

State of Nevada
Department of Wildlife
Steptoe Valley Wildlife Management Area
Facility Condition Analysis

STEPTOE VALLEY WILDLIFE MANAGEMENT AREA

HCR 10, Box 1080
Ely, Nevada 89301

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



Report Printed in October 2011

State of Nevada
Department of Wildlife
Steptoe Valley Wildlife Management Area
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. 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 .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.

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	8/24/2011	\$0	\$5,900	\$0	\$5,900	\$2,950	200%
	HCR 10 Box 1080			Step toe Valley						
2232	SHEARING SHED	1650	1920	8/24/2011	\$0	\$0	\$8,250	\$8,250	\$8,250	100%
	HCR 10 Box 1080			Step toe Valley						
2236	OLD GENERATOR / WOOD STORAGE BUILDING	350	1950	8/24/2011	\$0	\$5,250	\$0	\$5,250	\$7,000	75%
	HCR 10 Box 1080			Step toe Valley						
2230	GRAIN STORAGE SHED	510	1940	8/24/2011	\$0	\$3,570	\$0	\$3,570	\$5,100	70%
	HCR 10 Box 1080			Step toe Valley						
3027	STORAGE BUILDING	336	0	8/24/2011	\$5,000	\$672	\$0	\$5,672	\$8,400	68%
	HCR 10 Box 1080			Step toe Valley						
2241	STEPTOE VALLEY WMA OFFICE	1270	1930	8/24/2011	\$47,700	\$34,170	\$0	\$81,870	\$127,000	64%
	HCR 10 Box 1080			Step toe Valley						
2228	HORSE BARN	3440	1930	8/24/2011	\$0	\$17,200	\$0	\$17,200	\$34,400	50%
	HCR 10 Box 1080			Step toe Valley						
2229	LOAFING SHED	1120	1930	8/24/2011	\$0	\$0	\$5,600	\$5,600	\$11,200	50%
	HCR 10 Box 1080			Step toe Valley						
2231	CCC OFFICE	340	1940	8/24/2011	\$0	\$0	\$1,700	\$1,700	\$3,400	50%
	HCR 10 Box 1080			Step toe Valley						
2234	ICE HOUSE	200	1930	8/24/2011	\$0	\$0	\$1,000	\$1,000	\$2,000	50%
	HCR 10 Box 1080			Step toe Valley						
2235	LOG CABIN	430	1890	8/24/2011	\$0	\$0	\$2,150	\$2,150	\$4,300	50%
	HCR 10 Box 1080			Step toe Valley						
2240	RESIDENCE / BUNK HOUSE	920	1970	8/24/2011	\$0	\$28,340	\$0	\$28,340	\$69,000	41%
	HCR 10 Box 1080			Step toe Valley						
2238	EQUIPMENT STORAGE / GARAGE	710	1940	8/24/2011	\$0	\$3,550	\$0	\$3,550	\$14,200	25%
	HCR 10 Box 1080			Step toe Valley						
2239	BUNK HOUSE / STORAGE	350	1970	8/24/2011	\$500	\$3,500	\$0	\$4,000	\$26,250	15%
	HCR 10 Box 1080			Step toe Valley						
2233	SHOP BUILDING	1200	1980	8/24/2011	\$250	\$5,000	\$2,400	\$7,650	\$120,000	6%
	HCR 10 Box 1080			Step toe Valley						
3025	COMMINs LAKE CXT RESTROOM #3	84	0	8/24/2011	\$0	\$0	\$840	\$840	\$18,000	5%
	HCR 10 Box 1080			Step toe 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
3023	COMMINS LAKE CXT RESTROOM #1	84	0	8/24/2011	\$0	\$0	\$840	\$840	\$18,000	5%
	HCR 10 Box 1080			Step toe Valley						
3024	COMMINS LAKE CXT RESTROOM #2	84	0	8/24/2011	\$0	\$0	\$840	\$840	\$18,000	5%
	HCR 10 Box 1080			Step toe Valley						
3026	COMMINS LAKE CXT RESTROOM #4	84	0	8/24/2011	\$0	\$0	\$840	\$840	\$18,000	5%
	HCR 10 Box 1080			Step toe Valley						
9940	STEPTOE VALLEY WMA SITE			8/24/2011	\$70,000	\$0	\$125,000	\$195,000		0%
	HCR 10 Box 1080			Step toe Valley						
Report Totals.....:		13,752			\$123,450	\$107,152	\$149,460	\$380,062	\$515,450	74%

Table of Contents

Building Name	Index #
STEPTOE VALLEY WMA SITE	9940
STORAGE BUILDING	3027
COMMINS LAKE CXT RESTROOM #4	3026
COMMINS LAKE CXT RESTROOM #3	3025
COMMINS LAKE CXT RESTROOM #2	3024
COMMINS LAKE CXT RESTROOM #1	3023
STEPTOE VALLEY WMA OFFICE	2241
RESIDENCE / BUNK HOUSE	2240
BUNK HOUSE / STORAGE	2239
EQUIPMENT STORAGE / GARAGE	2238
LOG DUGOUT	2237
OLD GENERATOR / WOOD STORAGE BUILDING	2236
LOG CABIN	2235
ICE HOUSE	2234
SHOP BUILDING	2233
SHEARING SHED	2232
CCC OFFICE	2231
GRAIN STORAGE SHED	2230
LOAFING SHED	2229
HORSE BARN	2228

STEPTOE VALLEY WMA SITE

SPWD Facility Condition Analysis - 9940

Survey Date: 8/24/2011

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 are primarily dirt and gravel. Other agricultural structures may exist elsewhere on the site.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$70,000****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PARKING****Project Index #: 9940ADA1****Construction Cost \$5,000**

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. 500 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 - 2006, ICC/ANSI A117.1 - 2003 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

CXT COMFORT STATION INSTALLATION**Project Index #: 9940ENV1****Construction Cost \$60,000**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$125,000****Long-Term Needs****Four to Ten Years****Project Index #: 9940SIT1****ACCESS ROAD REPAIRS****Construction Cost \$125,000**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$70,000
Priority Class 2:	\$0
Priority Class 3:	\$125,000
Grand Total:	\$195,000

STORAGE BUILDING

SPWD Facility Condition Analysis - 3027

Survey Date: 8/24/2011

**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: \$5,000****Currently Critical****Immediate to Two Years****Project Index #: 3027SFT1****SAFETY CABINETS****Construction Cost \$5,000**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$672****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3027EXT1****EXTERIOR FINISHES****Construction Cost \$672**

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

BUILDING INFORMATION:

Gross Area (square feet): 336
Year Constructed: 0
Exterior Finish 1: 100 % Metal 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 Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,000	Project Construction Cost per Square Foot:	\$16.88
Priority Class 2:	\$672	Total Facility Replacement Construction Cost:	\$8,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$5,672	FCNI:	71%

COMMINS LAKE CXT RESTROOM #4

SPWD Facility Condition Analysis - 3026

Survey Date: 8/24/2011

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. The structure is in good shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$840****Long-Term Needs****Four to Ten Years****Project Index #: 3026EXT1****Construction Cost \$840****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

BUILDING INFORMATION:**Gross Area (square feet): 84****Year Constructed: 0****Exterior Finish 1: 100 % Precast Concrete****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: 0 %****Construction Type: Precast Concrete****IBC Construction Type: III-B****Percent Fire Suppressed: 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:	\$18,000
Priority Class 3:	\$840	Facility Replacement Cost per Square Foot:	\$214
Grand Total:	\$840	FCNI:	5%

COMMINS LAKE CXT RESTROOM #3

SPWD Facility Condition Analysis - 3025

Survey Date: 8/24/2011

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. The structure is in good shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$840****Long-Term Needs****Four to Ten Years****Project Index #: 3025EXT1****Construction Cost \$840****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

BUILDING INFORMATION:**Gross Area (square feet): 84****Year Constructed: 0****Exterior Finish 1: 100 % Precast Concrete****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: 0 %****Construction Type: Precast Concrete****IBC Construction Type: III-B****Percent Fire Suppressed: 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:	\$18,000
Priority Class 3:	\$840	Facility Replacement Cost per Square Foot:	\$214
Grand Total:	\$840	FCNI:	5%

COMMINS LAKE CXT RESTROOM #2

SPWD Facility Condition Analysis - 3024

Survey Date: 8/24/2011

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. The structure is in good shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$840****Long-Term Needs****Four to Ten Years****Project Index #: 3024EXT1****Construction Cost \$840****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

BUILDING INFORMATION:**Gross Area (square feet): 84****Year Constructed: 0****Exterior Finish 1: 100 % Precast Concrete****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: 0 %****Construction Type: Precast Concrete****IBC Construction Type: III-B****Percent Fire Suppressed: 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:	\$18,000
Priority Class 3:	\$840	Facility Replacement Cost per Square Foot:	\$214
Grand Total:	\$840	FCNI:	5%

COMMINS LAKE CXT RESTROOM #1

SPWD Facility Condition Analysis - 3023

Survey Date: 8/24/2011

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. The structure is in good shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$840****Long-Term Needs****Four to Ten Years****Project Index #: 3023EXT1****Construction Cost \$840****EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

BUILDING INFORMATION:**Gross Area (square feet): 84****Year Constructed: 0****Exterior Finish 1: 100 % Precast Concrete****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: 0 %****Construction Type: Precast Concrete****IBC Construction Type: III-B****Percent Fire Suppressed: 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:	\$18,000
Priority Class 3:	\$840	Facility Replacement Cost per Square Foot:	\$214
Grand Total:	\$840	FCNI:	5%

STEPTOE VALLEY WMA OFFICE

SPWD Facility Condition Analysis - 2241

Survey Date: 8/24/2011

STEPTOE VALLEY WMA OFFICE**BUILDING REPORT**

The Steptoe WMA Office is a wood framed structure with an asphalt composition roofing system on a concrete masonry unit foundation. 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. Also, the exterior siding appears to be a transite siding which may contain asbestos.

The facility is in fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$47,700****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE ENTRANCE UPGRADES****Project Index #: 2241ADA1****Construction Cost \$35,000**

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 - 2006, ICC/ANSI A117.1 - 2003 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

ROOF REPLACEMENT**Project Index #: 2241EXT2****Construction Cost \$12,700**

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 09/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$34,170****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2241EXT1****Construction Cost \$19,050**

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Please note that the siding appears to be a transite siding which may contain asbestos. Do not sand or otherwise disturb the siding without consulting a professional familiar with asbestos. This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

INTERIOR FINISHES

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

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings 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 09/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

LIGHTING UPGRADE

Project Index #: 2241ENR1
Construction Cost \$1,270

The existing lighting fixtures are the older incandescent or fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. Compact fluorescent lamps and F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

REPLACE BATHROOM FIXTURES

Project Index #: 2241INT2
Construction Cost \$4,000

The existing bathroom fixtures and finishes appear to be original and are in poor condition. This project would provide for the replacement of the bathroom fixtures including a toilet, sink, faucets and bathtub / shower combination unit. New flooring is included in this estimate. This bathroom would not need to be ADA accessible if the project for a new CXT comfort station is installed for public use adjacent to the office. This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

WINDOW REPLACEMENT

Project Index #: 2241ENR2
Construction Cost \$3,500

Some of 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 5 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$47,700	Project Construction Cost per Square Foot:	\$64.46
Priority Class 2:	\$34,170	Total Facility Replacement Construction Cost:	\$127,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$81,870	FCNI:	64%

RESIDENCE / BUNK HOUSE

SPWD Facility Condition Analysis - 2240

Survey Date: 8/24/2011

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.

The building is in good shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$28,340****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2240EXT1****Construction Cost \$4,600**

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 2-3 years and that this project is 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 09/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

FLOORING REPLACEMENT**Project Index #: 2240INT2****Construction Cost \$6,440**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

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

The interior finishes are in fair condition. It is recommended that the interior walls and ceiling 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 09/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

ROOF REPLACEMENT**Project Index #: 2240EXT2****Construction Cost \$9,200**

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

WINDOW REPLACEMENT**Project Index #: 2240ENR1****Construction Cost \$3,500**

The windows are original, dual 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 5 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$30.80
Priority Class 2:	\$28,340	Total Facility Replacement Construction Cost:	\$69,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$75
Grand Total:	\$28,340	FCNI:	41%

BUNK HOUSE / STORAGE

SPWD Facility Condition Analysis - 2239

Survey Date: 8/24/2011

BUNK HOUSE / STORAGE**BUILDING REPORT**

The Bunk House is a wood framed structure with an asphalt composition roofing system on a concrete foundation. The building is no longer occupied and is used for storage. It is in fair to good shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$500****Currently Critical****Immediate to Two Years****Project Index #: 2239SFT2****EXTERIOR LANDING INSTALLATION****Construction Cost \$500**

Section 1008.1 of the 2006 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 of not less than 44 inches. The two exterior man doors do not have landings and pose a safety hazard. This project would provide for the installation of compliant landings for each door. This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$3,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2239EXT1****ROOF REPLACEMENT****Construction Cost \$3,500**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with a new 50 year asphalt composition roofing shingle and new 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

BUILDING INFORMATION:**Gross Area (square feet): 350****Year Constructed: 1970****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$500	Project Construction Cost per Square Foot:	\$11.43
Priority Class 2:	\$3,500	Total Facility Replacement Construction Cost:	\$26,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$75
Grand Total:	\$4,000	FCNI:	15%

EQUIPMENT STORAGE / GARAGE

SPWD Facility Condition Analysis - 2238

Survey Date: 8/24/2011

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: \$3,550****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2238EXT2****STABILIZE STRUCTURE****Construction Cost \$3,550**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

BUILDING INFORMATION:**Gross Area (square feet): 710****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 Framed****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$3,550	Total Facility Replacement Construction Cost:	\$14,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$20
Grand Total:	\$3,550	FCNI:	25%

LOG DUGOUT

SPWD Facility Condition Analysis - 2237

Survey Date: 8/24/2011

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 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$5,900**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2237EXT1

Construction Cost **\$5,900****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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$5,900	Total Facility Replacement Construction Cost:	\$3,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$5
Grand Total:	\$5,900	FCNI:	197%

OLD GENERATOR / WOOD STORAGE BUILDING

SPWD Facility Condition Analysis - 2236

Survey Date: 8/24/2011

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 and is in fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$5,250****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2236EXT2****EXTERIOR FINISHES****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. This project or a portion thereof was previously recommended in the FCA report dated 09/30/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

Project Index #: 2236EXT1**ROOF REPLACEMENT****Construction Cost \$3,500**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$15.00
Priority Class 2:	\$5,250	Total Facility Replacement Construction Cost:	\$7,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$20
Grand Total:	\$5,250	FCNI:	75%

LOG CABIN

SPWD Facility Condition Analysis - 2235

Survey Date: 8/24/2011

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: \$2,150****Long-Term Needs****Four to Ten Years****Project Index #: 2235EXT1****STABILIZE STRUCTURE****Construction Cost \$2,150**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$4,000
Priority Class 3:	\$2,150	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$2,150	FCNI:	54%

ICE HOUSE

SPWD Facility Condition Analysis - 2234

Survey Date: 8/24/2011

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: \$1,000****Long-Term Needs****Four to Ten Years****Project Index #: 2234EXT1****Construction Cost \$1,000****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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

BUILDING INFORMATION:

Gross Area (square feet): 200
 Year Constructed: 1930
 Exterior Finish 1: 100 % Wood 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 Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$1,000	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$1,000	FCNI:	50%

SHOP BUILDING

SPWD Facility Condition Analysis - 2233

Survey Date: 8/24/2011

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. I has a new (2009) propane fired gas heater for heat but lacks cooling. The facility is in good shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$250****Currently Critical****Immediate to Two Years****Project Index #: 2233SFT1****EXTERIOR LANDING INSTALLATION****Construction Cost \$250**

Section 1008.1 of the 2006 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$5,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2233SIT1****CONCRETE APRON INSTALLATION****Construction Cost \$2,000**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

Project Index #: 2233ENR1**WINDOW REPLACEMENT****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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

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**

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

BUILDING INFORMATION:

Gross Area (square feet): 1,200
Year Constructed: 1980
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: %
Construction Type: Prefabricated Steel Structure
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$250	Project Construction Cost per Square Foot:	\$6.38
Priority Class 2:	\$5,000	Total Facility Replacement Construction Cost:	\$120,000
Priority Class 3:	\$2,400	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$7,650	FCNI:	6%

SHEARING SHED

SPWD Facility Condition Analysis - 2232

Survey Date: 8/24/2011

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 and is poor to fair condition.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$8,250****Long-Term Needs****Four to Ten Years****Project Index #: 2232EXT1****STABILIZE STRUCTURE****Construction Cost \$8,250**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$8,000
Priority Class 3:	\$8,250	Facility Replacement Cost per Square Foot:	\$5
Grand Total:	\$8,250	FCNI:	103%

CCC OFFICE

SPWD Facility Condition Analysis - 2231

Survey Date: 8/24/2011

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 and is in poor to fair shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,700****Long-Term Needs****Four to Ten Years****Project Index #: 2231EXT1****Construction Cost \$1,700****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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

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 Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$3,000
Priority Class 3:	\$1,700	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$1,700	FCNI:	57%

GRAIN STORAGE SHED

SPWD Facility Condition Analysis - 2230

Survey Date: 8/24/2011

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. Most of the building is in poor to fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$3,570****Necessary - Not Yet Critical****Two to Four Years****ROOF REPAIRS****Project Index #: 2230EXT1****Construction Cost \$2,550**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

SIDING REPAIRS**Project Index #: 2230EXT2****Construction Cost \$1,020**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

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

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$7.00
Priority Class 2:	\$3,570	Total Facility Replacement Construction Cost:	\$5,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$3,570	FCNI:	71%

LOAFING SHED

SPWD Facility Condition Analysis - 2229

Survey Date: 8/24/2011

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. Most of the building is in poor to fair shape.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$5,600

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

Project Index #: 2229EXT1

STABILIZE STRUCTURE

Construction Cost \$5,600

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

BUILDING INFORMATION:

Gross Area (square feet): 1,120
 Year Constructed: 1930
 Exterior Finish 1: 100 % Metal / Wood 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 Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$11,000
Priority Class 3:	\$5,600	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$5,600	FCNI:	51%

HORSE BARN

SPWD Facility Condition Analysis - 2228

Survey Date: 8/24/2011

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: \$17,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2228EXT1****Construction Cost \$17,200****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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

BUILDING INFORMATION:

Gross Area (square feet): 3,440
 Year Constructed: 1930
 Exterior Finish 1: 100 % Metal / Wood 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 Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$17,200	Total Facility Replacement Construction Cost:	\$34,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$17,200	FCNI:	51%

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 Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division

515 E. Musser Street, Suite 102

(775) 684-4141 voice

Facilities Condition Analysis

Carson City, Nevada 89701-4263

(775) 684-4142 facsimile



Steptoe Valley Wildlife Management Area - Site #9940

Description: View of the main WMA office / maintenance complex looking west.



Horse Barn - Building #2228

Description: Exterior of the structure.



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



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



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



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



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



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



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



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



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



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



Bunk House / Storage - Building #2239
Description: Exterior of the structure.



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



Steptoe Valley WMA Office - Building #2241
Description: Exterior of the structure & public entrance.



Typical CXT Restrooms – Building's #3023-3026
Description: Typical exterior of the structure.



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