

State of Nevada
Department of Conservation & Natural Resources
Division of State Parks

BEAVER DAM STATE PARK SITE

Post Office Box 985
Caliente, Nevada 89008

Site Number: 9948
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in March 2021

State of Nevada
Department of Conservation & Natural Resources
Division of State Parks

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

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

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

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

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

Class Definitions

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

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

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

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

PRIORITY CLASS 3 - (Four to Ten Years)

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

Site number: 9948

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
0459	BDSP OUT HOUSE	140	1964	4/5/2017	\$0	\$20,000	\$0	\$20,000	\$1,400	1429%
	Post Office Box 985, Caliente								Beaver Dam	
0465	BDSP PUMP HOUSE	42	1970	4/5/2017	\$0	\$6,050	\$0	\$6,050	\$4,200	144%
	Post Office Box 985, Caliente								Beaver Dam	
0460	BDSP GENERATOR BUILDING	64	1980	4/5/2017	\$0	\$8,350	\$0	\$8,350	\$6,400	130%
	Post Office Box 985, Caliente								Beaver Dam	
2254	BDSP CXT TOILET #2 - LOOP B	95	2002	4/5/2017	\$30,000	\$0	\$1,900	\$31,900	\$25,000	128%
	Post Office Box 985, Caliente								Beaver Dam	
0997	BDSP PARK RESIDENCE	588	1964	4/5/2017	\$4,250	\$57,464	\$0	\$61,714	\$88,200	70%
	Post Office Box 985, Caliente								Beaver Dam	
3085	BDSP SPRING HOUSE	72	1996	4/5/2017	\$0	\$0	\$360	\$360	\$1,800	20%
	Post Office Box 985, Caliente								Beaver Dam	
0466	BDSP SHADE RAMADA - LOOP B	310	1964	4/5/2017	\$0	\$0	\$3,100	\$3,100	\$15,500	20%
	Post Office Box 985, Caliente								Beaver Dam	
2255	BDSP ADA CXT TOILET #3 - LOOP B	95	2002	4/5/2017	\$0	\$2,000	\$1,900	\$3,900	\$25,000	16%
	Post Office Box 985, Caliente								Beaver Dam	
0506	BDSP STORAGE SHED	192	1995	4/5/2017	\$500	\$0	\$0	\$500	\$4,800	10%
	Post Office Box 985, Caliente								Beaver Dam	
2253	BDSP ADA CXT TOILET #1 - LOOP A	95	2002	4/5/2017	\$0	\$0	\$1,900	\$1,900	\$25,000	8%
	Post Office Box 985, Caliente								Beaver Dam	
9948	BEAVER DAM STATE PARK SITE			4/5/2017	\$1,000	\$0	\$0	\$1,000	\$0	0%
	Post Office Box 985, Caliente								Beaver Dam	
3707	CAMPGROUND KIOSK	32	1995	4/5/2017	\$0	\$0	\$0			0%
	Post Office Box 985, Caliente								Beaver Dam	
Report Totals.....:		1,725			\$35,750	\$93,864	\$9,160	\$138,774	\$197,300	70%

Acronyms List

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

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

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CAMPGROUND KIOSK	3707	No Current Projects
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BDSP ADA CXT TOILET #3 - LOOP B	2255	
BDSP CXT TOILET #2 - LOOP B	2254	
BDSP ADA CXT TOILET #1 - LOOP A	2253	
BDSP PARK RESIDENCE	0997	
BDSP STORAGE SHED	0506	
BDSP SHADE RAMADA - LOOP B	0466	
BDSP PUMP HOUSE	0465	
BDSP GENERATOR BUILDING	0460	
BDSP OUT HOUSE	0459	

BEAVER DAM STATE PARK SITE

SPWD Facility Condition Analysis - 9948

Survey Date: 4/5/2017

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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$1,000****Currently Critical****Immediate to Two Years****BRIDGE GUARDRAIL REPLACEMENT****Project Index #: 9948SFT1****Construction Cost \$1,000**

The park has an interpretive trail that crosses over the creek by a bridge. The guardrail for the bridge does not meet current code. Section 1013.3 of the 2018 IBC states that open guardrails shall have balusters or ornamental patterns such that a 4-inch-diameter (102 mm) sphere cannot pass through any opening up to a height of 34 inches (864 mm). This project would provide for the installation of a compliant guardrail for the bridge from a height of 34 inches (864 mm) to 42 inches (1067 mm) above the adjacent walking surfaces.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/23/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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

BDSP SPRING HOUSE

SPWD Facility Condition Analysis - 3085

Survey Date: 4/5/2017

BDSP SPRING HOUSE**BUILDING REPORT**

The BDSP 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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$360****Long-Term Needs****Four to Ten Years****Project Index #: 3085EXT1****EXTERIOR FINISHES****Construction Cost \$360**

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 of 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	IBC Occupancy Type 1: 100 % U
Year Constructed: 1996	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Brick Masonry & Wood
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$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%

BDSP ADA CXT TOILET #3 - LOOP B

SPWD Facility Condition Analysis - 2255

Survey Date: 4/5/2017

BDSP ADA CXT TOILET #3 - LOOP B

BUILDING REPORT

The BDSP ADA CXT Toilet #3 – Loop B is a precast unisex restroom which is located in Campground Loop B.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2255SIT1****PARKING LOT STRIPING****Construction Cost \$2,000**

It is important to maintain the striping on the pavement at the site. This project would provide for the necessary striping and painting of the curbs and parking spaces. An ADA parking and loading space emblem will be painted on the concrete that is designated for ADA parking. This project should be scheduled on a 2 year cyclical basis to maintain the integrity of the striping, painting, and ADA designation. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180, and the most current version of the ADA Standards for Accessible Design were used as references for this project.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,900****Long-Term Needs****Four to Ten Years****Project Index #: 2255EXT2****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$1,900**

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 of the precast concrete, and caulking of the windows, flashing, fixtures and all other penetrations. Epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4-5 years and for this project to be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$41.05
Priority Class 2: \$2,000	Total Facility Replacement Construction Cost: \$25,000
Priority Class 3: \$1,900	Facility Replacement Cost per Square Foot: \$263
Grand Total: \$3,900	FCNI: 16%

BDSP CXT TOILET #2 - LOOP B

SPWD Facility Condition Analysis - 2254

Survey Date: 4/5/2017

BDSP CXT TOILET #2 - LOOP B BUILDING REPORT

The BDSP CXT Toilet #2 – Loop B is a precast unisex restroom which is located in Campground Loop B.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$30,000****Currently Critical****Immediate to Two Years****Project Index #: 2254ADA1****ADA ACCESSIBLE PATH OF TRAVEL****Construction Cost \$30,000**

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area, and path of travel to the office are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking, loading space, and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project. 750 square feet of concrete was used for this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,900****Long-Term Needs****Four to Ten Years****Project Index #: 2254EXT2****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$1,900**

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 of the precast concrete, and caulking of the windows, flashing, fixtures and all other penetrations. Epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4-5 years and for this project to be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$30,000	Project Construction Cost per Square Foot:	\$335.79
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$25,000
Priority Class 3:	\$1,900	Facility Replacement Cost per Square Foot:	\$263
Grand Total:	\$31,900	FCNI:	128%

BDSP ADA CXT TOILET #1 - LOOP A

SPWD Facility Condition Analysis - 2253

Survey Date: 4/5/2017

BDSP ADA CXT TOILET #1 - LOOP A
BUILDING REPORT

The BDSP ADA CXT Toilet #1- Loop A is a precast unisex ADA compliant restroom which is located in Campground Loop A.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,900****Long-Term Needs****Four to Ten Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 2253EXT2****Construction Cost \$1,900**

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 of the precast concrete, and caulking of the windows, flashing, fixtures and all other penetrations. Epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4-5 years and for this project to be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$25,000
Priority Class 3:	\$1,900	Facility Replacement Cost per Square Foot:	\$263
Grand Total:	\$1,900	FCNI:	8%

BDSP PARK RESIDENCE

SPWD Facility Condition Analysis - 0997

Survey Date: 4/5/2017

**BDSP PARK RESIDENCE
BUILDING REPORT**

The BDSP Park Residence is a small wood framed structure with a metal roofing system on a concrete slab-on-grade foundation. There is a bedroom, kitchen, 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 a generator to provide backup power.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$4,250****Currently Critical****Immediate to Two Years****FLUE DISTANCES****Project Index #: 0997SFT2****Construction Cost \$2,000**

There is a water heater flue in the building that does not comply with UMC 2018 chapter 8, chimneys and vents. The flue is close to combustibles and does not have the proper clearances per UMC 2018. This is a fire hazard. It is recommended that the flue in the building meet the proper clearances per UMC 2018 and the manufacture's specifications. The flue should be installed by a licensed contractor.

SMOKE ALARM INSTALLATION**Project Index #: 0997SFT1****Construction Cost \$500**

IRC 2018 Section R314 and R315.3 explains the requirements for smoke alarms in dwelling units. This includes: installing and maintaining smoke alarms in each sleeping room; having a carbon monoxide and smoke detector on the ceiling or wall outside of each sleeping area; in the immediate vicinity of bedrooms when an alteration, repair or addition requiring a permit occurs. IRC 2018 requires that smoke detectors and carbon monoxide alarms be UL rated. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring in a building and include a battery for emergency backup power. This project would provide funding for the purchase and installation of smoke alarms and carbon monoxide alarms in accordance with IRC and NAC laws.

This project or a portion thereof was previously recommended in the FCA report dated 09/23/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

WATER HEATER REPLACEMENT**Project Index #: 0997PLM1****Construction Cost \$1,750**

There is a 40 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement immediately. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$57,464****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0997EXT1****Construction Cost \$5,880**

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 sanding, priming, painting, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0997INT1
Construction Cost \$5,880

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 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. This project or a portion thereof was previously recommended in the FCA report dated 09/23/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

Project Index #: 0997CUL1
Construction Cost \$35,000

KITCHEN REMODEL

At the time of the survey, the kitchen was in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, countertops, fixtures and equipment with mid-range, high quality components. This project or a portion thereof was previously recommended in the FCA report dated 09/23/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

Project Index #: 0997ENR2
Construction Cost \$4,704

LIGHTING UPGRADE

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

This project or a portion thereof was previously recommended in the FCA report dated 09/23/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

Project Index #: 0997ENV1
Construction Cost \$1,000

PEST CONTROL

There are numerous rodent droppings throughout this building. Due to the potential risk of disease, this project provides for treatment and cleanup of the rodent droppings by a licensed pest control business.

Project Index #: 0997ENR1
Construction Cost \$3,000

WINDOW REPLACEMENT

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. This project or a portion thereof was previously recommended in the FCA report dated 09/23/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

Project Index #: 0997ELE1
Construction Cost \$2,000

WIRING CLEANUP

The wiring in the residence is disorganized and not in proper electrical boxes and cover plates. This creates a safety issue. This project would provide for electrical wiring to be placed in the proper boxes and for cover plates to be installed per NEC 2011.

BUILDING INFORMATION:

Gross Area (square feet): 588	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1964	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Vinyl Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$4,250	Project Construction Cost per Square Foot: \$104.96
Priority Class 2: \$57,464	Total Facility Replacement Construction Cost: \$88,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$61,714	FCNI: 70%

BDSP STORAGE SHED

SPWD Facility Condition Analysis - 0506

Survey Date: 4/5/2017

BDSP STORAGE SHED**BUILDING REPORT**

The BDSP Storage Shed is a prefabricated metal structure on a concrete slab-on-grade foundation which has a man door and an overhead garage style door. It is located in the park residence area.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$500****Currently Critical****Immediate to Two Years****Project Index #: 0506EXT2****DEMOLISH STRUCTURE****Construction Cost \$500**

The building is an old storage shed that is no longer in use and is severely damaged. It is recommended that this structure be demolished and for the pit below to be filled-in, per the guidelines of the Nevada State Division of Environmental Protection and any local requirements.

BUILDING INFORMATION:

Gross Area (square feet): 192	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1995	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Prefabricated Metal Shed
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$500	Project Construction Cost per Square Foot: \$2.60
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$5,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$25
Grand Total: \$500	FCNI: 10%

BDSP SHADE RAMADA - LOOP B

SPWD Facility Condition Analysis - 0466

Survey Date: 4/5/2017

BDSP SHADE RAMADA - LOOP B**BUILDING REPORT**

The BDSP Shade Ramada – Loop B is a wood post and beam structure with a metal roofing system on a concrete slab-on grade foundation. There is an adjacent parking area and route of travel to the building. It has a barbeque and fire pit.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$3,100****Long-Term Needs****Four to Ten Years****Project Index #: 0466EXT2****Construction Cost \$3,100****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 sanding, priming, painting, and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$16,000
Priority Class 3:	\$3,100	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$3,100	FCNI:	19%

BDSP PUMP HOUSE

SPWD Facility Condition Analysis - 0465

Survey Date: 4/5/2017

BDSP PUMP HOUSE

BUILDING REPORT

The BDSP 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: \$6,050****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0465EXT1****Construction Cost \$420**

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 of 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/23/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

ROOF REPLACEMENT**Project Index #: 0465EXT2****Construction Cost \$630**

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 2-3 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roof.

SITE DRAINAGE UPGRADES**Project Index #: 0465SIT1****Construction Cost \$5,000**

The grade does not slope away effectively from the building. Water has pooled against the foundation. In the winter months, as the water freezes against the foundation, over time, this can cause damage to the foundation. It is recommended per IBC 1804.3 Site Grading the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. This project would create a 5% slope away from the buildings. Additional drainage swales shall be installed, as needed. It is recommended that the grading be completed within 2-3 years.

BUILDING INFORMATION:

Gross Area (square feet): 42	IBC Occupancy Type 1: 100 % U
Year Constructed: 1970	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$144.05
Priority Class 2: \$6,050	Total Facility Replacement Construction Cost: \$4,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$6,050	FCNI: 151%

BDSP GENERATOR BUILDING

SPWD Facility Condition Analysis - 0460

Survey Date: 4/5/2017

**BDSP GENERATOR BUILDING
BUILDING REPORT**

The BDSP Generator Building is a concrete masonry unit and wood framed structure with a rolled asphalt roofing system on a concrete slab-on-grade foundation. It is located adjacent to the park residence and has a small emergency generator inside.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$8,350****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0460EXT2****Construction Cost \$1,000**

The exterior metal door is damaged from age, 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/23/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

EXTERIOR FINISHES**Project Index #: 0460EXT1****Construction Cost \$640**

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 of 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/23/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

EXTERIOR LANDING INSTALLATION**Project Index #: 0460SFT1****Construction Cost \$5,000**

Section 1008.1 of the 2012 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% slope and shall have a length measured in the direction of travel of not less than 44 inches. The landing for the door does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door.

ROOF REPLACEMENT**Project Index #: 0460EXT3****Construction Cost \$960**

The asphalt roof on the building was in poor condition and had active leaks at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new single-ply roofing system. This will allow for the roof to qualify for the statewide roofing warranty and preventative maintenance agreement programs.

WINDOW REPLACEMENT**Project Index #: 0460EXT4****Construction Cost \$750**

The window is original, single pane construction in metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the window with a dual pane, higher efficiency unit. This estimate is for the replacement of 1 unit. Removal and disposal of the existing window is included in this estimate.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$130.47
Priority Class 2:	\$8,350	Total Facility Replacement Construction Cost:	\$6,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$8,350	FCNI:	139%

BDSP OUT HOUSE

SPWD Facility Condition Analysis - 0459

Survey Date: 4/5/2017

**BDSP OUT HOUSE
BUILDING REPORT**

The BDSP 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**Total Construction Cost for Priority 2 Projects: \$20,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0459EXT1****Construction Cost \$20,000****COMFORT STATION REPLACEMENT**

The Out House was built in 1964 and has not been in use for over 12 years. The building is dilapidated, 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 waste 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 new CXT unit. The estimate includes hazardous waste remediation in compliance with all local, state, and federal health codes.

This project or a portion thereof was previously recommended in the FCA report dated 09/23/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2017.

BUILDING INFORMATION:

Gross Area (square feet): 140	IBC Occupancy Type 1: 100 % B
Year Constructed: 1964	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$142.86
Priority Class 2: \$20,000	Total Facility Replacement Construction Cost: \$1,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$10
Grand Total: \$20,000	FCNI: 2000%

NOTES:

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

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

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

REPORT DEVELOPMENT:

State Public Works Division
Facilities Condition Analysis

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Carson City, Nevada 89701-4263

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Beaver Dam State Park Site - Site #9948
Description: View of the Day Use Area.



BDSP Campground Kiosk – Building #3707
Description: View of the Structure.



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



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



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



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



BDSP Park Residence - Building #0997
Description: Exterior of the Building.



BDSP Park Residence - Building #0997
Description: Water Heater Flue Clearance to Combustible Project.



BDSP Park Residence - Building #0997
Description: Smoke Alarm Installation Project.



BDSP Storage Shed - Building #0506
Description: Exterior of the Building – Demolish Structure.



BDSP Shade Ramada – Loop B - Building #0466
Description: Exterior of the Building.



BDSP Shade Ramada – Loop B - Building #0466
Description: ADA Parking & Accessible Portable Toilet.



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



BDSP Generator Building - Building #0460
Description: Exterior of the Building.