

State of Nevada
Department of Wildlife

STEPTOE VALLEY WILDLIFE MANAGEMENT AREA SITE

HCR 10, Box 1080
Ely, Nevada 89301

Site Number: 9940
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in October 2021

State of Nevada
Department of Wildlife

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects, and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9940

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
2237	LOG DUGOUT	590	1890	11/7/2017	\$0	\$11,800	\$0	\$11,800	\$2,950	400%
	HCR 10 Box 1080			Steptoe Valley						
2232	SHEARING SHED	1650	1920	11/7/2017	\$0	\$0	\$33,000	\$33,000	\$8,250	400%
	HCR 10 Box 1080			Steptoe Valley						
3027	STORAGE BUILDING	336	0	11/7/2017	\$10,000	\$7,800	\$0	\$17,800	\$8,400	212%
	HCR 10 Box 1080			Steptoe Valley						
2229	LOAFING SHED	1120	1930	11/7/2017	\$0	\$0	\$22,400	\$22,400	\$11,200	200%
	HCR 10 Box 1080			Steptoe Valley						
2235	LOG CABIN	430	1890	11/7/2017	\$0	\$0	\$8,600	\$8,600	\$4,300	200%
	HCR 10 Box 1080			Steptoe Valley						
2228	HORSE BARN	3440	1930	11/7/2017	\$0	\$68,800	\$0	\$68,800	\$34,400	200%
	HCR 10 Box 1080			Steptoe Valley						
2231	CCC OFFICE	340	1940	11/7/2017	\$0	\$0	\$6,400	\$6,400	\$3,400	188%
	HCR 10 Box 1080			Steptoe Valley						
2230	GRAIN STORAGE SHED	510	1940	11/7/2017	\$0	\$7,100	\$0	\$7,100	\$5,100	139%
	HCR 10 Box 1080			Steptoe Valley						
2241	STEPTOE VALLEY WMA OFFICE	1270	1930	11/7/2017	\$97,700	\$41,070	\$19,050	\$157,820	\$127,000	124%
	HCR 10 Box 1080			Steptoe Valley						
2236	OLD GENERATOR/WOOD STORAGE BUILDING	350	1950	11/7/2017	\$0	\$8,350	\$0	\$8,350	\$7,000	119%
	HCR 10 Box 1080			Steptoe Valley						
2234	ICE HOUSE	200	1930	11/7/2017	\$0	\$0	\$2,000	\$2,000	\$2,000	100%
	HCR 10 Box 1080			Steptoe Valley						
2238	EQUIPMENT STORAGE/GARAGE	710	1940	11/7/2017	\$0	\$14,200	\$0	\$14,200	\$14,200	100%
	HCR 10 Box 1080			Steptoe Valley						
2240	RESIDENCE/BUNK HOUSE	920	1970	11/7/2017	\$0	\$13,800	\$7,400	\$21,200	\$69,000	31%
	HCR 10 Box 1080			Steptoe Valley						
2233	SHOP BUILDING	1200	1980	11/7/2017	\$500	\$11,600	\$2,400	\$14,500	\$120,000	12%
	HCR 10 Box 1080			Steptoe Valley						
3023	COMMINS LAKE CXT RESTROOM #1	84	0	11/7/2017	\$0	\$2,100	\$0	\$2,100	\$18,000	12%
	HCR 10 Box 1080			Steptoe Valley						

Site number: 9940		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
3024	COMMINS LAKE CXT RESTROOM #2	84	0	11/7/2017	\$0	\$2,100	\$0	\$2,100	\$18,000	12%
	HCR 10 Box 1080			Step toe Valley						
3025	COMMINS LAKE CXT RESTROOM #3	84	0	11/7/2017	\$0	\$2,100	\$0	\$2,100	\$18,000	12%
	HCR 10 Box 1080			Step toe Valley						
3026	COMMINS LAKE CXT RESTROOM #4	84	0	11/7/2017	\$0	\$2,100	\$0	\$2,100	\$18,000	12%
	HCR 10 Box 1080			Step toe Valley						
3676	RESIDENCE #2	1650	2015	11/7/2017	\$0	\$0	\$29,700	\$29,700	\$435,000	7%
	HCR 10 Box 1080			Step toe Valley						
9940	STEPTOE VALLEY WMA SITE			11/7/2017	\$104,800	\$0	\$156,300	\$261,100		0%
	HCR 10 Box 1080			Step toe Valley						
4043	PUMP HOUSE	80	2015						\$12,000	
	HCR 10 Box 1080			Step toe Valley						
Report Totals.....:		15,132			\$213,000	\$192,920	\$287,250	\$693,170	\$936,200	74%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
<i>State of Nevada</i>	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
<i>Miscellaneous</i>	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

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CCC OFFICE	2231
GRAIN STORAGE SHED	2230
LOAFING SHED	2229
HORSE BARN	2228

STEPTOE VALLEY WMA SITE

SPWD Facility Condition Analysis - 9940

Survey Date: 11/7/2017

STEPTOE VALLEY WMA SITE**BUILDING REPORT**

Steptoe Valley WMA is a former working ranch from the early 1900s, encompassing about 12,700 acres including Commins Lake, which was acquired by the state in 2001. There are several buildings dating from the original ranch, as well as newer structures. The current office is an old miners' residence which was moved to the ranch in the 1950s. Approximately 16 structures are located in the main ranch cluster. The main access road and yard is primarily dirt and gravel. Other agricultural structures may exist elsewhere on the site.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$104,800****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PARKING****Project Index #: 9940ADA1****Construction Cost \$20,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and walkway to the Office. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. 800 square feet of P.C. concrete was used to generate this estimate. This project should coincide with the WMA Office ADA entrance project. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

CXT COMFORT STATION INSTALLATION**Project Index #: 9940ENV1****Construction Cost \$79,800**

The Office area and several of the parking areas on the north side of the site do not have public restrooms. Given the distance of these locations from existing restroom facilities, health concerns exist due to visitors not using the restroom facilities at other areas. It is recommended that CXT or similar style unisex comfort stations be installed which meet current ADA requirements. This project would provide for the purchase and installation of three unisex CXT restrooms including an ADA compliant concrete parking and loading zone adjacent to the restrooms. One of the comfort stations is proposed to be installed adjacent to the office and should be coordinated with the ADA accessible parking proposed project.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

SAFETY SIGNAGE FOR OUTBUILDINGS**Project Index #: 9940SFT1****Construction Cost \$5,000**

For security and safety purposes it is recommended to install "Authorized Personnel Only" signs throughout the site. Signs should be placed at all outbuildings to encourage visitors to stay out. Many of the outbuildings are structurally unsound and some are historic. It should be encouraged to protect these buildings from vandalism or theft of materials. This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$156,300****Long-Term Needs****Four to Ten Years****Project Index #: 9940SIT1****ACCESS ROAD REPAIRS****Construction Cost \$156,300**

It is important to maintain the dirt and gravel access roads on the site. Several stretches of road are washed-out or are deeply rutted making it difficult to access all the areas of the site and altering established drainage flows. This project would provide for purchasing type 2 sub-base material and grading the roads where needed. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the roads and prevent premature failure. 5,000 square yards of road area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$104,800
Priority Class 2:	\$0
Priority Class 3:	\$156,300
Grand Total:	\$261,100

PUMP HOUSE

SPWD Facility Condition Analysis - 4043

Survey Date: 3/12/2020

PUMP HOUSE BUILDING REPORT

Pump house building is a 8' x 10' insulated, rectangular building with cement board siding, concrete slab floor, wood truss roof with metal roofing. Pump house is heated and provides an enclosure for the pressure tank, plumbing and controls.

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

EXTERIOR FINISHES	Project Index #: 4043EXT1
	Construction Cost \$800

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is cleaning the vinyl siding and caulking of the windows, flashing, fixtures and all other penetrations as well as repairing some damaged siding. It is recommended that the building be cleaned and caulked in the next 8 - 9 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 80	IBC Occupancy Type 1: 100 % U
Year Constructed: 2015	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 75 % Cement Board	Construction Type:
Exterior Finish 2: 25 % Metal Siding	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$12,000
Priority Class 3:	\$800	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$800	FCNI:	7%

RESIDENCE #2

SPWD Facility Condition Analysis - 3676

Survey Date: 11/7/2017

RESIDENCE #2

BUILDING REPORT

The Residence #2 is a wood framed structure with a standing seam metal roofing system on a concrete foundation. It has electric heat, air conditioning and water is supplied by a well. The house has smoke detection and is fully fire sprinklered.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$29,700

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

Project Index #: 3676EXT1

Construction Cost \$13,200

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. Also included is repairing the wood eaves and soffits as needed. It is recommended that the building be painted and repaired in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 3676INT1

Construction Cost \$16,500

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 to 9 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 1,650	IBC Occupancy Type 1: 0 % R-3
Year Constructed: 2015	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 0	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$18.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$435,000
Priority Class 3:	\$29,700	Facility Replacement Cost per Square Foot:	\$264
Grand Total:	\$29,700	FCNI:	7%

STORAGE BUILDING

SPWD Facility Condition Analysis - 3027

Survey Date: 11/7/2017

STORAGE BUILDING BUILDING REPORT

The Storage building is a wood framed structure with a corrugated metal roofing and siding system on a concrete foundation. It is located in the main office yard area and appears to be one of the old ranch structures. It is currently used as storage and is in poor to fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$10,000****Currently Critical****Immediate to Two Years****Project Index #: 3027SFT1****Construction Cost \$10,000****SAFETY CABINETS**

The storage building contains many different paints, stains, pesticides and other hazardous products on open shelves and on the floor. This does not meet OSHA standards for hazardous materials containment. This project would provide two hazardous storage containers in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d).

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$7,800****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3027EXT1****Construction Cost \$1,700****EXTERIOR FINISHES**

The unpainted exterior finishes are in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. Also, it is recommended that the earth to metal contact be removed to prevent premature failure of the siding. 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 #: 3027EXT2**Construction Cost \$6,100****SIDING AND ROOF REPAIRS**

The corrugated metal roof is showing signs of leaking and should be repaired and resealed. The corrugated metal siding is damaged in multiple locations and need to be repaired and or panels replaced as needed to minimize rodent and weather infiltration.

BUILDING INFORMATION:

Gross Area (square feet): 336	IBC Occupancy Type 1: 100 % U
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Wood Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$10,000	Project Construction Cost per Square Foot:	\$52.98
Priority Class 2:	\$7,800	Total Facility Replacement Construction Cost:	\$8,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$17,800	FCNI:	223%

COMMINS LAKE CXT RESTROOM #4

SPWD Facility Condition Analysis - 3026

Survey Date: 11/7/2017

COMMINS LAKE CXT RESTROOM #4

BUILDING REPORT

The CXT Restroom is a precast unisex ADA compliant restroom located in the Commins Lake area of the WMA.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$2,100

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR/ INTERIOR FINISHES

Project Index #: 3026EXT1

Construction Cost \$1,700

The interior and exterior finishes are in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

REPLACE VENTILATION LOUVERS

Project Index #: 3026EXT2

Construction Cost \$400

The ventilation louvers on the side of the building are damaged and should be replaced. This project should be implemented concurrently with the Exterior Finishes project.

BUILDING INFORMATION:

Gross Area (square feet): 84	IBC Occupancy Type 1: 100 % B
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$25.00
Priority Class 2:	\$2,100	Total Facility Replacement Construction Cost:	\$18,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$214
Grand Total:	\$2,100	FCNI:	12%

COMMINS LAKE CXT RESTROOM #3

SPWD Facility Condition Analysis - 3025

Survey Date: 11/7/2017

COMMINS LAKE CXT RESTROOM #3**BUILDING REPORT**

The CXT Restroom is a precast unisex ADA compliant restroom located in the Commins Lake area of the WMA.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,100****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 3025EXT1****Construction Cost \$1,700**

The interior and exterior finishes are in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

REPLACE VENTILATION LOUVERS**Project Index #: 3025EXT2****Construction Cost \$400**

The ventilation louvers on the side of the building are damaged and should be replaced. This project should be implemented concurrently with the Exterior Finishes project.

BUILDING INFORMATION:

Gross Area (square feet): 84	IBC Occupancy Type 1: 100 % B
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$25.00
Priority Class 2:	\$2,100	Total Facility Replacement Construction Cost:	\$18,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$214
Grand Total:	\$2,100	FCNI:	12%

COMMINS LAKE CXT RESTROOM #2

SPWD Facility Condition Analysis - 3024

Survey Date: 11/7/2017

COMMINS LAKE CXT RESTROOM #2**BUILDING REPORT**

The CXT Restroom is a precast unisex ADA compliant restroom located in the Commins Lake area of the WMA.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,100****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 3024EXT1****Construction Cost \$1,700**

The interior and exterior finishes are in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

REPLACE VENTILATION LOUVERS**Project Index #: 3024EXT2****Construction Cost \$400**

The ventilation louvers on the side of the building are damaged and should be replaced. This project should be implemented concurrently with the Exterior Finishes project.

BUILDING INFORMATION:

Gross Area (square feet): 84	IBC Occupancy Type 1: 100 % B
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$25.00
Priority Class 2:	\$2,100	Total Facility Replacement Construction Cost:	\$18,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$214
Grand Total:	\$2,100	FCNI:	12%

COMMINS LAKE CXT RESTROOM #1

SPWD Facility Condition Analysis - 3023

Survey Date: 11/7/2017

COMMINS LAKE CXT RESTROOM #1**BUILDING REPORT**

The CXT Restroom is a precast unisex ADA compliant restroom located in the Commins Lake area of the WMA.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,100****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 3023EXT1****Construction Cost \$1,700**

The interior and exterior finishes are in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

REPLACE VENTILATION LOUVERS**Project Index #: 3023EXT2****Construction Cost \$400**

The ventilation louvers on the side of the building are damaged and should be replaced. This project should be implemented concurrently with the Exterior Finishes project.

BUILDING INFORMATION:

Gross Area (square feet): 84	IBC Occupancy Type 1: 100 % B
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$25.00
Priority Class 2:	\$2,100	Total Facility Replacement Construction Cost:	\$18,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$214
Grand Total:	\$2,100	FCNI:	12%

STEPTOE VALLEY WMA OFFICE

SPWD Facility Condition Analysis - 2241

Survey Date: 11/7/2017

STEPTOE VALLEY WMA OFFICE BUILDING REPORT

The Steptoe WMA Office is a wood framed structure with a standing seam metal roofing system on a concrete masonry unit foundation. The metal roof was installed in 2015. According to staff, it was relocated sometime in the 1950's to its current location. It is the main office for staff and the public and has a small restroom and public display area. It has propane heat and no cooling and water is supplied by a well. The main entrance to the office has a set of stairs that are in need of replacement and will be addressed in the report.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$97,700****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE ENTRANCE UPGRADES****Project Index #: 2241ADA1****Construction Cost \$46,600**

The office is lacking an accessible entrance into the building and the existing stairs are not compliant with the building code. The building is open to the public during certain time periods and is also used as an office for Wildlife staff. This building is required to have an accessible entrance per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible stairway, ramp and new door and hardware to provide access the building. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

ADA RESTROOM UPGRADE**Project Index #: 2241ADA2****Construction Cost \$31,100**

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

CMU FOUNDATION REPAIRS**Project Index #: 2241STR1****Construction Cost \$20,000**

A visual survey of the CMU concrete foundation appears to have failed at one corner. The crack runs vertical from the top of the stemwall to the footing. This project would provide funding to analyze the failure and fund the needed repairs.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$41,070****Necessary - Not Yet Critical****Two to Four Years****LIGHTING UPGRADE****Project Index #: 2241ENR1****Construction Cost \$1,270**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

Project Index #: 2241PLM1
Construction Cost \$39,800

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The lines are original to the site and are in poor condition. The hard water is a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$19,050**
Long-Term Needs **Four to Ten Years**

Project Index #: 2241EXT3
Construction Cost \$12,700

EXTERIOR FINISHES

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. Also included is repairing the wood eaves and soffits as needed. It is recommended that the building be painted and repaired in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2241INT1
Construction Cost \$6,350

INTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 1,270	IBC Occupancy Type 1: 100 % B
Year Constructed: 1930	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Transite Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$97,700	Project Construction Cost per Square Foot: \$124.27
Priority Class 2: \$41,070	Total Facility Replacement Construction Cost: \$127,000
Priority Class 3: \$19,050	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$157,820	FCNI: 124%

RESIDENCE/BUNK HOUSE

SPWD Facility Condition Analysis - 2240

Survey Date: 11/7/2017

RESIDENCE/BUNK HOUSE BUILDING REPORT

The Residence/Bunk House is a wood framed modular home with an asphalt composition roofing system on a concrete foundation. It has bedrooms, a bathroom and kitchen, living and dining areas. The residence is heated by a propane gas wall mounted heater and wood stove and there is no cooling.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$13,800****Necessary - Not Yet Critical****Two to Four Years****FLOORING REPLACEMENT****Project Index #: 2240INT2****Construction Cost \$9,200**

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next two to three years. Additional costs have been added for abatement of any asbestos containing materials that may be present.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

INTERIOR FINISHES**Project Index #: 2240INT1****Construction Cost \$4,600**

The interior finishes are in poor condition. It is recommended that the interior walls and ceiling be painted at least once in the next 2 - 3 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$7,400****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2240EXT1****Construction Cost \$7,400**

The exterior finishes are in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is cleaning the vinyl siding and caulking of the windows, flashing, fixtures and all other penetrations as well as repairing some damaged siding. It is recommended that the building be cleaned and caulked in the next 4 - 5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 920	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1970	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Vinyl Siding	Construction Type: Modular Structure
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$23.04
Priority Class 2: \$13,800	Total Facility Replacement Construction Cost: \$69,000
Priority Class 3: \$7,400	Facility Replacement Cost per Square Foot: \$75
Grand Total: \$21,200	FCNI: 31%

EQUIPMENT STORAGE/GARAGE

SPWD Facility Condition Analysis - 2238

Survey Date: 11/7/2017

EQUIPMENT STORAGE/GARAGE**BUILDING REPORT**

The Equipment Storage/Garage is a wood framed structure with a metal roofing system. It is an original ranch structure located on the southeast portion of the main WMA yard. It is used mostly for storage and is in poor shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$14,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2238EXT2****Construction Cost \$14,200****STABILIZE STRUCTURE**

The existing building is in poor condition. This project would provide for the sealing and protection of the exterior of the structure including roof and siding repairs and boarding up the large openings. It is recommended that this building be left in a state of arrested decay and not be used.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

BUILDING INFORMATION:

Gross Area (square feet): 710	IBC Occupancy Type 1: 100 % U
Year Constructed: 1940	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$14,200	Total Facility Replacement Construction Cost:	\$14,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$20
Grand Total:	\$14,200	FCNI:	101%

LOG DUGOUT

SPWD Facility Condition Analysis - 2237

Survey Date: 11/7/2017

LOG DUGOUT BUILDING REPORT

The Dugout is an old wood and log framed structure that was part of the original ranch site. It is partially built into the side of the hill and is showing signs of structural failure.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$11,800****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2237EXT1****Construction Cost \$11,800****DEMOLISH STRUCTURE**

The Log Dugout is over 100 years old and the structure has failed. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building. Before demolition, the State Historic Preservation Office should be consulted due to the age of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

BUILDING INFORMATION:

Gross Area (square feet): 590	IBC Occupancy Type 1: 100 % U
Year Constructed: 1890	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Log / Open	Construction Type: Wood / Log Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$11,800	Total Facility Replacement Construction Cost:	\$3,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$5
Grand Total:	\$11,800	FCNI:	393%

OLD GENERATOR/WOOD STORAGE BUILDING

SPWD Facility Condition Analysis - 2236

Survey Date: 11/7/2017

OLD GENERATOR/WOOD STORAGE BUILDING BUILDING REPORT

The Old Generator/Wood Storage Building is a concrete masonry unit framed structure with a rolled asphalt roofing system. It is currently used for firewood storage. It is located in the east portion of the main WMA office complex.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$8,350****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2236EXT2****Construction Cost \$1,750**

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

ROOF REPLACEMENT**Project Index #: 2236EXT1****Construction Cost \$6,600**

The rolled asphalt roofing on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with new rolled asphalt roofing 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 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

BUILDING INFORMATION:

Gross Area (square feet): 350	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 1950	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$23.86
Priority Class 2: \$8,350	Total Facility Replacement Construction Cost: \$7,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$20
Grand Total: \$8,350	FCNI: 119%

LOG CABIN

SPWD Facility Condition Analysis - 2235

Survey Date: 11/7/2017

LOG CABIN

BUILDING REPORT

The Log Cabin is an original ranch structure located south of the Ice House. It has a metal roofing system and log siding. The structure is no longer in use and in poor condition.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$8,600****Long-Term Needs****Four to Ten Years****Project Index #: 2235EXT1****Construction Cost \$8,600****STABILIZE STRUCTURE**

The existing building is in poor condition. This project would provide for the sealing and protection of the exterior of the structure including roof and siding repairs and boarding up the large openings. It is recommended that this building be left in a state of arrested decay and not be used.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

BUILDING INFORMATION:

Gross Area (square feet): 430	IBC Occupancy Type 1: 100 % U
Year Constructed: 1890	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Log Siding	Construction Type: Log Structure
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$20.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$4,000
Priority Class 3: \$8,600	Facility Replacement Cost per Square Foot: \$10
Grand Total: \$8,600	FCNI: 215%

ICE HOUSE

SPWD Facility Condition Analysis - 2234

Survey Date: 11/7/2017

ICE HOUSE

BUILDING REPORT

The Ice House is an original ranch structure located due east of the metal Shop Building. It has a metal roofing system and wood siding. The structure is no longer in use and in fair condition.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,000****Long-Term Needs****Four to Ten Years****Project Index #: 2234EXT1****STABILIZE STRUCTURE****Construction Cost \$2,000**

The existing building is in poor condition. This project would provide for the sealing and protection of the exterior of the structure including roof and siding repairs and boarding up the large openings. It is recommended that this building be left in a state of arrested decay and not be used.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

BUILDING INFORMATION:

Gross Area (square feet): 200	IBC Occupancy Type 1: 100 % U
Year Constructed: 1930	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$2,000	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$2,000	FCNI:	100%

SHOP BUILDING

SPWD Facility Condition Analysis - 2233

Survey Date: 11/7/2017

SHOP BUILDING BUILDING REPORT

The Shop is an insulated prefabricated steel structure with metal siding and roofing. It is used by staff for maintenance, storage and repair of equipment at the WMA. It has a propane fired gas heater (installed in 2009) for heat but lacks cooling.

PRIORITY CLASS 1 PROJECTS	Total Construction Cost for Priority 1 Projects:	\$500
Currently Critical	Immediate to Two Years	

EXTERIOR LANDING INSTALLATION

Project Index #: 2233SFT1
Construction Cost \$500

Section 1008.1 of the 2018 IBC describes the requirements for doors including floor elevations and landings. The floor or landing shall be at the same elevation on each side of the door, the exterior landing shall not exceed a 2-percent slope and shall have a length measured in the direction of travel equal to or greater than the size of the door. The exterior man door does not have a landing and poses a safety hazard. This project would provide for the installation of a building code compliant landing for the door.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

PRIORITY CLASS 2 PROJECTS	Total Construction Cost for Priority 2 Projects:	\$11,600
Necessary - Not Yet Critical	Two to Four Years	

CONCRETE APRON INSTALLATION

Project Index #: 2233SIT1
Construction Cost \$5,000

The vehicle garage door does not have an exterior concrete apron. The dirt in front of the door gets muddy and rutted requiring constant maintenance. This project would provide for the installation of a new 4" thick concrete slab-on-grade apron at the vehicle garage door. 200 square feet of concrete was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

LIGHTING UPGRADE

Project Index #: 2233ENR2
Construction Cost \$3,600

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Electrical wiring upgrades are not included in this estimate.

WINDOW REPLACEMENT

Project Index #: 2233ENR1
Construction Cost \$3,000

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 4 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,400****Long-Term Needs****Four to Ten Years****Project Index #: 2233EXT1****EXTERIOR FINISHES****Construction Cost \$2,400**

The exterior finishes are in good conditions. 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 caulking and sealing of the doors, windows, 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): 1,200	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 1980	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Prefabricated Steel Structure
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$500	Project Construction Cost per Square Foot:	\$12.08
Priority Class 2:	\$11,600	Total Facility Replacement Construction Cost:	\$120,000
Priority Class 3:	\$2,400	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$14,500	FCNI:	12%

SHEARING SHED

SPWD Facility Condition Analysis - 2232

Survey Date: 11/7/2017

SHEARING SHED**BUILDING REPORT**

The Shearing Shed is an original ranch structure located along the northwest portion of the main Wildlife Management Area Office complex east of the CCC Office. It has a metal roofing system and metal and wood siding. It is now used as equipment storage by WMA staff.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$33,000****Long-Term Needs****Four to Ten Years****Project Index #: 2232EXT1****Construction Cost \$33,000****STABILIZE STRUCTURE**

The existing building is in poor condition. This project would provide for the sealing and protection of the exterior of the structure including roof and siding repairs and boarding up the large openings. It is recommended that this building be left in a state of arrested decay and not be used.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

BUILDING INFORMATION:

Gross Area (square feet): 1,650	IBC Occupancy Type 1: 100 % U
Year Constructed: 1920	IBC Occupancy Type 2: %
Exterior Finish 1: 50 % Metal Siding	Construction Type: Wood Framed
Exterior Finish 2: 50 % Wood Siding	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$8,000
Priority Class 3:	\$33,000	Facility Replacement Cost per Square Foot:	\$5
Grand Total:	\$33,000	FCNI:	413%

CCC OFFICE

SPWD Facility Condition Analysis - 2231

Survey Date: 11/7/2017

CCC OFFICE BUILDING REPORT

The CCC Office is an original ranch structure located along the northwest portion of the main Wildlife Management Area Office complex east of the Grain Storage Shed. It has a metal roofing system and metal siding. It was formerly an office for the Civilian Conservation Corps.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$6,400**
Long-Term Needs **Four to Ten Years**

STABILIZE STRUCTURE **Project Index #: 2231EXT1**
Construction Cost \$6,400

The existing building is in poor condition. This project would provide for the sealing and protection of the exterior of the structure including roof and siding repairs and boarding up the large openings. It is recommended that this building be left in a state of arrested decay and not be used.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

BUILDING INFORMATION:

Gross Area (square feet): 340 Year Constructed: 1940 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: Wood Framing IBC Construction Type: V-B Percent Fire Supressed: 0 %
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PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$18.82
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$3,000
Priority Class 3:	\$6,400	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$6,400	FCNI:	213%

GRAIN STORAGE SHED

SPWD Facility Condition Analysis - 2230

Survey Date: 11/7/2017

GRAIN STORAGE SHED**BUILDING REPORT**

The Grain Storage Shed is an original ranch structure located along the northwest portion of the main Wildlife Management Area Office complex east of the Horse Barn. It has a metal roofing system and the original wood siding.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$7,100****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2230EXT1****ROOF REPAIRS****Construction Cost \$5,100**

The corrugated metal roof on this building was in poor condition at the time of the survey. The temperature fluctuations throughout the year and consistent wind which blows the panels off are contributing factors to wear and deterioration. It is recommended that the corrugated roof be repaired in the next two to three years. The roof will require new corrugated panels in many areas but the existing panels should remain where possible. If any existing panels remain, the fasteners should be checked for security and replaced if needed. This estimate includes removal and disposal of the old roofing as required.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

Project Index #: 2230EXT2**SIDING REPAIRS****Construction Cost \$2,000**

The wood siding on this building was in poor condition at the time of the survey. It is recommended that the wood siding be repaired in the next two to three years. The siding will require new wood planks in many areas but the existing wood should remain where possible. If any existing wood remains, the fasteners should be checked for security and replaced if needed. This estimate includes removal and disposal of the old siding.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

BUILDING INFORMATION:

Gross Area (square feet): 510	IBC Occupancy Type 1: 100 % U
Year Constructed: 1940	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$13.92
Priority Class 2: \$7,100	Total Facility Replacement Construction Cost: \$5,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$10
Grand Total: \$7,100	FCNI: 142%

LOAFING SHED

SPWD Facility Condition Analysis - 2229

Survey Date: 11/7/2017

LOAFING SHED**BUILDING REPORT**

The Loafing Shed is an original ranch structure located along the northwest portion of the main Wildlife Management Area Office complex adjacent to the Horse Barn. It has a damaged metal roofing system and metal siding covering up the original wood siding.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$22,400****Long-Term Needs****Four to Ten Years****Project Index #: 2229EXT1****Construction Cost \$22,400****STABILIZE STRUCTURE**

The existing building is in poor condition. This project would provide for the sealing and protection of the exterior of the structure including roof and siding repairs and boarding up the large openings. It is recommended that this building be left in a state of arrested decay and not be used.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

BUILDING INFORMATION:

Gross Area (square feet): 1,120	IBC Occupancy Type 1: 100 % U
Year Constructed: 1930	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal / Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$20.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$11,000
Priority Class 3: \$22,400	Facility Replacement Cost per Square Foot: \$10
Grand Total: \$22,400	FCNI: 204%

HORSE BARN

SPWD Facility Condition Analysis - 2228

Survey Date: 11/7/2017

HORSE BARN BUILDING REPORT

The Horse Barn is an original ranch structure located along the northwest portion of the main Wildlife Management Area Office complex. It has a damaged metal roofing system and metal siding covering up the original wood siding. Most of the building is in fair shape considering the age, but is showing signs of structural instability.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$68,800****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2228EXT1****Construction Cost \$68,800****STABILIZE STRUCTURE**

The existing building is in poor condition. This project would provide for the sealing and protection of the exterior of the structure including roof and siding repairs and boarding up the large openings. It is recommended that this building be left in a state of arrested decay and not be used.

This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009 and 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/11/2017.

BUILDING INFORMATION:

Gross Area (square feet): 3,440	IBC Occupancy Type 1: 100 % U
Year Constructed: 1930	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal / Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$20.00
Priority Class 2: \$68,800	Total Facility Replacement Construction Cost: \$34,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$10
Grand Total: \$68,800	FCNI: 202%

NOTES:

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

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

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

REPORT DEVELOPMENT:

State Public Works Division
Facilities Condition Analysis

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

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



Steptoe Valley Wildlife Management Area - Site #9940
Description: View North of the Main WMA Ranch Yard.



Pump House - Building #4043
Description: Exterior of the Structure.



Residence #2 - Building #3676
Description: Exterior of the Residence.



Residence #2 - Building #3676
Description: Interior of the Residence.



Storage Building - Building #3027
Description: Exterior of the Structure.



Typical CXT Restrooms – Buildings #3023-3026
Description: Typical Exterior of the Structure.



Steptoe Valley WMA Office - Building #2241
Description: ADA Accessible Entrance Upgrades Needed.



Steptoe Valley WMA Office - Building #2241
Description: ADA Unisex Restroom Upgrade Needed.



Steptoe Valley WMA Office - Building #2241
Description: CMU Foundation Repairs Needed.



Residence / Bunk House - Building #2240
Description: Exterior of the Structure.



Equipment Storage / Garage - Building #2238
Description: Exterior of the Structure.



Log Dugout - Building #2237
Description: Exterior of the Structure.



Old Generator / Wood Storage - Building #2236
Description: Exterior of the Structure.



Log Cabin - Building #2235
Description: Exterior of the Structure.



Ice House - Building #2234
Description: Exterior of the Structure.



Shop Building - Building #2233
Description: Exterior of the Structure.



Shearing Shed - Building #2232
Description: Exterior of the Structure.



CCC Office - Building #2231
Description: Exterior of the Structure.



Grain Storage Shed - Building #2230
Description: Exterior of the Structure.



Loafing Shed - Building #2229
Description: Exterior of the Structure.



Horse Barn - Building #2228
Description: Exterior of the Structure.