LAKE TAHOE NEVADA STATE PARK
SPOONER LAKE
State Highway 28
Spooner Summit, Nevada

Site Number: 9928
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS
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 the 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.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Buil</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>2698</td>
<td>BARK BEETLE KIOSK</td>
<td>36</td>
<td>0</td>
<td>10/27/2015</td>
<td>$0</td>
<td>$612</td>
<td>$500</td>
<td>$1,112</td>
<td>$5,000</td>
<td>22%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Tahoe/Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2697</td>
<td>SPOONER SUMMIT TRT KIOSK</td>
<td>50</td>
<td>0</td>
<td>10/27/2015</td>
<td>$0</td>
<td>$0</td>
<td>$1,350</td>
<td>$1,350</td>
<td>$7,500</td>
<td>18%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Tahoe/Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1323</td>
<td>WELL HOUSE</td>
<td>1000</td>
<td>1977</td>
<td>10/27/2015</td>
<td>$25,000</td>
<td>$12,000</td>
<td>$0</td>
<td>$37,000</td>
<td>$260,000</td>
<td>14%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Tahoe/Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3672</td>
<td>HANNA'S HIDEAWAY</td>
<td>168</td>
<td>1929</td>
<td>10/27/2015</td>
<td>$0</td>
<td>$5,600</td>
<td>$0</td>
<td>$5,600</td>
<td>$43,680</td>
<td>13%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Tahoe/Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2696</td>
<td>BUNK HOUSE</td>
<td>338</td>
<td>1911</td>
<td>10/27/2015</td>
<td>$0</td>
<td>$0</td>
<td>$9,126</td>
<td>$9,126</td>
<td>$87,880</td>
<td>10%</td>
</tr>
<tr>
<td></td>
<td>Spooner Backcountry</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Tahoe/Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1372</td>
<td>RED HOUSE</td>
<td>947</td>
<td>1910</td>
<td>10/27/2015</td>
<td>$0</td>
<td>$0</td>
<td>$25,569</td>
<td>$25,569</td>
<td>$246,220</td>
<td>10%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Tahoe/Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1371</td>
<td>SPENCER'S CABIN</td>
<td>280</td>
<td>1920</td>
<td>10/27/2015</td>
<td>$4,760</td>
<td>$2,800</td>
<td>$0</td>
<td>$7,560</td>
<td>$72,800</td>
<td>10%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Tahoe/Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1325</td>
<td>PUMP HOUSE</td>
<td>24</td>
<td>1977</td>
<td>10/27/2015</td>
<td>$528</td>
<td>$0</td>
<td>$0</td>
<td>$528</td>
<td>$6,240</td>
<td>8%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Tahoe/Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1290</td>
<td>COMFORT STATION</td>
<td>448</td>
<td>1977</td>
<td>10/27/2015</td>
<td>$5,376</td>
<td>$8,960</td>
<td>$0</td>
<td>$14,336</td>
<td>$179,200</td>
<td>8%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Tahoe/Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3758</td>
<td>DEMONSTRATION CABIN</td>
<td>80</td>
<td>1998</td>
<td>10/27/2015</td>
<td>$0</td>
<td>$1,600</td>
<td>$0</td>
<td>$1,600</td>
<td>$24,000</td>
<td>7%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2005 State Route 28</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Incline Village</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1291</td>
<td>FEE STATION</td>
<td>160</td>
<td>1991</td>
<td>10/27/2015</td>
<td>$0</td>
<td>$0</td>
<td>$3,200</td>
<td>$3,200</td>
<td>$64,000</td>
<td>5%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Tahoe/Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1292</td>
<td>PARK CONCESSION</td>
<td>1142</td>
<td>1977</td>
<td>10/27/2015</td>
<td>$0</td>
<td>$11,420</td>
<td>$11,420</td>
<td>$22,840</td>
<td>$456,800</td>
<td>5%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Tahoe/Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3757</td>
<td>WILDCAT CABIN</td>
<td>230</td>
<td>1998</td>
<td>10/27/2015</td>
<td>$0</td>
<td>$4,600</td>
<td>$0</td>
<td>$4,600</td>
<td>$115,000</td>
<td>4%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2005 State Route 28</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Incline Village</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3756</td>
<td>SPOONER CABIN</td>
<td>340</td>
<td>1998</td>
<td>10/27/2015</td>
<td>$0</td>
<td>$6,800</td>
<td>$0</td>
<td>$6,800</td>
<td>$170,000</td>
<td>4%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2005 State Route 28</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Incline Village</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1374</td>
<td>TRT CXT TOILET - MARLETTE CAMPGROUND</td>
<td>81</td>
<td>2006</td>
<td>10/27/2015</td>
<td>$0</td>
<td>$0</td>
<td>$810</td>
<td>$810</td>
<td>$26,000</td>
<td>3%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Tahoe/Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1376</td>
<td>NORTH CANYON CXT TOILET</td>
<td>81</td>
<td>2000</td>
<td>10/27/2015</td>
<td>$0</td>
<td>$0</td>
<td>$810</td>
<td>$810</td>
<td>$26,000</td>
<td>3%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Tahoe/Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Index #</td>
<td>Building Name</td>
<td>Sq. Feet</td>
<td>Yr. Bdil</td>
<td>Survey Date</td>
<td>Cost to Repair: P1</td>
<td>Cost to Repair: P2</td>
<td>Cost to Repair: P3</td>
<td>Total Cost to Repair</td>
<td>Cost to Replace</td>
<td>FCNI</td>
</tr>
<tr>
<td>---------</td>
<td>--------------------------------</td>
<td>----------</td>
<td>----------</td>
<td>-------------</td>
<td>--------------------</td>
<td>--------------------</td>
<td>--------------------</td>
<td>----------------------</td>
<td>------------------</td>
<td>------</td>
</tr>
<tr>
<td>2699</td>
<td>HOBART CXT TOILET</td>
<td>81</td>
<td>2006</td>
<td>10/27/2015</td>
<td>$0</td>
<td>$810</td>
<td>3%</td>
<td>$810</td>
<td>$26,000</td>
<td>3%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Tahoe/Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1375</td>
<td>MARLETTE LAKE CXT TOILET</td>
<td>81</td>
<td>2000</td>
<td>10/27/2015</td>
<td>$0</td>
<td>0</td>
<td>3%</td>
<td>$810</td>
<td>$26,000</td>
<td>3%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Tahoe/Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9928</td>
<td>SPOONER LAKE STATE PARK</td>
<td>0</td>
<td>2000</td>
<td>10/27/2015</td>
<td>$0</td>
<td>$364,344</td>
<td>0%</td>
<td>$364,344</td>
<td></td>
<td>0%</td>
</tr>
<tr>
<td></td>
<td>Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lake Tahoe/Spooner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Report Totals...............:</strong></td>
<td>5,567</td>
<td></td>
<td></td>
<td><strong>$35,664</strong></td>
<td><strong>$419,546</strong></td>
<td><strong>$53,595</strong></td>
<td><strong>$508,805</strong></td>
<td><strong>$1,842,320</strong></td>
<td><strong>28%</strong></td>
</tr>
</tbody>
</table>

Site number: 9928

Facility Condition Needs Index Report
## Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPOONER LAKE STATE PARK</td>
<td>9928</td>
</tr>
<tr>
<td>DEMONSTRATION CABIN</td>
<td>3758</td>
</tr>
<tr>
<td>WILDCAT CABIN</td>
<td>3757</td>
</tr>
<tr>
<td>SPOONER CABIN</td>
<td>3756</td>
</tr>
<tr>
<td>HANNA'S HIDEAWAY</td>
<td>3672</td>
</tr>
<tr>
<td>HOBART CXT TOILET</td>
<td>2699</td>
</tr>
<tr>
<td>BARK BEETLE KIOSK</td>
<td>2698</td>
</tr>
<tr>
<td>SPOONER SUMMIT TRT KIOSK</td>
<td>2697</td>
</tr>
<tr>
<td>BUNK HOUSE</td>
<td>2696</td>
</tr>
<tr>
<td>NORTH CANYON CXT TOILET</td>
<td>1376</td>
</tr>
<tr>
<td>MARLETTE LAKE CXT TOILET</td>
<td>1375</td>
</tr>
<tr>
<td>TRT CXT TOILET - MARLETTE CAMPGROUND</td>
<td>1374</td>
</tr>
<tr>
<td>RED HOUSE</td>
<td>1372</td>
</tr>
<tr>
<td>SPENCER'S CABIN</td>
<td>1371</td>
</tr>
<tr>
<td>PUMP HOUSE</td>
<td>1325</td>
</tr>
<tr>
<td>WELL HOUSE</td>
<td>1323</td>
</tr>
<tr>
<td>PARK CONCESSION</td>
<td>1292</td>
</tr>
<tr>
<td>FEE STATION</td>
<td>1291</td>
</tr>
<tr>
<td>COMFORT STATION</td>
<td>1290</td>
</tr>
</tbody>
</table>
Lake Tahoe-Nevada State Park offers a number of different areas for visitors to enjoy. The entire State Park encompasses about 14,000 acres and is home to the Marlette-Hobart Water System which is a National Civil Engineering Landmark.

Spooner Lake, at the intersection of State Route 28 and U.S. 50, is popular for picnicking, hiking, mountain biking, fishing and cross-country skiing. A group use area is available as well as rental cabins. Spooner Lake is also a trail head with access to the backcountry. The backcountry between Lake Tahoe and Carson City provides miles of hiking, equestrian and mountain biking trails plus three primitive campsites.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $364,344

Necessary - Not Yet Critical Two to Four Years

**ADA SIGNAGE**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed or upgraded at each accessible parking area and accessible paths of travel throughout the park. 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 a reference for this project.

Construction Cost: $2,500

**CRACK FILL & SEAL ASPHALT PAVING**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas, and park pathways. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 279,875 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/01/2003 and 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

Construction Cost: $349,844

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

This site contains water fountains that are not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of six drinking fountains to meet the ADA requirements.

Construction Cost: $12,000
<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$0</td>
</tr>
<tr>
<td>2</td>
<td>$364,344</td>
</tr>
<tr>
<td>3</td>
<td>$0</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$364,344</td>
</tr>
</tbody>
</table>
DEMONSTRATION CABIN

BUILDING REPORT

The Demonstration Cabin is located in the main parking lot. It is a Scandinavian style hand-hewn log cabin and used as a model of the Spooner and Wildcat Cabins. It is also used as a small Visitor's Center on busy days or for special events. There are no utilities to this building.

PRIORITIZED 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $1,600

Necessary - Not Yet Critical  Two to Four Years

EXTERIOR FINISHES

Project Index #: 3758EXT1
Construction Cost $800

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 power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained 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.

INTERIOR FINISHES

Project Index #: 3758INT1
Construction Cost $800

It is recommended to stain the interior walls and ceilings 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 staining, all surfaces should be repaired and adequately prepared to receive the coating.

BUILDING INFORMATION:

Gross Area (square feet): 80
Year Constructed: 1998
Exterior Finish 1: 100 % Wood
Exterior Finish 2: 0 %
Number of Levels (Floors): 1  Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Scandinavian style hand-hewn log cabin
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0  Project Construction Cost per Square Foot: $20.00
Priority Class 2: $1,600  Total Facility Replacement Construction Cost: $24,000
Priority Class 3: $0  Facility Replacement Cost per Square Foot: $300
Grand Total: $1,600  FCNI: 7%
The Wildcat Cabin is the smaller of the two rental cabins. It is a Scandinavian style hand-hewn log cabin and is served by a wood burning stove, a small propane tank for cooking and a small solar panel. There is no running water, but there is a composting toilet.

**PRIORITIZED PROJECTS**

Total Construction Cost for Priority 2 Projects: $4,600

Necessary - Not Yet Critical  Two to Four 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 power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained 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.

**INTERIOR FINISHES**

It is recommended to stain the interior walls and ceilings 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 staining, all surfaces should be repaired and adequately prepared to receive the coating. An epoxy-based stain should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

- Gross Area (square feet): 230
- Year Constructed: 1998
- Exterior Finish 1: 100 % Wood
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100 % R-1
- IBC Occupancy Type 2: 0 %
- Construction Type: Scandinavian style hand-hewn log cabin
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0  Project Construction Cost per Square Foot: $20.00
- Priority Class 2: $4,600  Total Facility Replacement Construction Cost: $115,000
- Priority Class 3: $0  Facility Replacement Cost per Square Foot: $500
- Grand Total: $4,600  FCNI: 4%
The Spooner Cabin is the larger of the two rental cabins. It is a Scandinavian style hand-hewn log cabin and is served by a wood burning stove, a small propane tank for cooking and a small solar panel. There is no running water, but there is a composting toilet.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $6,800

**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 power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained 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.

Project Index #: 3756EXT1
Construction Cost $3,400

**INTERIOR FINISHES**

It is recommended to stain the interior walls and ceilings 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 staining, all surfaces should be repaired and adequately prepared to receive the coating. An epoxy-based stain should be utilized in wet areas for durability.

Project Index #: 3756INT1
Construction Cost $3,400
HANNA'S HIDEAWAY
BUILDING REPORT

Hanna's Hideaway is a log cabin located in the backcountry of Lake Tahoe Nevada State Park. It is named after Hannah Hobart, granddaughter of lumber baron Walter S. Hobart Sr., who built the cabin and spent her summers in it. The building is currently in a state of arrested decay.

PRIORIY CLASS 2 PROJECTS

Necessary - Not Yet Critical  Two to Four Years

Project Index #: 3672EXT1
Construction Cost $5,600

CONSERVE AND PROTECT VACANT BUILDING

The wood structure is over 80 years old and there are numerous areas where the wood is splitting, warping and deteriorating. This is also an exhibit for the park and requires maintenance time for presentation and displays. This project would provide for caulking the flashing, fixtures and windows, replacing metal roof panels as needed and maintaining the exhibit in a state of arrested decay. This project should be coordinated with the Nevada State Historical Preservation Office for possible restrictions or requirements which are not included in this estimate. It is recommended that the work be done 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): 168
Year Constructed: 1929
Exterior Finish 1: 100 % Wood
Exterior Finish 2: 0 %
Number of Levels (Floors): 1  Basement? No
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: 0 %
Construction Type: Log cabin
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0  Project Construction Cost per Square Foot: $33.33
Priority Class 2: $5,600  Total Facility Replacement Construction Cost: $44,000
Priority Class 3: $0  Facility Replacement Cost per Square Foot: $260
Grand Total: $5,600  FCNI: 13%

03-Oct-16  Page 6 of 23
The Hobart CXT Toilet is a precast concrete unisex restroom with ADA compliant interior features. The building is located in the backcountry of Spooner Lake at the new Hobart Lake Campground.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $810
Necessary - Not Yet Critical Two to Four Years

**EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 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 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**BUILDING INFORMATION:**

- Gross Area (square feet): 81
- Year Constructed: 2006
- Exterior Finish 1: 100% Painted Precast Conc
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1  Basement? No
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: 0%
- Construction Type: Precast Concrete
- IBC Construction Type: I-FR
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0  Project Construction Cost per Square Foot: $10.00
- Priority Class 2: $810  Total Facility Replacement Construction Cost: $26,000
- Priority Class 3: $0  Facility Replacement Cost per Square Foot: $321
- Grand Total: $810  FCNI: 3%
BARK BEETLE KIOSK
BUILDING REPORT

The Bark Beetle Kiosk is a wood framed structure located in the picnic area of Spooner Lake. It provides information on bark beetles and their effects on the forest.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $612</th>
</tr>
</thead>
</table>

**ROOF REPLACEMENT**

The asphalt roll roofing covering the building is original and should be scheduled for replacement. This project would remove and dispose of the existing asphalt roll roofing and install new pre-painted metal panels in the next 2-3 years.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $500</th>
</tr>
</thead>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the kiosk. This project would provide funding to protect the exterior of the kiosk excluding the roof. Included in the cost is power washing and staining the wood. It is recommended that the building be stained in the next 4-5 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 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet): 36</th>
<th>Year Constructed: 0</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Exterior Finish 1:</th>
<th>Exterior Finish 2:</th>
</tr>
</thead>
<tbody>
<tr>
<td>100 % Stained Wood</td>
<td>0 %</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Levels (Floors): 1</th>
<th>Basement?: No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>IBC Occupancy Type 1:</th>
<th>IBC Occupancy Type 2:</th>
</tr>
</thead>
<tbody>
<tr>
<td>100 % U-1</td>
<td>0 %</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Construction Type:</th>
<th>Percent Fire Suppressed: 0 %</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Construction Type:</th>
<th>V-N</th>
</tr>
</thead>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Priority Class 2: $612</th>
<th>Priority Class 3: $500</th>
<th>Grand Total: $1,112</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Project Construction Cost per Square Foot: $30.89</th>
<th>Total Facility Replacement Construction Cost: $5,000</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Facility Replacement Cost per Square Foot: $139</th>
<th>FCNI: 22 %</th>
</tr>
</thead>
</table>

03-Oct-16
The Spooner Summit TRT Kiosk is a wood framed structure with a wood shake roof. It provides information on the Lake Tahoe Nevada State Park backcountry and Tahoe Rim Trail. It is located on the north side of Highway 50 at Spooner Summit.

### PRIORITY CLASS 3 PROJECTS

**Long-Term Needs**

Four to Ten Years

**Total Construction Cost for Priority 3 Projects:** $1,350

---

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the kiosk. This project would provide funding to protect the exterior of the kiosk excluding the roof. Included in the cost is power washing and staining the wood. It is recommended that the building be stained in the next 4-5 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 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**Project Index #: 2697EXT1**

**Construction Cost** $500

---

**ROOF REPLACEMENT**

The wood shingle roofing on the building is original and should be scheduled for replacement. This project would remove and dispose of the existing wood shingle roofing and install new pre-painted metal panels in the next 4-5 years.

**Project Index #: 2697EXT2**

**Construction Cost** $850

---

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 50
- **Year Constructed:** 0
- **Exterior Finish 1:** 100% Stained Wood
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100% U-1
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-N
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $27.00
- **Priority Class 2:** $0
- **Total Facility Replacement Construction Cost:** $8,000
- **Priority Class 3:** $1,350
- **Facility Replacement Cost per Square Foot:** $150
- **Grand Total:** $1,350
- **FCNI:** 17%
The Bunk House is a wood framed structure located adjacent to the Red House. It is located along the flume which supplies water to Carson City and Virginia City in the Spooner backcountry.

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: $9,126

- **Long-Term Needs**
  - Four to Ten Years
  - **Project Index #:** 2696EXT1
  - **Construction Cost:** $3,380

**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 power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

This project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**ROOF REPLACEMENT**

The wood shingle roof on this building was installed in 1989. It is recommended that this building be re-roofed in the next 4-5 years with a new standing seam metal roof and new underlayments. This estimate includes removal and disposal of the old roofing.

Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 338
- **Year Constructed:** 1911
- **Extérieur Finish 1:** 100 % Painted Wood Siding
- **Extérieur Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Construction Type:** Wood Framing
- **Construction Type:** V-N
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $0
- **Priority Class 3:** $9,126
- **Grand Total:** $9,126

- **Project Construction Cost per Square Foot:** $27.00
- **Total Facility Replacement Construction Cost:** $88,000
- **Facility Replacement Cost per Square Foot:** $260
- **FCNI:** 10%
The North Canyon CXT toilet is a precast concrete unisex restroom with ADA compliant interior features. The building is located in the backcountry of Spooner Lake along North Canyon Road.

**PRIORITY CLASS 3 PROJECTS**

Long-Term Needs  Four to Ten Years

**Total Construction Cost for Priority 3 Projects:** $810

**EXTERIOR/INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 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):** 81
- **Year Constructed:** 2000
- **Exterior Finish 1:** 100% Painted Precast Conc
- **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:** I-FR
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0  Project Construction Cost per Square Foot: $10.00
- **Priority Class 2:** $0  Total Facility Replacement Construction Cost: $26,000
- **Priority Class 3:** $810  Facility Replacement Cost per Square Foot: $321
- **Grand Total:** $810  FCNI: 3%
The Marlette CXT toilet is a precast concrete unisex restroom with ADA compliant interior features. The building is located in the backcountry of Spooner Lake along the south shore of Marlette Lake.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $810

**Long-Term Needs**

**Four to Ten Years**

**Project Index #:** 1375EXT1

**Construction Cost:** $810

**EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4-5 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 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 81
- **Year Constructed:** 2000
- **Exterior Finish 1:** 100% Painted Precast Conc
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **IBC Occupancy Type 1:** 100% B
- **IBC Occupancy Type 2:** %
- **Construction Type:** Precast Concrete
- **IBC Construction Type:** I-FR
- **Percent Fire Supressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $0
- **Priority Class 3:** $810
- **Grand Total:** $810

- **Project Construction Cost per Square Foot:** $10.00
- **Total Facility Replacement Construction Cost:** $26,000
- **Facility Replacement Cost per Square Foot:** $321

**FCNI:** 3%
The TRT CXT toilet is a proprietary precast concrete unisex restroom with ADA compliant interior features. The building is located in the backcountry of Spooner Lake in the Marlette Lake Campground which is located along the Tahoe Rim Trail.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $810

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

**EXTERIOR/ INTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4-5 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 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 81
- **Year Constructed:** 2006
- **Exterior Finish 1:** 100% Painted Precast Conc
- **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:** I-FR
- **Percent Fire Supressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0  
  **Project Construction Cost per Square Foot:** $10.00
- **Priority Class 2:** $0  
  **Total Facility Replacement Construction Cost:** $26,000
- **Priority Class 3:** $810  
  **Facility Replacement Cost per Square Foot:** $321
- **Grand Total:** $810  
  **FCNI:** 3%
Red House is a wood framed structure located along the flume which supplies water to Carson City and Virginia City. It is the last remaining flume maintenance station. This building was damaged by floods and was rebuilt and relocated about 1910. The building was rehabilitated since the previous survey including a new concrete foundation. It is located in the backcountry of Lake Tahoe Nevada State Park.

### PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Project</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td>1372EXT1</td>
<td>$9,470</td>
</tr>
<tr>
<td>ROOF REPLACEMENT</td>
<td>1372EXT2</td>
<td>$16,099</td>
</tr>
</tbody>
</table>

**Total Construction Cost for Priority 3 Projects:** $25,569

**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 power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office. This project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**ROOF REPLACEMENT**

The wood shingle roof was installed in 1989. It is recommended that this building be re-roofed in the next 4-5 years with a new standing seam metal roof and new underlayments. This estimate includes removal and disposal of the old roofing. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 947
- **Year Constructed:** 1910
- **Exterior Finish 1:** 100 % Painted Wood Siding
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **IBC Occupancy Type 1:** 100 % R-3
- **IBC Occupancy Type 2:** %
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-N
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $27.00
- **Priority Class 2:** $0
- **Total Facility Replacement Construction Cost:** $246,000
- **Priority Class 3:** $25,569
- **Facility Replacement Cost per Square Foot:** $260
- **Grand Total:** $25,569
- **FCNI:** 10%

03-Oct-16
SPENCER'S CABIN
BUILDING REPORT

Spencer's Cabin is a wood framed building located in the backcountry of Lake Tahoe Nevada State Park in the lower North Canyon area. It is named after the caretaker that watched over the cattle grazing operations during the early part of the 20th century. The building is currently in a state of arrested decay.

PRIORITY CLASS 1 PROJECTS
Currently Critical
ROOF REPLACEMENT
The wood shingle roof was installed in 1989. It is recommended that this building be re-roofed in the next 4-5 years with a new standing seam metal roof and new underlayments. This estimate includes removal and disposal of the old roofing. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

Total Construction Cost for Priority 1 Projects: $4,760

Project Index #: 1371EXT2
Construction Cost: $4,760

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical
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 power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained 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. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

Total Construction Cost for Priority 2 Projects: $2,800

Project Index #: 1371EXT1
Construction Cost: $2,800

Due to the historical nature of the building, this project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.
BUILDING INFORMATION:

- Gross Area (square feet): 280
- Year Constructed: 1920
- Exterior Finish 1: 100 % Natural Wood 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-N
- Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $4,760
- Project Construction Cost per Square Foot: $27.00
- Priority Class 2: $2,800
- Total Facility Replacement Construction Cost: $73,000
- Priority Class 3: $0
- Facility Replacement Cost per Square Foot: $260
- Grand Total: $7,560
- FCNI: 10 %
The Pump House is a wood framed structure which contains the pumping equipment for the water service to the Spooner Lake picnic area.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $528

**Currently Critical**

**Immediate to Two 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 sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Construction Cost:** $240

**Project Index #: 1325EXT2**

**ROOF REPLACEMENT**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 1-2 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

**Construction Cost:** $288

**Project Index #: 1325EXT1**

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 24
- **Year Constructed:** 1977
- **Exterior Finish 1:** 100 % Painted Wood Siding
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100 % U-1
- **IBC Occupancy Type 2:** %
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-N
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $528
- **Priority Class 2:** $0
- **Priority Class 3:** $0
- **Grand Total:** $528

- **Project Construction Cost per Square Foot:** $22.00
- **Total Facility Replacement Construction Cost:** $6,000
- **Facility Replacement Cost per Square Foot:** $260
- **FCNI:** 9%
The Well House is a wood framed structure which contains the well and associated equipment for the Spooner Lake picnic area.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Category</th>
<th>Total Construction Cost for Priority 1 Projects: $25,000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Currently Critical</strong></td>
<td></td>
</tr>
<tr>
<td><strong>ELECTRICAL TRANSFORMER REPLACEMENT</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 1323ELE1</td>
<td></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$5,000</td>
</tr>
<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 1323EXT1</td>
<td></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$10,000</td>
</tr>
<tr>
<td><strong>INTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 1323INT1</td>
<td></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$10,000</td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Category</th>
<th>Total Construction Cost for Priority 2 Projects: $12,000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Necessary - Not Yet Critical</strong></td>
<td></td>
</tr>
<tr>
<td><strong>ROOF REPLACEMENT</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 1323EXT2</td>
<td></td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$12,000</td>
</tr>
</tbody>
</table>
BUILDING INFORMATION:

Gross Area (square feet): 1,000
Year Constructed: 1977
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1  Basement?  No
IBC Occupancy Type 1: 100 % U-1
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-N
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $25,000  Project Construction Cost per Square Foot: $37.00
Priority Class 2: $12,000  Total Facility Replacement Construction Cost: $260,000
Priority Class 3: $0  Facility Replacement Cost per Square Foot: $260
Grand Total: $37,000  FCNI: 14 %
PARK CONCESSION
BUILDING REPORT

The Park Concession building is a wood post and beam framed structure with a composition shingle roof and painted wood siding on a concrete slab-on-grade foundation. It contains park concessions which change with the season and are leased through the Division of State Parks. The facility is located along the South side of the Spooner Lake parking area and is in good shape. There is accessible parking and an accessible route of travel to the building.

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical Two to Four Years

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings 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 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

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 and painting and caulking of the windows, 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): 1,142
Year Constructed: 1977
Exterior Finish 1: 100% Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100% M
IBC Occupancy Type 2: %
Construction Type: Wood-framed construction
IBC Construction Type: V-N
Percent Fire Supressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $20.00
Priority Class 2: $11,420 Total Facility Replacement Construction Cost: $457,000
Priority Class 3: $11,420 Facility Replacement Cost per Square Foot: $400
Grand Total: $22,840 FCNI: 5%
The Fee Station is a wood framed building with an asphalt composition roof on a concrete slab-on-grade foundation. It is located at the entrance road to the park. The facility is a fee collection and information station for park visitors. It is in good shape.

**PRIORITIZED CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $3,200</th>
</tr>
</thead>
</table>
| Four to Ten Years | Project Index #: 1291EXT1  
Construction Cost $1,600 |

**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 windows, 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. This project or a portion thereof was previously recommended in the FCA report dated 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings 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 adequately prepared to receive the coating. 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 10/03/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/27/2015.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 160
- **Year Constructed:** 1991
- **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-N
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0  
  **Project Construction Cost per Square Foot:** $20.00
- **Priority Class 2:** $0  
  **Total Facility Replacement Construction Cost:** $64,000
- **Priority Class 3:** $3,200  
  **Facility Replacement Cost per Square Foot:** $400
- **Grand Total:** $3,200  
  **FCNI:** 5%
The Comfort Station is a wood post and beam framed structure with a single-ply roofing system on a concrete foundation. It has ADA compliant restrooms for Men and Women.

### PRIORITY CLASS 1 PROJECTS

#### ROOF REPLACEMENT

The asphalt roll roofing on this building was in poor condition at the time of the survey and had active leaks. It is recommended that this building be re-roofed in the next 1-2 years with a new single-ply roofing system which will be installed directly over the existing asphalt roll roofing. This will allow the roof to qualify for the statewide roofing program warranty and preventative maintenance agreement.

- **Total Construction Cost for Priority 1 Projects:** $5,376
- **Project Index #:** 1290EXT2
- **Construction Cost:** $5,376

### PRIORITY CLASS 2 PROJECTS

#### 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 and 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.

- **Total Construction Cost for Priority 2 Projects:** $8,960
- **Project Index #:** 1290EXT1
- **Construction Cost:** $4,480

#### INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings 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 adequately prepared to receive the coating. An epoxy-based paint should be utilized in wet areas for durability.

- **Project Index #:** 1290INT1
- **Construction Cost:** $4,480
BUILDING INFORMATION:

Gross Area (square feet): 448
Year Constructed: 1977
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-N
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Priority Class 2:</th>
<th>Priority Class 3:</th>
<th>Project Construction Cost per Square Foot:</th>
<th>Total Facility Replacement Construction Cost:</th>
<th>Facility Replacement Cost per Square Foot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$5,376</td>
<td>$8,960</td>
<td>$0</td>
<td>$32.00</td>
<td>$179,000</td>
<td>$400</td>
</tr>
</tbody>
</table>

Grand Total: $14,336 FCNI: 8%

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.

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 515 E. Musser Street, Suite 102 (775) 684-4141 voice Facilities Condition Analysis Carson City, Nevada 89701-4263 (775) 684-4142 facsimile
Spooner Lake Site – FCA Site #9928
Description: Asphalt parking lot.

Demonstration Cabin – FCA Building #3758
Description: Exterior of building.
Wildcat Cabin – FCA Building #3757
Description: Exterior of building.

Spooner Cabin – FCA Building #3756
Description: Exterior of building.
Hanna's Hideaway – FCA Building #3672
Description: Exterior of building.

Bunk House – FCA Building #2696
Description: Exterior of building.
Red House – FCA Building #1372
Description: Exterior of building.

Spencer’s Cabin – FCA Building #1371
Description: Exterior of building.
Pump House – FCA Building #1325
Description: Roof in need of replacement.

Well House – FCA Building #1323
Description: Exterior of building.
Park Concession – FCA Building #1292
Description: Exterior of building.

Fee Station – FCA Building #1291
Description: Exterior of building.
Comfort Station – FCA Building #1290
Description: Exterior of building.