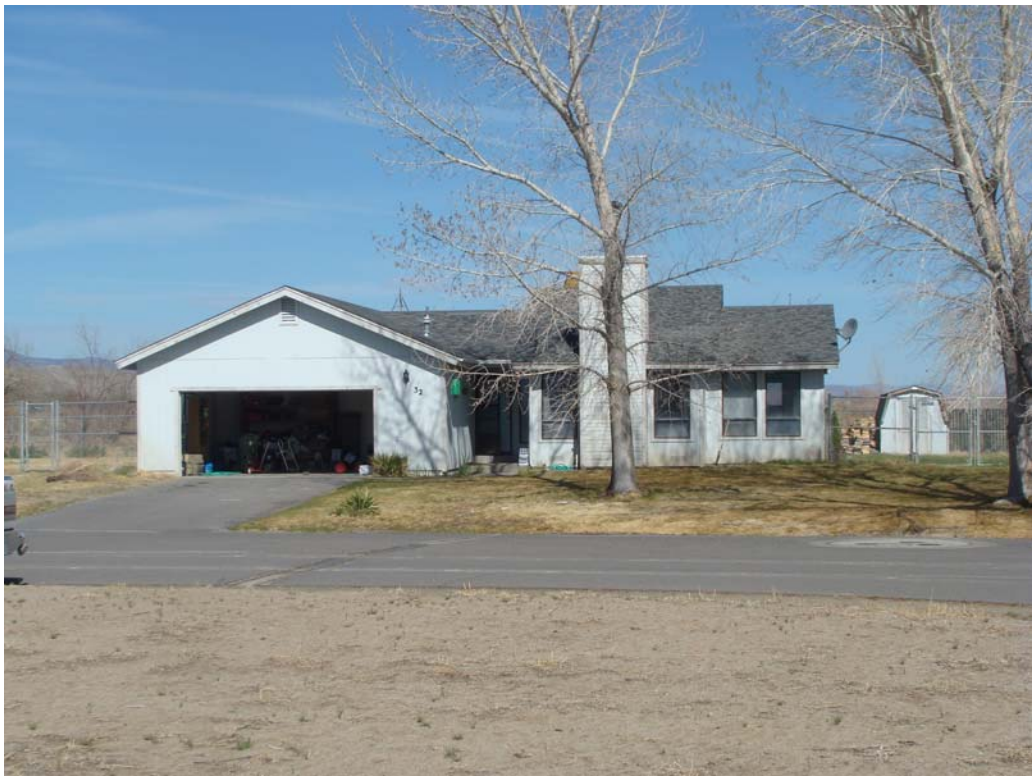
Hatchery Residence 2 - Building #1667
Description: Exterior of the building.



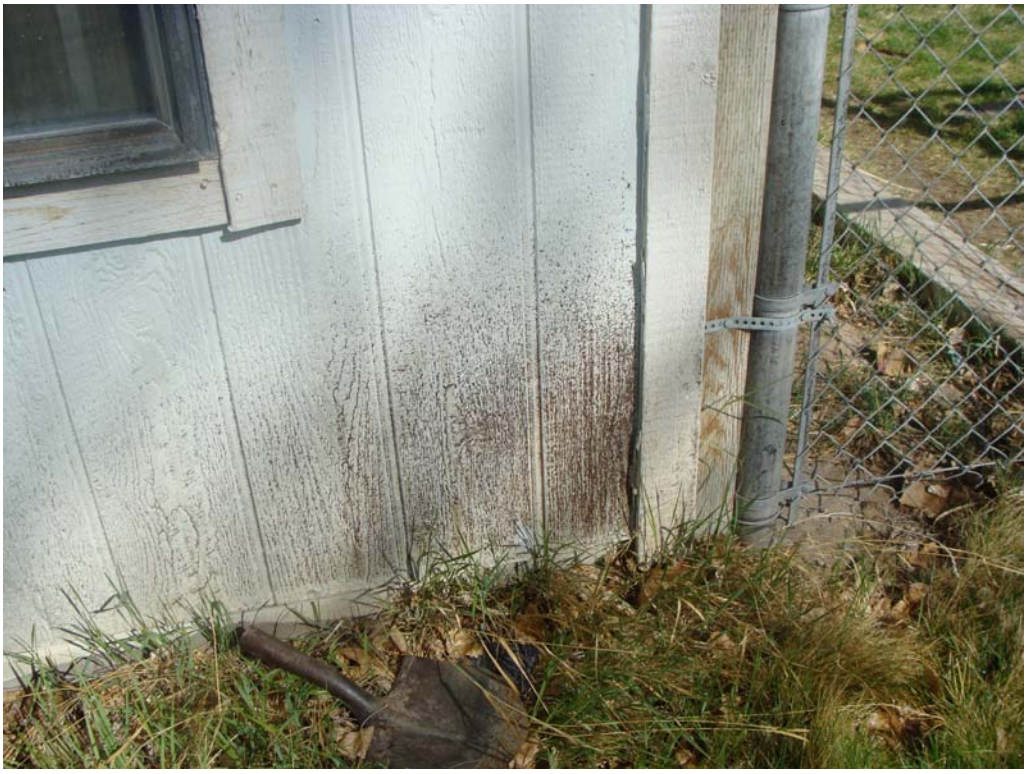
Hatchery Residence 3 - Building #1668
Description: Exterior of the building.



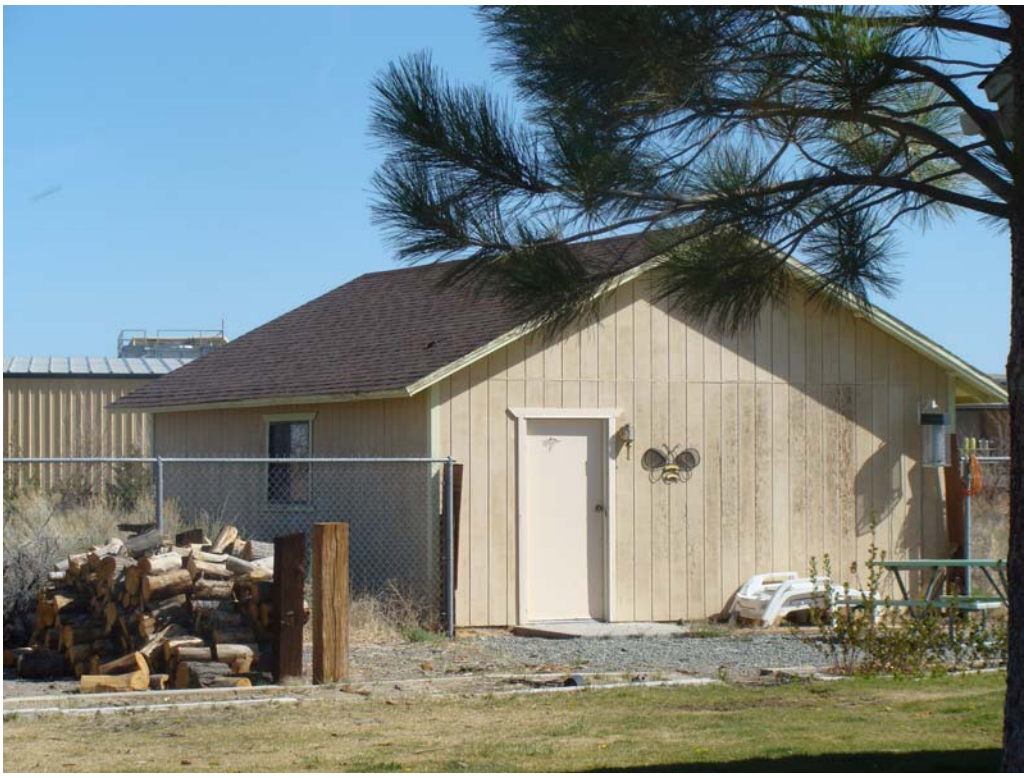
Hatchery Residence 4 - Building #1669
Description: Exterior of the building and damaged roof shingles.



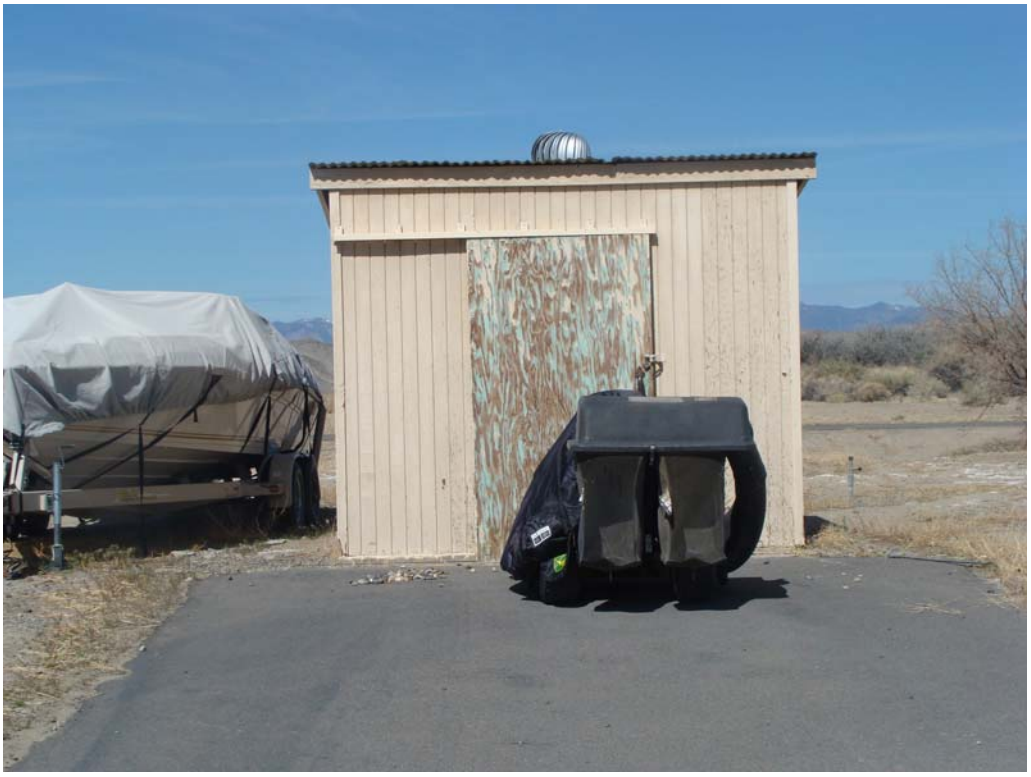
Hatchery Residence 5 - Building #1670
Description: Exterior of the building.



Hatchery Residence 5 - Building #1670
Description: Paint damage from irrigation system.



Hatchery Residence 4 Shop - Building #2460
Description: Exterior of the building.

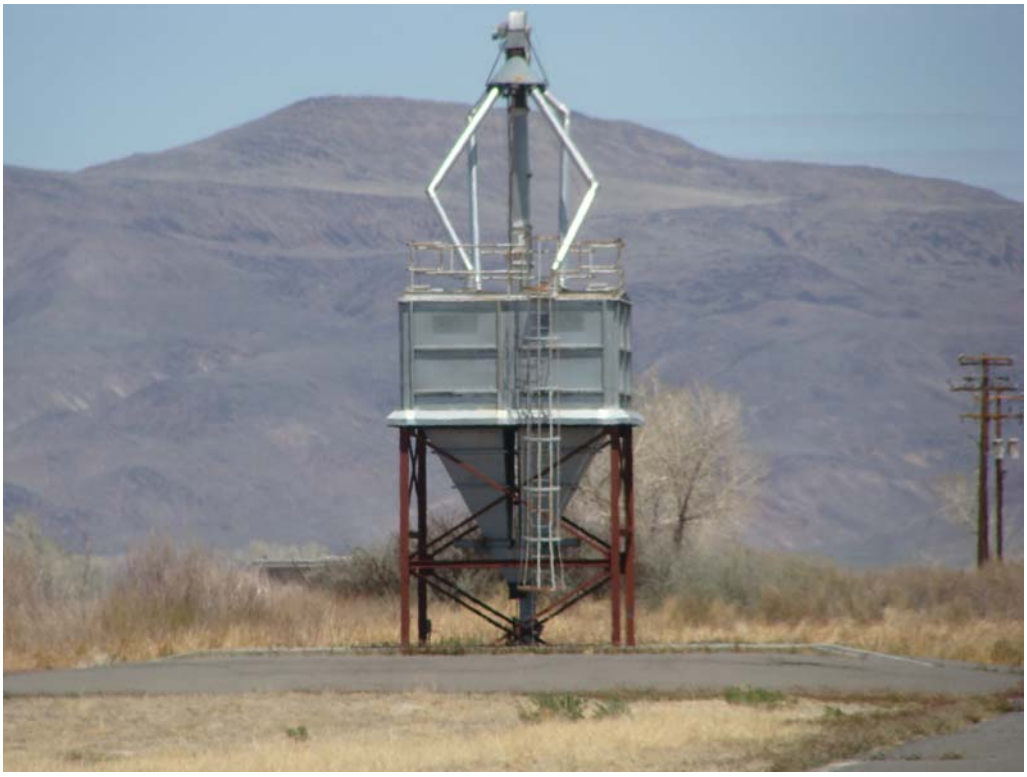


Hatchery Mower Shed - Building #2461
Description: Exterior of the building.

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

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

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



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