State of Nevada
Department of Corrections
Northern Nevada Dairy Farm
Facility Condition Analysis

NORTHERN NEVADA DAIRY FARM

1721 Snyder Avenue
Carson City, Nevada 89701

Site Number: 9982
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS

Report Printed in October 2008

State of Nevada
Department of Corrections
Northern Nevada Dairy Farm
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWB project managers.

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

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

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

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .60 or 60% are recommended to be considered for complete replacement.

Class Definitions

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

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

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

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

PRIORITY CLASS 3 - (Four to Ten Years)

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

Site number: 9982

Facility Condition Needs Index Report

Index #	Building Name		Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1446	EQUIPMENT SHED		5103	1916	9/2/2008	$5,000	$104,060	$1,000	$110,060	$51,030	216%
	1721 Snyder Ave.	Carson City									
1450	YARD OFFICE		100	1970	9/2/2008	$0	$3,000	$0	$3,000	$2,000	150%
	1721 Snyder Ave.	Carson City									
1444	OLD DAIRY BARN / HAY STORAGE		5125	1916	9/2/2008	$5,000	$102,500	$0	$107,500	$128,125	84%
	1721 Snyder Ave.	Carson City									
2917	FREE STALL BARN		12000	2005	9/5/2008	$0	$0	$12,000	$12,000	$24,000	50%
	1721 Snyder Ave.	Carson City									
2916	A. I. BUILDING		400	0	9/5/2008	$0	$2,000	$0	$2,000	$4,000	50%
	1721 Snyder Ave.	Carson City									
2919	WILD HORSE OFFICE		480	0	9/5/2008	$0	$5,760	$0	$5,760	$12,000	48%
	1721 Snyder Ave.	Carson City									
0293	BREAK ROOM		168	1970	9/2/2008	$0	$4,536	$1,000	$5,536	$12,600	44%
	1721 Snyder Ave.	Carson City									
0288	PUMP HOUSE		120	1965	9/2/2008	$0	$1,110	$0	$1,110	$3,000	37%
	1721 Snyder Ave.	Carson City									
2918	WILD HORSE ARENA		10000	0	9/5/2008	$0	$85,000	$0	$85,000	$250,000	34%
	1721 Snyder Ave.	Carson City									
1443	DAIRY BARN		2666	1970	9/2/2008	$7,998	$126,378	$22,500	$156,876	$666,500	24%
	1721 Snyder Ave.	Carson City									
2915	MAINTENANCE SHOP		3600	2004	9/5/2008	$62,700	$0	$14,400	$77,100	$360,000	21%
	1721 Snyder Ave.	Carson City									
1440	BULL BARN		1050	1930	9/2/2008	$5,000	$5,250	$0	$10,250	$52,500	20%
	1721 Snyder Ave.	Carson City									
1442	CHICKEN HOUSE		144		9/2/2008	$0	$400	$0	$400	$3,600	11%
	1721 Snyder Ave.	Carson City									
1448	RANCH HOUSE		3000	1916	9/2/2008	$35,000	$60,000	$0	$95,000	$1,050,000	9%
	1721 Snyder Ave.	Carson City									
1447	CALVING BARN		1200	1998	9/2/2008	$0	$3,600	$0	$3,600	$120,000	3%
	1721 Snyder Ave.	Carson City									
9982	NORTHERN NEVADA DAIRY FARM				9/2/2008	$0	$177,000	$0	$177,000	$0	0%
	1721 Snyder Ave.	Carson City									

Site number: 9982

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
	Report Totals.....:	**45,156**			**$120,698**	**$680,594**	**$50,900**	**$852,192**	**$2,739,355**	**31%**

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NORTHERN NEVADA DAIRY FARM

BUILDING REPORT

The Dairy Farm is located adjacent to the Northern Nevada Correctional Center and behind the Stewart Conservation Camp, off Snyder Avenue in Carson City.
The site encompasses approximately 1000 acres, and includes dairy and beef operations to support the Northern Nevada correctional facilities and conservation camps, as well as State and Federal wild horse programs. There is also irrigated fields which provide feed for the cattle. The irrigation water is treated effluent from Carson City.
The access roads and circulation paths around the buildings and site are dirt. Fire protection on the site is minimal and a project will be recommended in the Facility Condition Analysis report.
Most of the structures on the site are farm buildings, some of which date back to around 1916. These old structures are in poor condition.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $177,000**

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

Project Index #: 9982ELE1

ELECTRICAL DISTRIBUTION SYSTEM UPGRADE

Construction Cost $150,000

The electrical service was adequate for the original buildings for the site. With additional buildings and anticipated needs, the service is approaching available capacity. This project recommends upgrading the system, providing separate services and disconnects for each of the buildings, replacing the switchgear and providing additional capacity for future growth.
This project or a portion thereof was previously recommended in the FCA report dated 09/02/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/02/2008.

Project Index #: 9982SIT2

WELL EVALUATION AND ABANDONMENT

Construction Cost $27,000

There are wells on this site that are no longer in use. The Division of Water Resources (DRW) requires that these wells be plugged as not to allow a conduit for ground water contamination.
The costs to plug the wells depend on the depth of the wells and the casing size. Preliminary estimates run around $45.00 per foot to plug the wells estimating that it around 200 feet deep. NAC 534.427 was referenced for this project. Three wells with 8" casings were used to generate this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 09/02/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/02/2008.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**
Priority Class 2:	**$177,000**
Priority Class 3:	**$0**
Grand Total:	**$177,000**

WILD HORSE OFFICE

BUILDING REPORT

The Wild Horse Office is a modular structure located adjacent to the horse corrals east of the main dairy farm area. There are office areas and a restroom located inside. The facility provides support offices for the wild horse adoption program at the correctional center.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $5,760**

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

Project Index #: 2919EXT1

EXTERIOR FINISHES

Construction Cost $2,400

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 to 3 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 2919INT1

INTERIOR FINISHES

Construction Cost $2,400

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 to 5 years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 2919ENR1

LIGHTING UPGRADE

Construction Cost $960

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

BUILDING INFORMATION:

Gross Area (square feet):	**480**
Year Constructed:	**0**
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Modular Building**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$12.00**
Priority Class 2:	**$5,760**	**Total Facility Replacement Construction Cost:**	**$12,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$25**
Grand Total:	**$5,760**	**FCNI:**	**48%**

WILD HORSE ARENA

BUILDING REPORT

The Wild Horse Arena is an engineered steel building located adjacent to the wild horse corrals and office. The building has metal siding on two sides and is open for spectator viewing on the other two. The facility is in good shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $85,000**

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

Project Index #: 2918EXT1

EXTERIOR FINISHES

Construction Cost $30,000

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 to 3 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 2918INT1

INTERIOR FINISHES

Construction Cost $25,000

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 to 5 years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 2918ENR1

LIGHTING UPGRADE

Construction Cost $30,000

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

BUILDING INFORMATION:

Gross Area (square feet):	**10,000**
Year Constructed:	**0**
Exterior Finish 1:	**50 % Metal Siding**
Exterior Finish 2:	**50 % Open**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Engineered Metal Building**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$8.50**
Priority Class 2:	**$85,000**	**Total Facility Replacement Construction Cost:**	**$250,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$25**
Grand Total:	**$85,000**	**FCNI:**	**34%**

FREE STALL BARN

BUILDING REPORT

The Free Stall Barn is a steel post and beam structure with a corrugated metal roof. There are no side walls. It provides shelter for the cattle during feeding operations. It is in fair shape.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $12,000**

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

Project Index #: 2917EXT1

EXTERIOR FINISHES **Construction Cost $12,000**

It is important to maintain the finish, weather resistance and appearance of the steel structure. This project would provide for painting of the steel structure and should be done on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet):	**12,000**
Year Constructed:	**2005**
Exterior Finish 1:	**100 % Open / Steel Posts**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**0 % U**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Steel post and beam**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$1.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$24,000**
Priority Class 3:	**$12,000**	**Facility Replacement Cost per Square Foot:**	**$2**
Grand Total:	**$12,000**	**FCNI:**	**50%**

A. I. BUILDING

BUILDING REPORT

The A. I. (Artificial Insemination) Building is a wood framed structure with a corrugated metal roof located out in the corral area of the farm. Staff uses this building for reproduction operations. It is in fair shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $2,000**

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

Project Index #: 2916EXT1

EXTERIOR FINISHES **Construction Cost $2,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet):	**400**
Year Constructed:	**0**
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Wood Framing**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$5.00**
Priority Class 2:	**$2,000**	**Total Facility Replacement Construction Cost:**	**$4,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$10**
Grand Total:	**$2,000**	**FCNI:**	**50%**

MAINTENANCE SHOP

BUILDING REPORT

The Maintenance Shop is an insulated engineered steel structure on a concrete slab-on-grade foundation. It contains a large shop area, a storage mezzanine with enclosed storage spaces below, and a non-ADA compliant restroom. The building has an evaporative cooler but does not have a heating system. The building is also lacking fire suppression and alarm systems. It is in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $62,700**

Currently Critical **Immediate to Two Years**

Project Index #: 2915SFT3

FIRE ALARM INSTALLATION **Construction Cost $10,800**

This building is not equipped with an automatic fire detection and alarm system. It is recommended that an automatic fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements.

Project Index #: 2915SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $50,400**

Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.910 states, that every new building owned by the State that is intended for occupancy must be equipped with an automatic fire suppression system. This project would provide funding for the installation of an automatic fire suppression system and backflow prevention.

Project Index #: 2915SFT2

INSTALL EXIT SIGNS AND EGRESS LIGHTING **Construction Cost $1,500**

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

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $14,400**

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

Project Index #: 2915EXT1

EXTERIOR FINISHES **Construction Cost $10,800**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 2915INT1

INTERIOR FINISHES **Construction Cost $3,600**

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 to 5 years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. 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):	**3,600**
Year Constructed:	**2004**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-1**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Engineered Steel Building**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$62,700**	**Project Construction Cost per Square Foot:**	**$21.42**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$360,000**
Priority Class 3:	**$14,400**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$77,100**	**FCNI:**	**21%**

YARD OFFICE

BUILDING REPORT

The Yard Office is a wood framed structure with a corrugated metal roof. It has a concrete slab-on-grade foundation and is located adjacent to the Chicken House.
It is lacking an HVAC system and is in fair shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $3,000**

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

Project Index #: 1450EXT3

EXTERIOR DOOR REPLACEMENT **Construction Cost $500**

The existing exterior wood door appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement of the wood door with a new metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

Project Index #: 1450EXT1

EXTERIOR FINISHES **Construction Cost $500**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 to 3 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 1450INT1

INTERIOR FINISHES **Construction Cost $500**

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 three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 1450EXT2

WINDOW REPLACEMENT **Construction Cost $1,500**

The windows are original, single pane construction in a metal frame. These older windows are drafty, not energy efficient and one is broken. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 3 units.

BUILDING INFORMATION:

Gross Area (square feet):	**100**
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 % U**
IBC Occupancy Type 2:	**%**
Construction Type:	**Wood Framing**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$30.00**
Priority Class 2:	**$3,000**	**Total Facility Replacement Construction Cost:**	**$2,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$20**
Grand Total:	**$3,000**	**FCNI:**	**150%**

RANCH HOUSE

BUILDING REPORT

The Ranch House is an unreinforced sandstone masonry and wood framed structure with a wood shingle roof. Staff has been using the house for storage.
There are many areas of the sandstone walls, wood framed decks and roof which are showing signs of structural failure. These items will be addressed in the Facility Condition Analysis report. The facility replacement cost (FRC) reflects a complete restoration of this structure.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $35,000**

Currently Critical **Immediate to Two Years**

Project Index #: 1448SEC1

CONSERVE AND PROTECT BUILDING **Construction Cost $30,000**

The building was constructed in 1916 out of unreinforced sandstone masonry. It is currently used for incidental storage and has been vandalized. The broken windows in the buildings have allowed pigeons, bats and other pests access to the building, with related health hazards and permitted rain to enter the building. The second floor is unusable due to instability of the floor/ ceiling assembly.
In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to providing drainage away from the buildings to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure. Roofing is addressed in a separate project.

Project Index #: 1448STR1

STRUCTURAL ASSESSMEMT **Construction Cost $5,000**

The building was constructed in 1916 out of unreinforced masonry. The walls are showing signs of failure including cracking, settling and crumbling. This project would provide for an investigation and assessment to be done by a licensed Structural Engineer to identify possible deficiencies and problems in the building and provide a report outlining issues and resolutions. Future projects may result from this report and are not included in this estimate. This project should coincide with the preservation project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $60,000**

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

Project Index #: 1448EXT1

EXTERIOR FINISHES **Construction Cost $15,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 to 3 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 1448EXT2

ROOF REPLACEMENT **Construction Cost $45,000**

The wood 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.

BUILDING INFORMATION:

Gross Area (square feet):	**3,000**
Year Constructed:	**1916**
Exterior Finish 1:	**100 % Sandstone Masonry**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % R-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Unreinforced Sandstone Masonry**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$35,000**	**Project Construction Cost per Square Foot:**	**$31.67**
Priority Class 2:	**$60,000**	**Total Facility Replacement Construction Cost:**	**$1,050,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$350**
Grand Total:	**$95,000**	**FCNI:**	**9%**

CALVING BARN

BUILDING REPORT

The Calving Barn is an engineered steel building located in the corral area of the Dairy Farm. There are several overhead coiling doors to allow flexibility of ingress and egress for calving operations. The building is in good shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $3,600**

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

Project Index #: 1447EXT1

EXTERIOR FINISHES **Construction Cost $3,600**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 to 3 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet):	**1,200**
Year Constructed:	**1998**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**%**
Construction Type:	**Engineered Steel Building**
IBC Construction Type:	**III-N**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$3.00**
Priority Class 2:	**$3,600**	**Total Facility Replacement Construction Cost:**	**$120,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$3,600**	**FCNI:**	**3%**

EQUIPMENT SHED

BUILDING REPORT

The Equipment Shed is an unreinforced sandstone masonry and wood framed structure with a corrugated metal roof. There are many areas of the sandstone walls which are showing signs of structural failure. This item will be addressed in the Facility Condition Analysis report.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $5,000**

Currently Critical **Immediate to Two Years**

Project Index #: 1446STR1

STRUCTURAL ASSESSMEMT **Construction Cost $5,000**

The building was constructed in 1916 out of unreinforced sandstone masonry. The walls are showing signs of failure including cracking, settling and crumbling. This project would provide for an investigation and assessment to be done by a licensed Structural Engineer to identify possible deficiencies and problems in the building and provide a report outlining issues and resolutions. Future projects may result from this report and are not included in this estimate.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $104,060**

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

Project Index #: 1446EXT1

EXTERIOR FINISHES **Construction Cost $25,515**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 to 3 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 1446EXT4

ROOF REPLACEMENT **Construction Cost $76,545**

The corrugated metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with a new standing seam metal roofing system. This estimate includes removal and disposal of the old roofing.

Project Index #: 1446EXT3

WINDOW REPLACEMENT **Construction Cost $2,000**

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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,000**

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

Project Index #: 1446EXT2

EXTERIOR DOOR REPLACEMENT **Construction Cost $1,000**

The existing exterior wood doors on the carpenter shop portion appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with two new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**5,103**
Year Constructed:	**1916**
Exterior Finish 1:	**75 % Sandstone Masonry**
Exterior Finish 2:	**25 % Open**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Unreinforced Sandstone Masonry**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$5,000**	**Project Construction Cost per Square Foot:**	**$21.57**
Priority Class 2:	**$104,060**	**Total Facility Replacement Construction Cost:**	**$51,000**
Priority Class 3:	**$1,000**	**Facility Replacement Cost per Square Foot:**	**$10**
Grand Total:	**$110,060**	**FCNI:**	**216%**

OLD DAIRY BARN / HAY STORAGE

BUILDING REPORT

The Old Dairy Barn / Hay Storage building is an unreinforced sandstone masonry and wood framed structure with a corrugated metal roof. It is currently being used as a hay storage barn. There are many areas of the sandstone walls which are showing signs of structural failure. This item will be addressed in the Facility Condition Analysis report.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $5,000**

Currently Critical **Immediate to Two Years**

Project Index #: 1444STR1

STRUCTURAL ASSESSMEMT **Construction Cost $5,000**

The building was constructed in 1916 out of unreinforced masonry. The walls are showing signs of failure including cracking, settling and crumbling. This project would provide for an investigation and assessment to be done by a licensed Structural Engineer to identify possible deficiencies and problems in the building and provide a report outlining issues and resolutions. Future projects may result from this report and are not included in this estimate.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $102,500**

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

Project Index #: 1444EXT1

EXTERIOR FINISHES **Construction Cost $25,625**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 to 3 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 1444EXT2

ROOF REPLACEMENT **Construction Cost $76,875**

The corrugated metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with a new standing seam metal roofing system. This estimate includes removal and disposal of the old roofing. This project should coincide with any projects that may be recommended by the structural assessment report project.

BUILDING INFORMATION:

Gross Area (square feet):	**5,125**
Year Constructed:	**1916**
Exterior Finish 1:	**100 % Sandstone Masonry**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**%**
Construction Type:	**Unreinforced Sandstone Masonry**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$5,000**	**Project Construction Cost per Square Foot:**	**$20.98**
Priority Class 2:	**$102,500**	**Total Facility Replacement Construction Cost:**	**$128,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$25**
Grand Total:	**$107,500**	**FCNI:**	**84%**

DAIRY BARN

BUILDING REPORT

The Dairy Barn is a concrete masonry structure with a single-ply membrane roof on a concrete slab-on-grade foundation. It contains a dairy cow milking area, processing area and testing lab, a clean room, walk-in cooler, a restroom which was in the middle of a remodel during the 2008 survey, a small office, loading dock, mechanical room and storage areas. There is a gas fired water tube steam boiler, chiller plates and an air cooled condensing unit outside for milk processing operations and HVAC. There is an evaporative cooler mounted on the exterior of the building for cooling and a gas fired ceiling mounted heating unit which for the office and milking area. The air handler located inside was non-operational during the survey of 2008. It has manual pull stations for the audible fire alarm system. The facility is in good condition considering it's age.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $7,998**

Currently Critical **Immediate to Two Years**

Project Index #: 1443SFT1

FIRE ALARM INSTALLATION **Construction Cost $7,998**

This building is not equipped with an automatic fire detection and alarm system. It is recommended that an automatic fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $126,378**

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

Project Index #: 1443INT2

CEILING SYSTEM UPGRADE - PROCESSING ROOM **Construction Cost $10,500**

The processing room in this building has a suspended acoustical tile ceiling system. The t-bar framing is bent and rusted in many areas and a number of the ceiling tiles are damaged and stained. This project would provide for the replacement of the suspended acoustical tile ceiling system. Removal and disposal of the existing ceiling system is included in this estimate.

Project Index #: 1443EXT5

CONCRETE APRON REPLACEMENT **Construction Cost $1,200**

The exterior concrete apron outside of the processing room has extensive cracking and is due for replacement. This project would provide for the installation of a new 120 square foot 4" thick concrete slab-on-grade apron. Removal and disposal of the existing concrete is included in this estimate.

Project Index #: 1443HVA1

EVAPORATIVE COOLER REPLACEMENT **Construction Cost $6,000**

There are 2 existing wall mounted evaporative coolers that service this building. The units are not energy efficient and are approaching the end of their expected life. This project would provide for the removal of the existing coolers and replacement with one central roof top evaporative cooling unit including connections to utilities and existing duct work.

Project Index #: 1443EXT1

EXTERIOR FINISHES **Construction Cost $26,660**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 to 3 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 1443INT3

FLOORING REPLACEMENT - LAB **Construction Cost $2,700**

The VCT (vinyl composite tile) flooring in the lab room is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the existing VCT and installation of new 12x12 VCT with a 6" base.

Project Index #: 1443INT1

INTERIOR FINISHES **Construction Cost $13,330**

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 three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 1443ENR1

LIGHTING UPGRADE **Construction Cost $7,998**

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

Project Index #: 1443EXT2

ROOF REPLACEMENT **Construction Cost $39,990**

The single-ply 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 single-ply roofing system. The small pop-outs around the building are covered by asphalt composition roofing shingles. These areas should be replaced as well. This estimate includes removal and disposal of the old roofing.

Project Index #: 1443EXT3

WINDOW REPLACEMENT **Construction Cost $18,000**

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 18 units.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $22,500**

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

Project Index #: 1443EXT4

EXTERIOR DOOR REPLACEMENT **Construction Cost $22,500**

The building has 3 exterior metal doors and 6 exterior wood doors that have reached the end of their expected life. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 9 new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**2,666**
Year Constructed:	**1970**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**70 % F-2**
IBC Occupancy Type 2:	**30 % B**
Construction Type:	**Concrete Masonry**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$7,998**	**Project Construction Cost per Square Foot:**	**$58.84**
Priority Class 2:	**$126,378**	**Total Facility Replacement Construction Cost:**	**$666,000**
Priority Class 3:	**$22,500**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$156,876**	**FCNI:**	**24%**

CHICKEN HOUSE

BUILDING REPORT

The Chicken House is a wood framed structure with corrugated metal siding and roof. It is not currently being used and is in poor shape.

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

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

Project Index #: 1442EXT1

DEMOLISH STRUCTURE **Construction Cost $400**

The Chicken House is an unused wood framed structure that is in poor shape. This project would provide for the demolition of the structure including debris removal.

BUILDING INFORMATION:

Gross Area (square feet):	**144**
Year Constructed:	
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 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$2.78**
Priority Class 2:	**$400**	**Total Facility Replacement Construction Cost:**	**$4,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$25**
Grand Total:	**$400**	**FCNI:**	**10%**

BULL BARN

BUILDING REPORT

The Bull Barn is an unreinforced sandstone and wood framed structure with a corrugated metal roof. The wood framed roof structure has been rebuilt since the original construction as evident by the exposed framing. There are many areas of the sandstone walls which are showing signs of structural failure. This item will be addressed in the Facility Condition Analysis report.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $5,000**

Currently Critical **Immediate to Two Years**

Project Index #: 1440STR1

STRUCTURAL ASSESSMEMT **Construction Cost $5,000**

The building was constructed in 1916 out of unreinforced sandstone masonry. The walls are showing signs of failure including cracking, settling and crumbling. This project would provide for an investigation and assessment to be done by a licensed Structural Engineer to identify possible deficiencies and problems in the building and provide a report outlining issues and resolutions. Future projects may result from this report and are not included in this estimate.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $5,250**

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

Project Index #: 1440EXT1

EXTERIOR FINISHES **Construction Cost $5,250**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 to 3 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet):	**1,050**
Year Constructed:	**1930**
Exterior Finish 1:	**100 % Sandstone Masonry**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**%**
Construction Type:	**Unreinforced Sandstone & Wood**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$5,000**	**Project Construction Cost per Square Foot:**	**$9.76**
Priority Class 2:	**$5,250**	**Total Facility Replacement Construction Cost:**	**$52,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$10,250**	**FCNI:**	**20%**

BREAK ROOM

BUILDING REPORT

The Break Room is an insulated wood framed structure on a concrete slab-on-grade with a corrugated metal roof. It used to be known as the Carpenter Shop and Chukar Club. The building is used primarily as a break room and includes a small storage area. It is lacking heating and cooling systems and also contains the electrical panels for the main electric pole feed to the lower half of the dairy farm. The building is in fair shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $4,536**

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

Project Index #: 0293EXT1

EXTERIOR FINISHES **Construction Cost $840**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 to 3 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 0293INT1

INTERIOR FINISHES **Construction Cost $840**

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 three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0293ENR1

LIGHTING UPGRADE **Construction Cost $336**

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

Project Index #: 0293EXT2

ROOF REPLACEMENT **Construction Cost $2,520**

The corrugated metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,000**

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

Project Index #: 0293EXT3

EXTERIOR DOOR REPLACEMENT **Construction Cost $1,000**

The existing exterior wood doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with two new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**168**
Year Constructed:	**1970**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Wood Framing**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$32.95**
Priority Class 2:	**$4,536**	**Total Facility Replacement Construction Cost:**	**$13,000**
Priority Class 3:	**$1,000**	**Facility Replacement Cost per Square Foot:**	**$75**
Grand Total:	**$5,536**	**FCNI:**	**43%**

PUMP HOUSE

BUILDING REPORT

The Pump House is a small steel framed structure on a concrete slab-on-grade with a flat metal roof. The pumping equipment is no longer in use. The building is primarily used to house the electrical switchgear for the lower half of the dairy farm. It is uninsulated and has no heating or cooling systems. The building is in poor shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $1,110**

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

Project Index #: 0288EXT2

EXTERIOR DOOR REPLACEMENT **Construction Cost $750**

The existing exterior metal door appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement and installation of one new metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

Project Index #: 0288EXT1

EXTERIOR FINISHES **Construction Cost $360**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. This building including the roof is in poor shape and should be weather sealed and caulked to prevent further damage. It is recommended that this project be done within the next two years.

BUILDING INFORMATION:

Gross Area (square feet):	**120**
Year Constructed:	**1965**
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:	**Steel Framing**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$9.25**
Priority Class 2:	**$1,110**	**Total Facility Replacement Construction Cost:**	**$3,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$25**
Grand Total:	**$1,110**	**FCNI:**	**37%**

NOTES:

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

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

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

REPORT DEVELOPMENT:

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

Northern Nevada Dairy Farm - Site #9982
Description: Above ground fuel tank.

Pump House - Building #0288
Description: Exterior of the building (foreground).

Break Room - Building #0293
Description: Exterior of the building.

Bull Barn - Building #1440
Description: Exterior of the building, note structural wall damage.

Bull Barn - Building #1440
Description: Exterior of the building.

Chicken House - Building #1442
Description: Exterior of the building.

Dairy Barn - Building #1443
Description: Exterior of the building at the loading dock.

Dairy Barn - Building #1443
Description: Interior of the milk processing area.

Dairy Barn - Building #1443
Description: Processing room ceiling in need of replacement.

Dairy Barn - Building #1443
Description: Ceiling mounted heater in the milking area.

Old Dairy Barn / Hay Storage - Building #1444
Description: Exterior of the building.

Old Dairy Barn / Hay Storage - Building #1444
Description: Exterior of the building, note structural cracks above opening.

Equipment Shed - Building #1446
Description: East exterior of the building.

Equipment Shed - Building #1446
Description: West exterior of the building

Calving Barn - Building #1447
Description: Exterior of the building.

Calving Barn - Building #1447
Description: Interior of the building.

Ranch House - Building #1448
Description: Exterior of the building.

Ranch House - Building #1448
Description: Interior of the building.

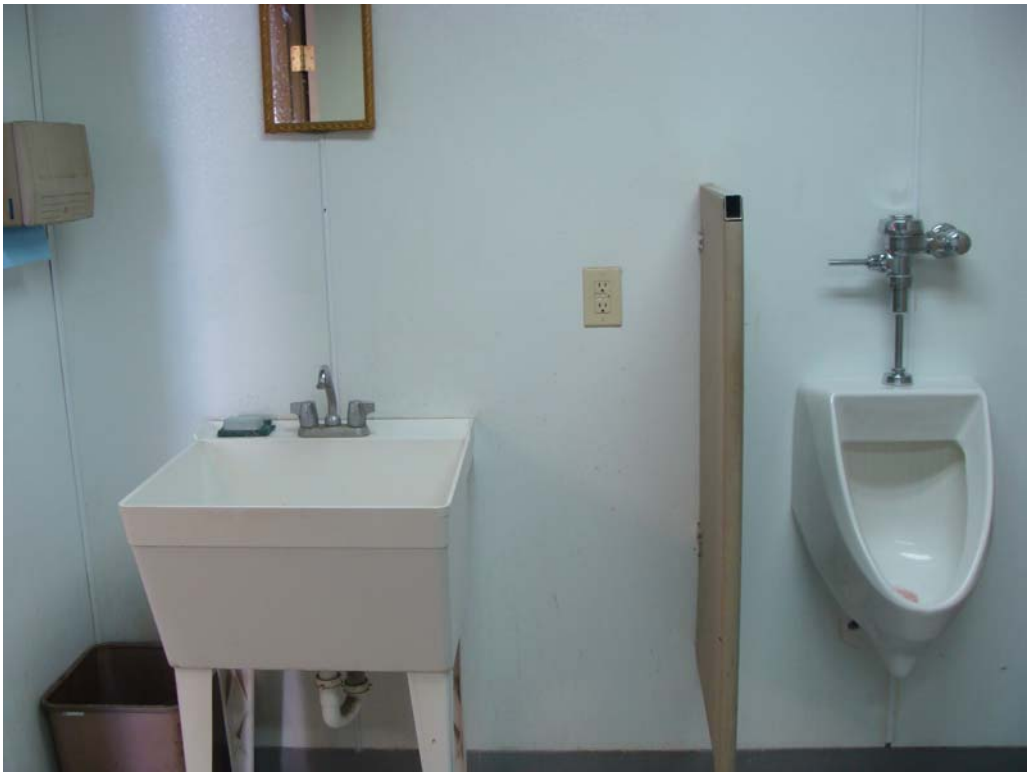
Ranch House - Building #1448
Description: Structural wall failure at foundation.

Ranch House - Building #1448
Description: Shed roof structural failure.

Yard Office - Building #1450
Description: Exterior of the building.

Maintenance Shop - Building #2915
Description: Exterior of the building.

Maintenance Shop - Building #2915
Description: Interior of the building.



Maintenance Shop - Building #2915
Description: Non-ADA compliant restroom.

A I Building - Building #2916
Description: Exterior of the building.

A I Building - Building #2916
Description: Interior of the building.

Free Stall Barn - Building #2917
Description: Exterior of the building.

Wild Horse Area - Building #2918
Description: Exterior of the building.

Wild Horse Office - Building #2919
Description: Exterior of the building.

Wild Horse Office - Building #2919
Description: Interior of the building.