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.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>0466</td>
<td>BDSP SHADE RAMADA - LOOP B</td>
<td>310</td>
<td>1964</td>
<td>9/23/2010</td>
<td>$0</td>
<td>$35,000</td>
<td>$0</td>
<td>$35,000</td>
<td>$15,500</td>
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</tr>
<tr>
<td>0459</td>
<td>BDSP OUT HOUSE</td>
<td>140</td>
<td>1964</td>
<td>9/23/2010</td>
<td>$0</td>
<td>$2,500</td>
<td>$0</td>
<td>$2,500</td>
<td>$1,400</td>
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</tr>
<tr>
<td>0460</td>
<td>BDSP GENERATOR BUILDING</td>
<td>64</td>
<td>1980</td>
<td>9/23/2010</td>
<td>$0</td>
<td>$1,640</td>
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<td>$1,640</td>
<td>$6,400</td>
<td>26%</td>
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<tr>
<td>3085</td>
<td>BDSP SPRING HOUSE</td>
<td>72</td>
<td>1996</td>
<td>9/23/2010</td>
<td>$0</td>
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<td>$360</td>
<td>$1,800</td>
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</tr>
<tr>
<td>0506</td>
<td>BDSP STORAGE SHED</td>
<td>192</td>
<td>1995</td>
<td>9/23/2010</td>
<td>$0</td>
<td>$591</td>
<td>$0</td>
<td>$591</td>
<td>$4,800</td>
<td>12%</td>
</tr>
<tr>
<td>0997</td>
<td>BDSP PARK RESIDENCE</td>
<td>588</td>
<td>1964</td>
<td>9/23/2010</td>
<td>$300</td>
<td>$6,190</td>
<td>$2,940</td>
<td>$9,430</td>
<td>$88,200</td>
<td>11%</td>
</tr>
<tr>
<td>0465</td>
<td>BDSP PUMP HOUSE</td>
<td>42</td>
<td>1970</td>
<td>9/23/2010</td>
<td>$0</td>
<td>$420</td>
<td>$0</td>
<td>$420</td>
<td>$4,200</td>
<td>10%</td>
</tr>
<tr>
<td>2255</td>
<td>BDSP ADA CXT TOILET #3 - LOOP B</td>
<td>95</td>
<td>2002</td>
<td>9/23/2010</td>
<td>$0</td>
<td>$950</td>
<td>$0</td>
<td>$950</td>
<td>$25,000</td>
<td>4%</td>
</tr>
<tr>
<td>2254</td>
<td>BDSP CXT TOILET #2 - LOOP B</td>
<td>95</td>
<td>2002</td>
<td>9/23/2010</td>
<td>$0</td>
<td>$950</td>
<td>$0</td>
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<td>$25,000</td>
<td>4%</td>
</tr>
<tr>
<td>2253</td>
<td>BDSP ADA CXT TOILET #1 - LOOP A</td>
<td>95</td>
<td>2002</td>
<td>9/23/2010</td>
<td>$0</td>
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<td>$950</td>
<td>$25,000</td>
<td>4%</td>
</tr>
<tr>
<td>9948</td>
<td>BEAVER DAM STATE PARK SITE</td>
<td></td>
<td></td>
<td></td>
<td>$86,000</td>
<td>$30,000</td>
<td>$0</td>
<td>$116,000</td>
<td>$0</td>
<td>0%</td>
</tr>
</tbody>
</table>

**Report Totals:**

- **Total Cost to Repair:** $86,300
- **Cost to Replace:** $79,191
- **Cost to Repair:** $3,300
- **Total Cost to Repair:** $168,791
- **Cost to Replace:** $197,300

**Facility Condition Needs Index (FCNI):** 86%
## Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>BEAVER DAM STATE PARK SITE</td>
<td>9948</td>
</tr>
<tr>
<td>BDSP SPRING HOUSE</td>
<td>3085</td>
</tr>
<tr>
<td>BDSP ADA CXT TOILET #3 - LOOP B</td>
<td>2255</td>
</tr>
<tr>
<td>BDSP CXT TOILET #2 - LOOP B</td>
<td>2254</td>
</tr>
<tr>
<td>BDSP ADA CXT TOILET #1 - LOOP A</td>
<td>2253</td>
</tr>
<tr>
<td>BDSP PARK RESIDENCE</td>
<td>0997</td>
</tr>
<tr>
<td>BDSP STORAGE SHED</td>
<td>0506</td>
</tr>
<tr>
<td>BDSP SHADE RAMADA - LOOP B</td>
<td>0466</td>
</tr>
<tr>
<td>BDSP PUMP HOUSE</td>
<td>0465</td>
</tr>
<tr>
<td>BDSP GENERATOR BUILDING</td>
<td>0460</td>
</tr>
<tr>
<td>BDSP OUT HOUSE</td>
<td>0459</td>
</tr>
</tbody>
</table>
BEAVER DAM STATE PARK SITE
BUILDING REPORT

Beaver Dam State Park is Eastern Nevada's most remote park, and is a popular area for hikers and nature enthusiasts who enjoy its primitive and rustic character. Deep canyons, pinion and juniper forests, a flowing stream and numerous beaver dams are the primary features, offering fishing, camping, picnicking, hiking, photography and nature study. Facilities include two campgrounds, a group use area, a day-use picnic area, and hiking and interpretive trails. Situated in rugged canyon country, this 2,393-acre park is located approximately 34 miles east of Caliente adjacent to the Utah border.

Potable water for the site is supplied by a spring fed water tank and pumping system. During the survey of 2010, staff indicated that a new well will be constructed to upgrade the water system.

PRIORITY CLASS 1 PROJECTS

Currently Critical

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 1 Projects: $86,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRIDGE RAILING REPLACEMENT</td>
<td>Project Index #: 9948SFT1</td>
</tr>
<tr>
<td>Construction Cost $1,000</td>
<td></td>
</tr>
<tr>
<td>WELL INSTALLATION</td>
<td>Project Index #: 9948ENV2</td>
</tr>
<tr>
<td>Construction Cost $85,000</td>
<td></td>
</tr>
</tbody>
</table>

Priorities: Immediate to Two Years

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 2 Projects: $30,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA PARKING SPACE AND PATH OF TRAVEL</td>
<td>Project Index #: 9948ADA1</td>
</tr>
<tr>
<td>Construction Cost $5,000</td>
<td></td>
</tr>
</tbody>
</table>
WATER PIPE REPLACEMENT

The water line from the storage tank to the campground is due for replacement. It is dated and not buried deep enough. The pipe is not below the frost line putting the pipe at risk of breaking if the water freezes. There are also areas where the pipe is at risk of damage from vehicles running over it on the roads. This project would provide for replacing 1,000 feet of 2" piping with 2" schedule 40 PVC. The estimate includes disposal of the existing pipe, excavation, backfill and connections to the existing system.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$86,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$30,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$116,000</td>
</tr>
</tbody>
</table>
The Spring House is a wood framed structure with a metal roofing system on a brick masonry foundation. The small building shelters the spring and piping which provides water to the adjacent underground storage tank. It is located just up the canyon from the pump house and provides water to the park.

**PRIORIT 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $360

**Long-Term Needs**

**Four to Ten Years**

**EXTERIOR FINISHES**

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 excluding the roof. Included in the cost are cleaning and sealing the brick masonry and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 72
- **Year Constructed:** 1996
- **Exterior Finish 1:** 100% Metal Siding
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **IBC Occupancy Type 1:** 100% U
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Brick Masonry & Wood
- **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:** $360
- **Facility Replacement Cost per Square Foot:** $25
- **Grand Total:** $360
- **FCNI:** 18%
The CXT Toilet #3 is a precast unisex ADA compliant restroom which is located in Campground Loop B. There is an ADA compliant parking space and route of travel to the facility.

**BUILDING INFORMATION:**

- Gross Area (square feet): 95
- Year Constructed: 2002
- Exterior Finish 1: 100% Precast Concrete
- Exterior Finish 2: 
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: 
- Construction Type: Precast Concrete
- IBC Construction Type: III-B
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $950
- Priority Class 3: $0
- Grand Total: $950

- Project Construction Cost per Square Foot: $10.00
- Total Facility Replacement Construction Cost: $25,000
- Facility Replacement Cost per Square Foot: $263
- FCNI: 4%

**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, painting and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
BDSP CXT TOILET #2 - LOOP B
BUILDING REPORT

The CXT Toilet #2 is a precast unisex ADA compliant restroom which is located in Campground Loop B. This restroom does not have an ADA accessible parking space and route of travel to the facility.

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical  Two to Four Years

Total Construction Cost for Priority 2 Projects: $950

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, painting and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 95
Year Constructed: 2002
Exterior Finish 1: 100% Precast Concrete
Exterior Finish 2:
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100% B
IBC Occupancy Type 2:
Construction Type: Precast Concrete
IBC Construction Type: III-B
Percent Fire Supressed: 0%
The CXT Toilet #1 is a precast unisex ADA compliant restroom which is located in Campground Loop A. There is an ADA compliant parking space and route of travel to the facility.

**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, painting and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 95
- Year Constructed: 2002
- Exterior Finish 1: 100% Precast Concrete
- Exterior Finish 2: 
- Number of Levels (Floors): 1  Basement? No
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: 
- 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: $950  Total Facility Replacement Construction Cost: $25,000
- Priority Class 3: $0  Facility Replacement Cost per Square Foot: $263
- Grand Total: $950  FCNI: 4%
BDSP PARK RESIDENCE
BUILDING REPORT

The Park Residence is a small wood framed structure with a metal roofing system on a concrete foundation. There is a bedroom, kitchen, a living room and a restroom. The building is heated by an electric heating unit and is cooled by a wall mounted A.C. unit. There is a solar panel for electrical generation and the generator provides backup power. The residence is well maintained.

**PRIORITIZE CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 1 Projects: $300</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SMOKE DETECTOR INSTALLATION</strong></td>
<td></td>
</tr>
<tr>
<td>The 2006 IBC and 2006 IFC, section 907.2.10.1.2 requires smoke detectors in dwelling units be installed in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the building wiring with a battery backup. This project would provide funding for the purchase and installation of two smoke detectors.</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 0997SFT1</td>
<td>Construction Cost $300</td>
</tr>
</tbody>
</table>

**PRIORITIZE CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 2 Projects: $6,190</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 0997INT1</td>
<td>Construction Cost $2,940</td>
</tr>
<tr>
<td><strong>LIGHTING UPGRADE</strong></td>
<td></td>
</tr>
<tr>
<td>The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Any electrical wiring upgrades are not included in this estimate.</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 0997ENR2</td>
<td>Construction Cost $750</td>
</tr>
<tr>
<td><strong>RANGE/OVEN REPLACEMENT</strong></td>
<td></td>
</tr>
<tr>
<td>The existing freestanding range/oven appears to be over twenty years old. It is damaged from age and general wear and tear. This project would provide for the replacement of the appliance with a new freestanding range/oven. Removal and disposal of the existing unit and connection to utilities is included.</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 0997CUL1</td>
<td>Construction Cost $1,000</td>
</tr>
<tr>
<td><strong>WINDOW REPLACEMENT</strong></td>
<td></td>
</tr>
<tr>
<td>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 2 units. Removal and disposal of the existing windows is included in this estimate.</td>
<td></td>
</tr>
<tr>
<td>Project Index #: 0997ENR1</td>
<td>Construction Cost $1,500</td>
</tr>
</tbody>
</table>
PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $2,940

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

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 excluding the roof. Included in the cost is cleaning the vinyl siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 588
Year Constructed: 1964
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: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Total Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
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</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$300</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$6,190</td>
<td></td>
<td>$88,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$2,940</td>
<td></td>
<td>$150</td>
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</tr>
<tr>
<td>Grand Total:</td>
<td>$9,430</td>
<td></td>
<td></td>
<td></td>
<td>11%</td>
</tr>
</tbody>
</table>

Project Index #: 0997EXT1
Construction Cost $2,940
The Storage Shed is prefabricated metal structure on a concrete slab-on-grade which has a man door and an overhead garage style door. It is located in the park residence area and is in excellent shape.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $591

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #:** 0506EXT1

**Construction Cost:** $591

**EXTERIOR FINISHES**

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 excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 192
- **Year Constructed:** 1995
- **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:** Prefabricated Metal Shed
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $3.08
- **Priority Class 2:** $591
- **Total Facility Replacement Construction Cost:** $5,000
- **Priority Class 3:** $0
- **Facility Replacement Cost per Square Foot:** $25
- **Grand Total:** $591
- **FCNI:** 12%
The Loop B Shade Ramada is a wood post and beam structure with a metal roofing system on a concrete slab-on grade foundation. There is an adjacent ADA accessible parking area and route of travel to the building including an accessible barbecue and fire pit. The structure is showing signs of damage due to its age and weather conditions.

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $35,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two to Four Years</td>
<td></td>
</tr>
</tbody>
</table>

REBUILD STRUCTURE

The Ramada is structurally failing and should be scheduled for replacement. This project would provide for demolition of the existing structure and constructing a new one. The new structure will have new concrete footings, steel framing and a metal standing seam roof. Design fees are not included in this estimate.

BUILDING INFORMATION:

- Gross Area (square feet): 310
- Year Constructed: 1964
- Exterior Finish 1: 100% Wood Post & Beam
- Exterior Finish 2: 
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100% U
- IBC Occupancy Type 2: 
- Construction Type: Wood Post & Beam
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot: $112.90</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$35,000</td>
<td>Total Facility Replacement Construction Cost: $16,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot: $50</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$35,000</td>
<td>FCNI: 219%</td>
</tr>
</tbody>
</table>
The Pump House is a small wood framed structure with corrugated siding and roofing which houses the pumping system for the park's water system. The water comes from a spring fed underground storage tank just above the building. It is located in the canyon below the campground.

**PRIORITY CLASS 2 PROJECTS**

The Pump House is a small wood framed structure with corrugated siding and roofing which houses the pumping system for the park's water system. The water comes from a spring fed underground storage tank just above the building. It is located in the canyon below the campground.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $420

**EXTERIOR FINISHES**

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 excluding the roof. Included in the cost is painting the wood framing and eaves and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted 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.

**BUILDING INFORMATION:**

- Gross Area (square feet): 42
- Year Constructed: 1970
- 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: $10.00
- Priority Class 2: $420
- Total Facility Replacement Construction Cost: $4,000
- Priority Class 3: $0
- Facility Replacement Cost per Square Foot: $100
- Grand Total: $420
- FCNI: 11%
The Generator Building is a concrete masonry unit and wood framed structure with a rolled asphalt roofing system on a concrete foundation. It is located adjacent to the park residence and has a small emergency generator inside. The building is in fair shape.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $1,640  
**Necessary - Not Yet Critical**  
**Two to Four Years**

**EXTERIOR DOOR REPLACEMENT**

The exterior metal door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with a new metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

**Project Index #:** 0460EXT2  
**Construction Cost** $1,000

**EXTERIOR FINISHES**

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 excluding the roof. Included in the cost is cleaning and sealing the concrete masonry unit walls, painting the wood siding and eaves and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted 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.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 64  
- **Year Constructed:** 1980  
- **Exterior Finish 1:** 100 % Concrete Masonry un  
- **Exterior Finish 2:** %  
- **Number of Levels (Floors):** 1  
- **Basement?** No  
- **IBC Occupancy Type 1:** 100 % U  
- **IBC Occupancy Type 2:** %  
- **Construction Type:** Concrete Masonry Units  
- **IBC Construction Type:** V-B  
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0  
- **Project Construction Cost per Square Foot:** $25.63  
- **Priority Class 2:** $1,640  
- **Total Facility Replacement Construction Cost:** $6,000  
- **Priority Class 3:** $0  
- **Facility Replacement Cost per Square Foot:** $100  
- **Grand Total:** $1,640  
- **FCNI:** 27%
The Beaver Dam State Park Out House is an old wood framed pit toilet located in the back country of the park. It is recommended that this toilet be abandoned per local, state and federal guidelines.

**PRIORITY CLASS 2 PROJECTS**

Necessary - Not Yet Critical  Two to Four Years

**REPLACE STRUCTURE**

The Out House was built in 1962 and has not been in use for more than 5 years. The building is dilapidated and deteriorating and has reached the end of its useful life. It has also been identified by State Health as problematic due to the infiltration of human wastes into the local sub soils and ultimately, the local water table. This project would provide funding for the demolition of the building and replacement with a CXT unit. The estimate includes hazardous waste remediation in compliance with all local, state and federal health codes.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 140
- **Year Constructed:** 1964
- **Exterior Finish 1:** 100% Painted Wood 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 Supressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0  **Project Construction Cost per Square Foot:** $17.86
- **Priority Class 2:** $2,500  **Total Facility Replacement Construction Cost:** $1,000
- **Priority Class 3:** $0  **Facility Replacement Cost per Square Foot:** $10
- **Grand Total:** $2,500  **FCNI:** 250%
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
Beaver Dam State Park Site - Site #9948
Description: View of the day use area.

BDSP Generator Building - Building #0460
Description: Exterior of the building.
BDSP Pump House - Building #0465
Description: Exterior of the building.

BDSP Shade Ramada – Loop B - Building #0466
Description: Exterior of the building and ADA parking.
BDSP Storage Shed - Building #0506
Description: Exterior of the building.

BDSP Park Residence - Building #0997
Description: Exterior of the building.
BDSP ADA CXT Toilet #1 – Loop A - Building #2253
Description: Exterior of the building.

BDSP CXT Toilet #2 – Loop B - Building #2254
Description: Exterior of the building.
BDSP ADA CXT Toilet #3 – Loop B - Building #2255
Description: Exterior of the building.

BDSP Spring House - Building #3085
Description: Exterior of the building.