



DEPT OF CONSERVATION AND NATURAL RESOURCES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

NORTHWEST REGION
LAKE TAHOE-NEVADA STATE PARKS
9928 - SPOONER LAKE STATE PARK
SR 28 @ SPOONER SUMMIT
DOUGLAS COUNTY, NV 89448-
DOUGLAS COUNTY

SURVEY DATE: 11/01/2023



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The FCA PROGRAM, established by the State Public Works Division (SPWD), fulfills oversight responsibilities under NRS 341.128 (periodically inspect state-owned institutions) and NRS 331.110 (inventory of state property).

The Property Portfolio Review is a two-part evaluation offering an assessment of a property's condition and prioritized project recommendations with preliminary cost estimates.

INTRODUCTION

The Project Addendum is part two of the Property Portfolio Review, building on the foundation of the Facility Insights report, which assesses the condition of the property and its facilities. It outlines post-assessment projects, categorized within the SPWD's building management system, by priority, status designation, and preliminary cost estimate. Building management components include ADA, culinary, electrical, energy, environmental, exterior, HVAC, interior, plumbing, safety, security, site, and structural systems.

Projects are prioritized by urgency and address the most pressing needs effectively:

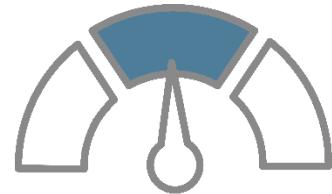
- Priority 1, 0 - 2 years, **Currently Critical**: Requires immediate action.
- Priority 2, 2 - 4 years, **Necessary – Not Yet Critical**: Preemptive attention to avoiding deterioration.
- Priority 3, 4 - 10 years, **Long Term Needs**: Investment planning and functional improvements.

Projects are assigned a status designation of **new**, **in progress**, **completed**, **deferred** or **canceled**. Preliminary cost estimates are based on multiple sources, including the **RS Means Cost Estimating Guide**, similar **SPWD construction projects**, and **contractor pricing**, factoring in labor, location, materials, profit, and overhead. **Soft costs** (design fees, testing, permits) are not included.



Disclaimer: Observations are limited to **accessible areas** and conditions present during the survey.

Accurate Forecasting: Updated estimates must be obtained that include soft costs and professional evaluations.



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

FEE STATION



\$ 3,520

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 11/18/2025

1291-EXT-2: ROOF REPLACEMENT

Class II - At the time of the survey, the building's roof was found to be in fair condition. Installed in 1991, the current roofing system has exceeded its typical 20 – 25-year useful life, and the original warranty has expired. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 2 – 3 years to align with the statewide roofing program and address the aging system.

PUMP HOUSE**\$ 528****PRIORITY 2**
2 - 4 years**REINSTATED BUILDING EXTERIOR - 11/18/2025****1325-EXT-1: ROOF REPLACEMENT**

At the time of the survey, the building's roof was found to be in poor condition. Installed in 1977, the current roofing system has exceeded its typical 15 – 30-year useful life, and the original warranty has expired. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure have accelerated deterioration. Re-roofing is recommended within the next 2 – 3 years to align with the statewide roofing program and address the aging system.

PUMP HOUSE



\$ 240

PRIORITY 2
2 - 4 years

REINSTATED BUILDING EXTERIOR - 11/18/2025

1325-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in poor condition. Maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 2 to 4 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

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WELL HOUSE



\$12,000

PRIORITY 2
2 - 4 years

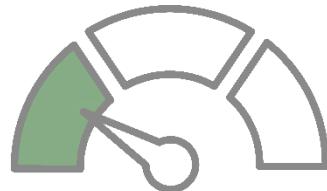


REINSTATED BUILDING EXTERIOR - 11/18/2025

1323-EXT-2: ROOF REPLACEMENT

At the time of the survey, the building's roof was found to be in fair condition. Installed in 1977, the current roofing system has exceeded its typical 20 – 25-year useful life, and the original warranty has expired. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 2 – 3 years to align with the statewide roofing program and address the aging system.

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PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

GROUP USE RAMADA #1



\$11,420

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 11/18/2025

1292-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in good condition. Maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 7 to 10 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

GROUP USE RAMADA #1



\$11,420

PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 11/18/2025

1292-INT-1: INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior beams and ceilings be stained within the next 7 - 10 years. Prior to staining, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an high moisture resistance stain is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

This project or a portion thereof was previously recommended in the FCA report dated 10/27/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/1/2023.

WELL HOUSE



No Image Available

\$10,000

PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 11/18/2025

1323-INT-1: INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be repainted within the next 4 - 10 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

WELL HOUSE



No Image Available

\$10,000

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 11/18/2025

1323-EXT-1: EXTERIOR FINISHES

The exterior finishes of the building are in good condition. Maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 7 to 10 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

HANNA'S HIDEAWAY

\$ 5,600

PRIORITY 3
4 - 10 years

**DEFERRED BUILDING EXTERIOR - 4/23/2024****3672-EXT-1: 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.

WILDCAT CABIN



\$ 5,060

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 12/10/2025

3757-EXT-0: ROOF REPLACEMENT

At the time of the survey, the building's roof was found to be in good condition. Installed in 1998, the current roofing system has exceeded its typical 20 – 25-year useful life, and the original warranty has expired. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 4 – 8 years to align with the statewide roofing program and address the aging system.

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COMFORT STATION



\$ 4,480

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 11/18/2025

1290-EXT-1: 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 7-10 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 10/27/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/1/2023.

COMFORT STATION



\$ 4,480

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 11/18/2025

1290-INT-1: INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings at least once in the next 7-10 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 10/27/2015. It has been amended accordingly to

reflect conditions observed during the most recent survey date of 11/1/2023.

SPOONER CABIN



\$ 3,400

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 12/10/2025

3756-INT-1: INTERIOR FINISHES

The interior finishes are in good condition and require attention to maintain the building's overall appearance and integrity. It is recommended that the interior walls and ceilings be repainted within the next 5 - 8 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support

the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

SPOONER CABIN



\$ 3,400

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 12/10/2025

3756-EXT-1: EXTERIOR FINISHES

The exterior finishes of the building are in good condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 5 to 8 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

SPENCER'S CABIN



\$ 2,800

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 12/10/2025

1371-EXT-3: CONSERVE AND PROTECT VACANT BUILDING

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

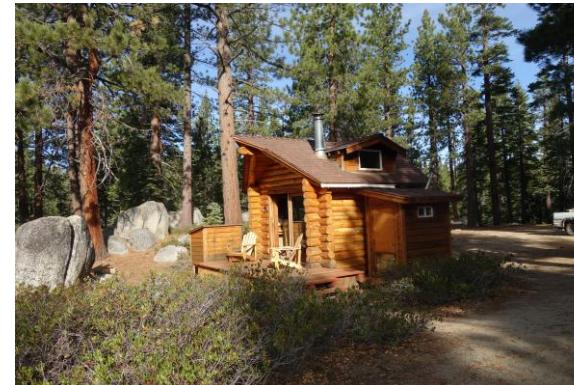
Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

WILDCAT CABIN



\$ 2,300

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 12/10/2025

3757-EXT-1: EXTERIOR FINISHES

The exterior finishes of the building are in good condition. Maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 5 to 8 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

WILDCAT CABIN



\$ 2,300

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 12/10/2025

3757-INT-1: INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 8 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

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MARLETTE LAKE CXT TOILET



\$ 1,800

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 12/2/2025

1375-EXT-2: ROOF REPLACEMENT

The existing roof was built approximately 19 years ago and is in fair condition. Budget planning for replacement should be done for replacement in the next 6 - 9 years. It is recommended that any current leaks or necessary repairs are done immediately to ensure the structural integrity of the roof and the ceiling below.

TRT CXT TOILET - MARLETTE CAMPGROUND



\$ 1,800

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 12/2/2025

1374-EXT-2: ROOF REPLACEMENT

The existing roof was built approximately 19 years ago and is in good condition. Budget planning for replacement should be done for replacement in the next 6 - 9 years. It is recommended that any current leaks or necessary repairs are done immediately to ensure the structural integrity of the roof and the ceiling below.

NORTH CANYON CXT TOILET



\$ 1,800

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 12/2/2025

1376-EXT-2: ROOF REPLACEMENT

The existing roof was built approximately 19 years ago and is in fair condition. Budget planning for replacement should be done for replacement in the next 6 - 9 years. It is recommended that any current leaks or necessary repairs are done immediately to ensure the structural integrity of the roof and the ceiling below.

FEE STATION**\$ 1,600****PRIORITY 3**
4 - 10 years**REINSTATED BUILDING INTERIOR - 11/18/2025****1291-INT-1: INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings at least once in the next 7-10 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 10/27/2015. It has been amended accordingly to

reflect conditions observed during the most recent survey date of 11/1/2023.

FEE STATION



\$ 1,600

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 11/18/2025

1291-EXT-1: 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 7-10 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 10/27/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/1/2023.

SPOONER SUMMIT TRT KIOSK



\$ 1,100

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 12/2/2025

2697-EXT-2: ROOF REPLACEMENT

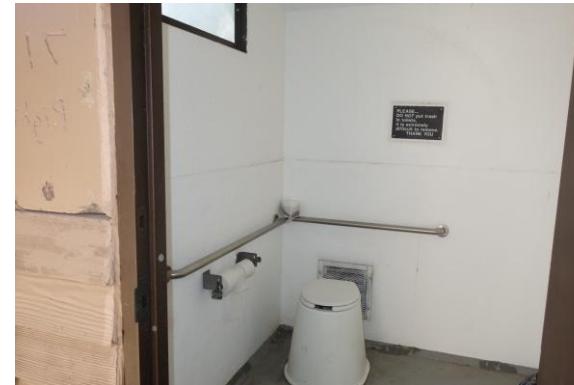
At the time of the survey, the building's roof was found to be in fair condition. The current roofing system on the building is original and should be scheduled for replacement. This project would remove and dispose of the existing wood shingle roofing and install new pre-painted metal panels in the next 4-5 years

TRT CXT TOILET - MARLETTE CAMPGROUND



\$ 810

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 12/2/2025

1374-EXT-1: EXTERIOR FINISHES

The exterior finishes of the building are in good condition. Maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 5 to 8 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

NORTH CANYON CXT TOILET



\$ 810

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 12/2/2025

1376-EXT-1: EXTERIOR FINISHES

The exterior finishes of the building are in good condition. Maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 5 to 8 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

HOBART CXT TOILET



\$ 810

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 12/2/2025

2699-EXT-1: EXTERIOR FINISHES

The exterior finishes of the building are in good condition. Maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 to 10 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

HOBART CXT TOILET



\$ 810

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 12/2/2025

2699-EXT-2: ROOF REPLACEMENT

The existing roof was installed approximately 19 years ago and is in good condition. Budget planning for replacement should be done for replacement in the next 6 - 9 years. It is recommended that any current leaks or necessary repairs are done immediately to ensure the structural integrity of the roof and the ceiling below.

MARLETTE LAKE CXT TOILET



\$ 810

PRIORITY 3
4 - 10 years



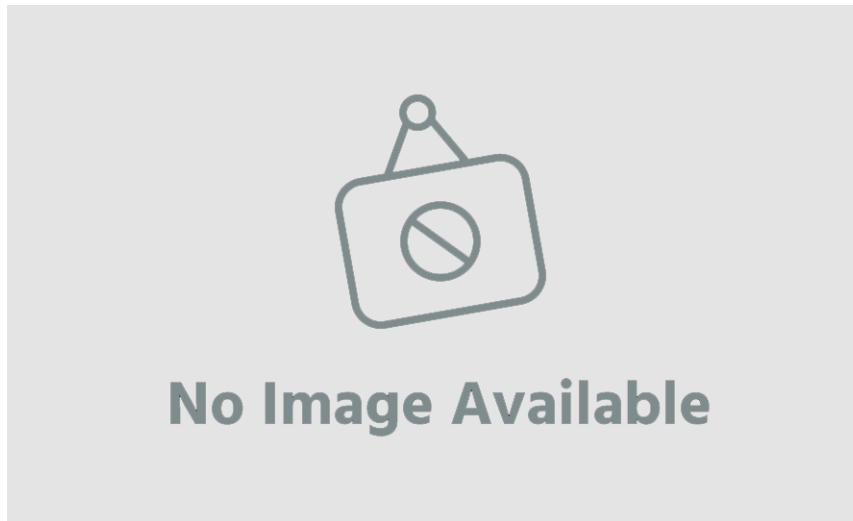
REINSTATED BUILDING EXTERIOR - 12/2/2025

1375-EXT-1: EXTERIOR FINISHES

The exterior finishes of the building are in good condition. Maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls, along with caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 5 to 8 years and scheduled on a recurring

maintenance cycle to preserve the structural integrity and visual condition of the facility.

SPOONER SUMMIT TRT KIOSK



\$ 500

PRIORITY 3
4 - 10 years

DEFERRED BUILDING EXTERIOR - 4/23/2024

2697-EXT-1: 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.

SPOONER CABIN



\$ 7,480

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 12/10/2025

3756-EXT-2: ROOF REPLACEMENT

At the time of the survey, the building's roof was found to be in fair condition. Installed in 1998, the current roofing system has exceeded its typical 20 – 25-year useful life, and the original warranty has expired. Harsh environmental conditions—such as temperature fluctuations, windborne sand and debris, and prolonged sun exposure—have accelerated deterioration. Re-roofing is recommended within the next 4 – 8 years to align with the statewide roofing program and address the aging system.

APPENDIX A – BUILDING MANAGEMENT CATEGORIES

BUILDING SYSTEMS

FIGURE 3 is a list of the current project building management categories. The Project ID contains the following:

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>

FIGURE 3. Example: **9999ADA1** and **9999HVA2**

	ADA		INT – BUILDING INTERIOR
	CUL – CULINARY / KITCHEN		PLM – PLUMBING
	ELE – ELECTRICAL		SEC – SECURITY
	ENR – ENERGY SAVINGS		SFT – SAFETY ISSUES
	ENV – ENVIRONMENTAL		SIT – SITE ISSUES
	EXT – BUILDING EXTERIOR		STR – STRUCTURAL
	HVA - HVAC		

APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	12/15/2025	Initial.