

## **CCCHP Grant Application for 2019-2020 Grant Cycle**

### **Thunderbird Lodge**

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NEVADA COMMISSION FOR  
CULTURAL CENTERS AND HISTORIC PRESERVATION (CCCHP)  
**GRANT APPLICATION FOR FY2019-2020**

For SHPO use only  
Initials: SKH  
Received: 2/28/20  
Postmarked:  
Delivery Svc: Email

**APPLICATION COVER PAGE** (This unaltered form must be submitted with the application.)

Applicant Organization: THUNDERBIRD LODGE PRESERVATION SOCIETY  
 EIN (Taxpayer Identification Number): 88-0434866  
 Mailing Address: 316 CALIFORNIA AVE. #36  
 City: RENO County: WASNOE ZIP: 89509

Project Contact: TOM DOYLE Title: CHIEF FINANCIAL EXECUTIVE  
 Daytime Phone: 775 828-3536 EXT 14 Evening Phone: 775 313-4309  
 Fax: 775-201-1454 Email: TOM@THUNDERBIRDTAKE.ORG

Project Title: THUNDERBIRD WIND & WATER INCURSION DAMAGE REPAIR & PREVENTION  
 Project Address: 5000 HIGHWAY 28  
 City: INCLINE VILLAGE County: WASNOE ZIP: 89541  
89451

Project Type:  Rehabilitation/Construction  Planning/Construction  Architectural/Engineering Study/Construction

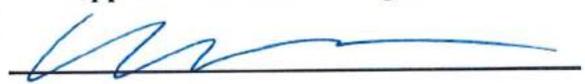
Historic Property Name: THUNDERBIRD LODGE Date Built: 1936

Property Insured:  Yes; please enclose one copy of policy  No; please explain: \_\_\_\_\_

Project Synopsis (brief):  
PROJECT PROTECTS & RENOVATES AREAS OF LODGE SUFFERING FROM WATER INCURSION AND DAMAGE. INCLUDES UPPER LODGE BALCONY, LODGE TO DREYFUS CONNECTOR, WINDOWS, DOORS AND INTERIOR RESTORATION

Proposed Start Date: \_\_\_\_\_ Proposed End Date: \_\_\_\_\_

Project Budget Summary:	
Amount Requested:	\$ <u>252,990</u>
Proposed Match: Cash	\$ <u>87,010</u>
In-Kind/Donations:	\$ _____
Total Project Budget:	\$ <u>340,000</u>

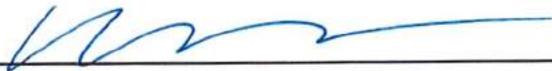
Applicant's authorized signature:  
  
 Name (please print): BILL WATSON  
 Title: CHIEF EXECUTIVE + CURATOR  
 Date: 2/28/2020

I HAVE READ THE 2019-2020 CCCHP APPLICATION GRANTS MANUAL\*

\*PLEASE NOTE—IF THIS PAGE IS NOT SIGNED, THE APPLICATION IS CONSIDERED INCOMPLETE, AND CANNOT MOVE FORWARD IN THE FUNDING PROCESS.\*

I HAVE READ THE GRANTS MANUAL AND COMPLETED THIS CCCHP APPLICATION FOR 2019-2020 AND CERTIFY THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Applicant's authorized signature:

  
\_\_\_\_\_

Title: CHIEF EXECUTIVE & CURATOR

Name (please print): BILL WATSON

Date: 2/28/2020

THUNDERBIRD



LAKE TAHOE

**Commission for Cultural Centers and Historic Preservation Grant Program 2019-2020  
Thunderbird Lodge Preservation Society**

**Organizational Background and Mission Statement**

The Thunderbird Lodge Preservation Society is a 501(c)(3) non-profit organization located in Incline Village, Nevada. It is dedicated to the preservation and public appreciation of the George Whittell Thunderbird Lodge, a spectacular historic home located on Nevada's eastern shore of Lake Tahoe. The lodge, a Tudor Revival estate, was built between 1936 and 1939 by San Francisco real estate magnate, George Whittell, Jr. In addition to the lodge, the property consists of three cottages, a card house, a boathouse, a harbor beacon, a lighthouse, a gatehouse, three garages, and elaborate stone-masonry walls and walkways. In 2000, The George Whittell Estate was added to the National Register of Historic Places.

The Thunderbird Lodge Preservation Society Mission Statement is to (a) Preserve and protect the cultural, natural, and historic resources of the Lake Tahoe region including the George Whittell Estate Thunderbird Lodge National Historic District, *Thunderbird* yacht, and the artifacts and collections of the region and its people; (b) Educate and promote public appreciation regarding the culture, art, heritage, science, environment, and history of Thunderbird Lodge National Historic District and the Lake Tahoe region at-large through public tours and experiences; (c) Conserve and interpret the fragile Lake Tahoe area environment and regional landscapes by undertaking and/or facilitating scientific study and programs; By offering guided public tours; targeted educational programs; site rentals for weddings, meetings, and special events; and the sale of selected merchandise in the Museum Store, TLPS is able to carry out its mission for the benefit of the public.

The Thunderbird Lodge opened to the public in 2002, and over 100,000 visitors have had the unique opportunity to enjoy the site through public tours, educational programs, and special events offered annually from May to October. The national significance of the property has gained the interest and appreciation of visitors who come to experience the spectacular Lake Tahoe environment and view the lodge's stunning architectural contributions of noted craftsmen such as Frederick DeLongchamps, Italian ironworkers including Antonio Soletti, and Native American stone-masons from Carson City's Stewart Indian School. Regardless of one's age or background, Thunderbird Lodge continues to provide something of interest to everyone who visits.

The ownership of the Lodge buildings remained an important issue for the Society and after intense negotiations, Pulte Homes very generously agreed to gift the buildings to the Society in 2008. Pulte required only that the Society endow itself a Preservation Fund of not less than \$5-million to have a regular source of investment income to pay for ongoing maintenance. The Society successfully raised the \$5-million as a result of very generous contributions from the Donald W. Reynolds Foundation and several individual donors. As a result, the ownership of the Whittell Estate buildings finally passed to the Thunderbird Lodge Preservation Society in January 2009.

The Preservation Society not only supports the Lodge and Thunderbird yacht, but is dedicated to preserving the history of Nevada and the Lake Tahoe region. We look forward to developing new programs and embarking on more preservation and restoration efforts to help protect the Whittell Estate and local history for generations to come.

**Commission for Cultural Centers and Historic Preservation Grant Program 2019-2020**  
**Thunderbird Lodge Preservation Society**  
**Report on Previous CCA Grants**

**2004-2005 (CCA- 04-19)**

**Project Name:** Whittell Estate Rehabilitation  
**Grant Amount:** \$80,000  
**Status:** Completed

Our first CCA grant provided for several rehabilitation projects in the Old Lodge that addressed serious structural concerns, interior water damage as well as the restoration of interior surfaces to their original appearance. Project activities included (1) the repair and retrofitting of the Old Lodge truss system and replacement of hand-hewn pine boards, (2) the removal of the Dreyfus kitchen in the Old Lodge and replacement of the Whittell wet bar, including the replacement of damaged floorboards, wallboards, trim and rewiring the electrical and lighting in the area, (3) the removal of Dreyfus era whitewash from the walls and ceilings of the Old Lodge and shellac finish restored, (4) the refinishing of the Old Lodge floors, (5) the repair of water, termite and carpenter ant damage in the Old Lodge, and (6) the replacement of the linoleum in the servant's quarters of the Old Lodge. These rehabilitation and restoration projects returned the interior of the Old Lodge to the original elegance of the historical period.

**2005-2006 (CCA-05-22)**

**Project Name:** Re-Scope: Water Infiltration at the Old Lodge  
**Grant Amount:** \$109,000  
**Status:** Completed

Our second CCA grant was originally designated for the rehabilitation of the historic Whittell Boathouse, built in 1940. The project was re-scoped to address immediate issues related to water infiltration at the Lodge. The lakeside stone masonry porch off the Old Lodge had deteriorated due to repeated freeze-thaw cycles of the harsh Lake Tahoe winter, and water was penetrating into the lower level servant quarters. Windows in the Dreyfus Addition and Old Lodge were also presenting leaks. To address these issues, the original Pluto stone and rubble rock was removed from the porch, the deck was re-sloped and sheathed with plywood was laid for a waterproofing system. The original stone and rock was reset using original photographs to mimic the mortar joint widths and stone spacing. Due to the water damage in a lower floor servant's area, known as "Mae's Room", the room was completely restored with wall and ceiling boards being replaced and the room painted the original interior color. New windows were also installed in the two Dreyfus Additions, where water was infiltrating, and twelve storm windows in the Old Lodge were restored and replaced.

**2006-2007 (CCA-06-25)**

**Project Name:** Whittell Estate Roof Rehabilitation Project  
**Grant Amount:** \$115,000  
**Status:** Completed

Our third grant from CCA provided the first of two grants in support of the Whittell Estate Roof Replacement Project. After 30+ years, the cedar shake roofing on the various buildings of the Whittell Estate were suffering from severe deterioration due to age, neglect and the harsh climate of the Lake Tahoe winters. If the deteriorated and damaged roofs were not replaced, the interior rooms and contents of the buildings would have been threatened by leaks and water damage. Damage would have also required the Society to restrict these areas from visitors and greatly diminish the tour experience and potentially end all public access to the property. Seven Estate buildings were included in the project; the Old Lodge, Lighthouse Room, Dreyfus Addition, the Card House, Cook Butler House, Rear Admirals House and the Gazebo at Observation Point. Our contractor, Tahoe Roofing Company, performed an extremely well-choreographed project between the months of November 2007 and April 2008, with old shake being removed from one building at a time, repairs made to roof underlayment as needed and new special ordered shakes being installed. In addition to removing the old shake on the Old Lodge, the skylights installed during the Dreyfus era were removed.

**2007-2008 (CCA- 07-29)**

**Project Name:** Re-Scope: Whittell Estate Roof Rehabilitation Project  
**Grant Amount:** \$60,000  
**Status:** Completed

This project was completed in April 2008. During one of the harshest winters in decades, nearly 28,000 square feet of new Class "A" cedar shake roofing was installed on seven buildings at Thunderbird Lodge, replacing the existing 30+ year old deteriorating cedar shake. To-date the roofs have performed wonderfully with no water damage or repairs needed. (See additional project details above on CCA 06-25)

**2014-2015 (CCA 14-11)**

**Project Name:** Whittell Boathouse Foundation Restoration and Infrastructure Construction Project  
**Grant Amount:** \$100,000  
**Status:** Completed

Part I of this project was completed in July 2015. The overall goal of this project is to mitigate damage from years of wear-and-tear to the existing boathouse and related systems infrastructure: the foundation, ventilation, and fire protection systems. The CCA 14-11 grant specifically addressed major renovations to the boathouse's concrete foundation, and surrounding seawalls.

**2016-2017 (CCCHP 16-07)**

**Project Name:** Whittell Boathouse Restoration  
**Grant Amount:** \$150,000  
**Status:** Completed

This project was focused on repairing faults in the original Whittell Boathouse design, mitigating damage from years of wear-and-tear with little maintenance, and complete the infrastructure for a sprinkler system to protect the Estate in a fire. Project specifically addressed the eroding boathouse foundation, safety improvements for public access, security measures, ventilation system repairs, and fire protection improvements which begin in the boathouse.



February 28, 2020

Rebecca L. Palmer  
State Historic Preservation Officer  
CCCHP Grant Program  
State Historic Preservation Office  
901 South Carson Street, Suite 5004  
Carson City, NV 89701-5248

Dear Rebecca,

RE: Grant Request for Thunderbird Lodge Preservation Society

**PART 1 – COVER LETTER**

Thank you again for your ongoing support of our organization, it is greatly appreciated and vital to the preservation of Thunderbird Lodge and the need for infrastructure projects.

While CCCHP is familiar with Thunderbird Lodge, the application requirements request general information about our organization and its mission. In line with that requirement we submit the following mission statement:

The mission of the TLPS is to (1) preserve and protect the Thunderbird Lodge as a historical site with National Register Historic District status, (2) promote public appreciation and education regarding the unique historical, cultural, and architectural significance of the Thunderbird Lodge, and (3) assist and participate in the important region-wide efforts and programs committed to the study and preservation of the fragile Lake Tahoe environment. By offering guided public tours; targeted educational programs; site rentals for weddings, meetings, and special events; and the sale of selected merchandise in the Museum Store, TLPS is able to carry out its mission for the benefit of the public.

For our 2020 application, the Thunderbird Lodge requests funding for a variety of critical projects as detailed in the narrative section. The projects include:

- Old Lodge Upper Balcony Sealing
- Old Lodge to Dreyfus Connector
- Window Refurbishment and Replacement
- Door Refurbishment
- Interior Finishes Restoration

George Whittell Estate National Historic Site • Thunderbird Lodge • *Thunderbird Yacht*

THUNDERBIRD



LAKE TAHOE

Thank you again for all your support.

Best regards,

A handwritten signature in black ink, appearing to read 'William Watson', with a long horizontal flourish extending to the right.

William Watson  
Chief Executive and Curator  
Thunderbird Lodge Preservation Society

Enclosures



## **PART II – NARRATIVE DESCRIPTION OF PROJECT**

### **THUNDERBIRD WIND AND WATER INCURSION DAMAGE REPAIR AND PREVENTION**

Since 2004, using CCCHP (formerly CCA) and other funds, the Thunderbird team aggressively addressed weather penetration into the historic buildings. By replacing roofs and stone masonry, and repairing failing foundations, for years we mostly stemmed wind and water intrusion. However, additional systems in the 83-year-old manse are now failing and must be addressed before greater damage is done.

For example, terrariums representative of the art deco era are placed at intervals around the perimeter of the rustic Old Lodge interior. During times of inclement weather and snow melt, removing the terrariums reveals steady rivulets of water running down interior spaces between the wall studs—to disappear into the spaces below, and pooling on the sill plates where investigation is likely to reveal rot.

While the Thunderbird team and consultants (including SHPO personnel) have identified a lengthy list of wind and water penetration points, these areas demand immediate attention (in priority order):

#### **Old Lodge Upper Balcony**

When it rains or accumulated snow melts, the upper balcony is now the source of much water incursion into the interior walls and spaces below. At various times, owners made structural modifications to the upper terrace and building and safety officials now prohibit the public or non-essential personnel from accessing this space. After careful consideration and consulting with SHPO preservation professionals, we are electing to seal the balcony with an elastomeric coating: at a much lower cost estimated in the range of \$20,000 - \$25,000 versus a \$100,000+ restoration job as was done on the lower and larger terrace in 2006. We justify this alternate approach primarily for these reasons:

1. Over many years, the balcony was modified many times and no longer represents its original construction;
2. A previous owner used such an elastomeric coating to repair a portion of the balcony in the 1970s, and the repair appears to be holding up (reducing today's square footage to be treated);
3. The balcony is neither accessible nor visible to visitors; and
4. The treatment is readily removed with a stripper that will neither damage nor discolor the underlying stone.

#### **Old Lodge to Dreyfus Addition Connector**

The interface (consisting of a short interior hallway and stairs) between 1930s and 1970s construction is failing: large puddles of water pool on interior stone and wood floors. Siding must be removed, wall spaces inspected, a large 6' x 6' window comprising of vintage glass block disassembled and re-bedded, in-wall insulation added or replaced, water damage repaired, a flat roof serviced, parapet caps repaired or replaced, and all components reassembled. With the space opened-up, any remaining 1930s



electrical wiring will be brought up to current codes and replaced. There is likely to be considerable stone masonry work in this area, as well.

### Window Refurbishment and Replacement

It's interesting to note that windows installed in the 1970s did not last as long as those installed in the 1930s, and thirty 1970's window units were replaced (using \$150,000 of private funding) in 2011 and 2012. Today, nearly every remaining window is leaking. Thunderbird must now glaze leaded and single pane glass and refurbish approximately twenty 1930s casement and picture window units plus replace approximately fifteen 1970s window units. The vintage 1930s casements are grouted into the stonework and faced with hinged storm windows installed in 1946. Each vintage window opening is a unique experience, requiring specialized skills of glazier, carpenter, and mason. Flashings, brick molds, attachments, interior casework, and sizing are customized for each window unit. Without prompt action, window failure will result in further interior damage (and potential artifact loss) that cannot be mitigated or repaired.

### Door Refurbishment

Two French door units and the Old Lodge exterior entry doors must all be removed from the building exterior, serviced, and reinstalled. Loose diamond-pane glass will be secured and leadwork restored by a glazier. Poorly fitting and worn out hinges and hardware, failed weather seals, and rotted thresholds all contribute to wind and water penetration into interior spaces.

### Interior Finishes Restoration

Moldings, floors, ceilings, and finishes damaged by water penetration will be restored to original condition. Where invasive damage is suspected, interior walls will be opened up to inspection and repair. Rotted framing and casework will be replaced in-kind with identical wood species, fabrication, and appearance.

### BUDGET

Project Element	Material	Labor-Tradesmen
Old Lodge Upper Balcony	\$10,000	\$10,000
Old Lodge to Dreyfus Addition Connector	\$25,000	\$25,000
Window Refurbishment and Replacement	\$85,000	\$115,000
Door Refurbishment	\$2,500	\$15,000
Interior Finishes Restoration	\$25,000	\$50,000
<b>TOTALS</b>	<b>\$147,500</b>	<b>\$215,000</b>

Footnote: This project can consume as much money as we can throw at it. The amount of money available to us will determine how much wind and water penetration Thunderbird can mitigate and what existing damage can be repaired. Because these are water (and wind) penetration projects, the actual scope will not be known until inaccessible spaces are opened up and inspected. There are

THUNDERBIRD



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additional elements of wind and water penetration and damage not listed here; however, we have submitted what we believe to be a reasonable scope for this cycle given the funds available.

George Whittell Estate National Historic Site • Thunderbird Lodge • *Thunderbird* Yacht

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P.O. Box 6812 • Incline Village, NV 89450 • Tel: 775.832.8750 • Fax: 775.201.1454 • [ThunderbirdTahoe.org](http://ThunderbirdTahoe.org)  
Thunderbird Lodge Preservation Society - a Nevada non-profit corporation - IRS Tax Id 88-0434866

GRANT APPLICATION FOR 2019-2020  
PART III BUDGET FORM

**Applicant: THUNDERBIRD LODGE PRESERVATION SOCIETY**

**1. Personnel:**

	Position Title	Hours	Hourly Rate (HR)	✓ if HR includes Fringe Benefits	% of HR that is a fringe benefit	Amount of fringe benefit	Total Amt	State Share	Non-State Share
a.	Chief Engineer	500	\$ 35.00		20.00%	\$ 3,500.00	\$21,000.00	\$14,700.00	\$ 6,300.00
b.	Preservation Craftsman	400	\$ 20.00		20.00%	\$ 1,600.00	\$ 9,600.00	\$ 6,720.00	\$ 2,880.00
c.	Preservation Craftsman	400	\$ 20.00		20.00%	\$ 1,600.00	\$ 9,600.00	\$ 6,720.00	\$ 2,880.00
d.						\$ -	\$ -		
e.						\$ -	\$ -		
f.						\$ -	\$ -		
g.						\$ -	\$ -		
h.						\$ -	\$ -		
i.						\$ -	\$ -		
j.						\$ -	\$ -		
<b>Sub-total:</b>							<b>\$40,200.00</b>	<b>\$28,140.00</b>	<b>\$12,060.00</b>

**2. Travel: (see GSA rates in the application document)**

	Rate	Miles/# of days	Total Amount	State Share	Non-State Share
a.	<b>Mileage</b>				
			0.00		
			0.00		
b.	<b>Per Diem (Breakfast)</b>				
	<b>Per Diem (Lunch)</b>				
	<b>Per Diem (Dinner)</b>				
c.	Transportation costs (parking fees, taxi, etc.)				
			0.00		
d.	<b>Lodging</b>				
	1. Weeknight (Sun-Th)				
	2. Weekend (Fri-Sat only)				
			0.00		
			0.00		
e.	Other:				
			0.00		
f.	Other:				
			0.00		
<b>Sub-total:</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

GRANT APPLICATION FOR 2019-2020  
PART III BUDGET FORM

**3. Contractual Services: Attach itemized lists or contractor quotes showing the breakdown of materials and labor costs for all proposed work items**

	<u>Contractual Service</u>	<u>Total Amount</u>	<u>State Share</u>	<u>Non-State</u>
a.	Materials - Old Lodge Upper Balcony (Stone & Sealant)	\$ 10,000.00	\$ 7,500.00	\$ 2,500.00
b.	Materials - Old Lodge to Dreyfus Connector	\$ 25,000.00	\$ 18,750.00	\$ 6,250.00
c.	Materials - Window Refurbishment (Windows & Related frames and sealing)	\$ 85,000.00	\$ 63,750.00	\$ 21,250.00
	Materials - Door Refurbishment	\$ 2,500.00	\$ 1,875.00	\$ 625.00
d.	Materials - Interior Finishes Restoration	\$ 2,500.00	\$ 1,875.00	\$ 625.00
e.	Contract Services - Old Lodge Upper Balcony	\$ 10,000.00	\$ 7,500.00	\$ 2,500.00
f.	Contract Services - Old Lodge to Dreyfus Connector	\$ 25,000.00	\$ 18,750.00	\$ 6,250.00
g.	Contract Services - Window Refurbishment - Removal and Installation	\$ 100,000.00	\$ 75,000.00	\$ 25,000.00
h.	Contract Services - Door Refurbishment	\$ 9,800.00	\$ 7,350.00	\$ 2,450.00
i.	Contract Services - Interior Finishes Restoration	\$ 30,000.00	\$ 22,500.00	\$ 7,500.00
	<b>Sub-total:</b>	<b>\$299,800.00</b>	<b>\$224,850.00</b>	<b>\$74,950.00</b>

**4. Operating: List estimated operating expenses relating to the proposed project.**

		<u># of</u>	<u>Rate</u>	<u>Flat Rate</u>	<u>Amount</u>	<u>State Share</u>	<u>Non-State</u>
a.	Photocopying						
b.	Film and Processing						
c.	Maps						
d.	Postage						
e.	Telephone						
f.	Utilities						
g.	Supplies (specify):						
h.	Other (specify):						
i.	Other (specify):						
	<b>Sub-total:</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**5. Other (please specify or attach detailed budget):**

	<u>Rate</u>	<u>Amount</u>	<u>State Share</u>	<u>Non-State</u>
a.				
b.				

c.				
d.				
e.				
f.				
g.				
h.				
		<b>Sub-total:</b>	<b>\$0.00</b>	<b>\$0.00</b>
			<b>\$0.00</b>	<b>\$0.00</b>

GRANT APPLICATION FOR 2019-2020  
PART III BUDGET FORM

6. Section #1- 5 Subtotals:

		Amounts	State Share	Non-State Share
1.	Personnel	40,200.00	28,140.00	12,060.00
2.	Travel	0.00	0.00	0.00
3.	Contractual Services	299,800.00	224,850.00	74,950.00
4.	Operating	0.00	0.00	0.00
5.	Other	0.00	0.00	0.00
		<b>Sub-total:</b>	<b>\$252,990.00</b>	<b>\$87,010.00</b>

7.	<b>Requested State Share Total:</b>	<b>Subtotal:</b>	<b>\$252,990.00</b>
8.	<b>Potential Non-State Share:</b>	<b>Subtotal:</b>	<b>\$87,010.00</b>
9.	<b>Actual Non-State Share:</b>	<b>Subtotal:</b>	<b>\$0.00</b>
10.	<b>Proposed Project Costs Grand Total:</b>		<b>\$340,000.00</b>

# Thunderbird Lodge Preservation Society

2020 CCCHP Grant Application Photo Essay



WIND AND WATER PENETRATION AT THUNDERBIRD LODGE IS DAMAGING THE FABRIC OF THE HISTORIC BUILDINGS.

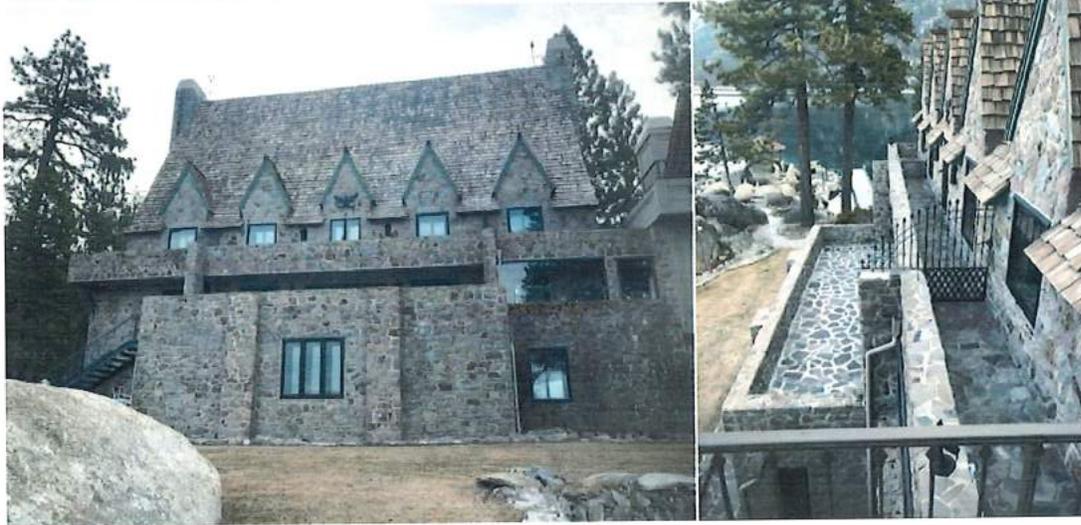
EXTENT OF ACTUAL DAMAGE WILL REMAIN UNKNOWN UNTIL THE PROJECT IS UNDERWAY AND WALLS ARE OPENED UP.

ITS ESSENTIAL TO REPAIR PENETRATION NOW BEFORE ADDITIONAL DAMAGE OCCURS. MOLD AND MILDEW MUST BE MITIGATED BEFORE PRESENTING A HEALTH HAZARD TO NEARLY 10,000 VISITORS EACH YEAR.

# Thunderbird Lodge Preservation Society

2020 CCCHP Grant Application Photo Essay

## UPPER BALCONY



*View of Upper Balcony from Lake*

*Upper Balcony Walkway  
Loose Stones, Sluffing and  
Missing Grout.*



*Water Passes Through Balcony Stone to Interior Spaces, below. Mold and Mildew is forming, not to mention what we will find in spaces behind the wall and ceiling boards.*



*Failing masonry on underside of upper balcony due to water penetration.*

# Thunderbird Lodge Preservation Society

2020 CCCHP Grant Application Photo Essay

## Old Lodge to Dreyfus Addition Connection

This is the interface between 1930s and 1970s construction, and weather proofing has failed.



*Exterior View of Connector (facing south)*

*Tar-paper roof has failed and must be replaced; Parapet caps to be removed, inspected, repaired, and replaced.*



*Connector Interior. Glass Block and Ceiling Leaking. Window unit on left has failed.*



*Opening up the spaces below reveals extent of water damage, including rot.*

# Thunderbird Lodge Preservation Society

2020 CCCHP Grant Application Photo Essay

## Window Refurbishment and Replacement



*Water seepage under 1930s glass window block onto sills.*

*Air-gaps between 1950s storm window and 1930s casement windows requires refurbishment. Window frames are rusting, water is penetrating to spaces below.*



*Close-up Detail of Air-Gap Area. Note grout will require replacement.*

# Thunderbird Lodge Preservation Society

2020 CCCHP Grant Application Photo Essay

## Door Replacement



*Example of typical Old Lodge Doors and Upstairs Leaded Glass Window Units requiring refurbishment.*



*Opening-up the space beneath the leaking Old Lodge Door units reveals extent of damage.*

**Thunderbird Lodge Preservation Society  
Grants & Additional Funding  
2017-2020**

**For Year 2017**

<u>Year</u>	<u>Entity</u>	<u>Award</u>
2017	John Ben Snow Memorial Trust	\$ 15,000
2017	Sabin Foundation	\$ 10,000
2017	Fred Gellert Foundation	\$ 1,000
2017	Tahoe Yacht Club	\$ 4,000
2017	Contributions & Memberships (Note 1)	\$ 564,464
	<b>Grand Total Grants &amp; Additional Funding</b>	<b>\$ 594,464</b>

**For Year 2018**

<u>Year</u>	<u>Entity</u>	<u>Award</u>
2018	Incline Village Crystal Bay Visitor Bureau	\$ 10,000
2018	Lake of Sky Garden Club	\$ 3,850
2018	Incline Village Crystal Bay Visitor Bureau	\$ 10,000
2018	Nevada Commission on Tourism	\$ 12,000
2018	Moore Family Foundation	\$ 50,000
2018	CH Stout Foundation	\$ 20,000
2018	EL Cord Foundation	\$ 30,000
2018	Tahoe Yacht Club	\$ 5,000
2018	Incline Village Crystal Bay Visitor Bureau	\$ 10,000
2018	Webster Foundation	\$ 10,000
2018	Nevada Commission on Tourism	\$ 8,000
2018	Contributions & Memberships (Note 1)	\$ 406,301
	<b>Grand Total Grants &amp; Additional Funding</b>	<b>\$ 575,151</b>

**For Year 2019**

<u>Year</u>	<u>Entity</u>	<u>Award</u>
2019	John Ben Snow Memorial Trust	\$ 12,000
2019	Parasol Foundation	\$ 25,000
2019	Tahoe Yacht Club	\$ 1,500
2019	Moore Family Foundation	\$ 50,000
2019	Travel Nevada	\$ 2,000
2019	Webster Foundation	\$ 10,000
2019	CH Stout Foundation	\$ 25,000
2019	Incline Village Crystal Bay Visitor Bureau	\$ 10,000
2019	Contributions & Memberships (Note 1)	\$ 329,183
	<b>Grand Total Grants &amp; Additional Funding</b>	<b>\$ 464,683</b>

Note 1 This includes funding to cover the \$1.5 million annual (general) operating cost of Thunderbird Lodge, before any capital repairs or projects.

**For Year 2020 - Projected Grants**

<u>Year</u>	<u>Entity</u>	<u>Award</u>
2020	CCCHP Grant 17-06 (Reimbursement Pending)	\$ 37,394
2020	CCCHP Grant 17-06 (Balance for potential reimbursement)	\$ 43,380
2020	John Ben Snow (Applied January 2020 - Award TBD - Amount requested)	\$ 30,000
2020	Nevada Commission on Tourism (Award, not yet reimbursed)	\$ 3,000
2020	CCCHP 2019-2020 Grant Cycle (Applied February 2020 - Award TBD)	\$ 252,990
2020	Incline Village Crystal Bay Visitors Bureau (Submission will occur summer 2020)	\$ 10,000
2020	Contributions & Memberships - Projected 2020	\$ 250,000
2020	<b>Projected Total Grants &amp; Additional Funding</b> <i>(Actual awards unknown and many reimbursements may occur in future years)</i>	<b>\$ 626,764</b>

**Commission for Cultural Centers and Historic Preservation Grant Program 2020**  
**Thunderbird Lodge Preservation Society**  
**Current Status of Grant 17-06**

Attached is the latest Grant Report for the most recent grant awarded by CCCHP in 2018. The grant was for modifications to the water treatment plant and related facilities. Majority of the work has been completed and a progress report and financial status was delivered to the CCCHP on January 31, 2020. For the total allotted funds of \$101,006 provided by CCCHP, in excess of \$57,000 has been spent. The detailed reports are attached.

STATE OF NEVADA  
 STATE HISTORIC PRESERVATION OFFICE  
 COMMISSION FOR CULTURAL CENTERS AND HISTORIC PRESERVATION  
**QUARTERLY PROGRESS REPORT**

<b>Grantee:</b>	Thunderbird Lodge Preservation Society	<b>Grant No.</b>	CCCHP 17-06
<b>Address:</b>	PO Box 6812, Incline Village, NV	<b>Report No.</b>	3
<b>Project Title:</b>	Thunderbird Lodge Infrastructure Project	<b>Report Period</b>	
		From: 01-May-2019 To: 31-Jan-2020	

**PROJECT ACTIVITY**

*Commence Narrative Report of Project Here (NOTE: Report should include project activity both in qualitative and quantitative terms.) Please attach photographs showing work completed to date.*

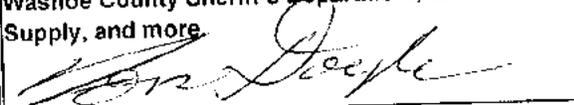
Since the last report, the balance of work was completed inside the Thunderbird water treatment plant building envelope. In essence, all of this work is being done to bring Thunderbird's water treatment facility compliant with the federal Safe Drinking Water Act and allow Thunderbird Lodge to remain open to the public, as mandated by the Nevada State Department of Environmental Protection. Control circuits were brought up to current electrical codes, new safety and alarm monitoring equipment installed, the final plumbing work completed (mostly to make piping compliant with NSF 61 standard for drinking water and eliminate copper pipe with lead solder joints), and the plant's computer processor upgraded to meet current regulations. The only work remaining at the plant (for the final project report) is adding perimeter security cameras (required per the plant's government approved security plan) and extending Thunderbird's computer network to the plant so that Thunderbird staff and State regulators may remotely surveil and monitor the plant for security breaches, alarms, and retrieve log and statistical data.

Additionally, considerable infrastructure work was completed.

First was installation of freeze protection and replacement control circuits located in the Whittell Estate Boathouse. (All of the pipes supplying the plant with water run through the boathouse. The power, protection and control circuits for the subsurface lake pumps are also located in the boathouse, a vast and complex array of computer-controlled mechanical and electrical systems.) All of these systems need to be protected from freezing and we replaced a vintage, unsafe, and inadequate heater installed in the 1970s with redundant state-of-the-art Reznor heating systems. This required replumbing gas lines throughout the boathouse, installing conduit for electrical circuits, new breaker panels, and generally bringing all systems up-to-code. More than 1000 yards of non-compliant aluminum and undersized electrical wire was removed. Future work will require replacing the 50-year old 800' underground gas line from the water treatment plant to the boathouse.

Second, the subsurface lake pumps reached end-of-life and needed replacing. (10-15 year life and pumps were 20 years old.) The previous pumps were undersized to meet regulatory requirements. A floating work platform was constructed, the platform ferried to the work site, and anchored on the Lake's surface above the pump location. Divers then detached each pump from its underwater stand, rigged it for lifting, and the pump was hauled to the surface for replacement on the work platform. The electrical and plumbing fixtures were removed from the old pump, new connectors and adapters installed, and reconnected to the new pump. Divers gently lowered and reattached each pump to its respective stand on the lakebed. Everything worked as it should and a follow-up (inspection) dive was completed a few days later to ensure all connections remained tight and secure so as to serve for another 10-15

Many paid contractors and volunteer sponsors worked together to facilitate this work including Plimpton HVAC, Washoe County Sheriff's Department, Mountain View Services, Evoqua, Nevada 36 Companies, Western Nevada Supply, and more.

  
 \_\_\_\_\_  
 Signature of Project Director

31-Jan-20  
 Date

Thunderbird Infrastructure Project  
CCCHP Grant 17-06  
Progress Report #3  
31 January 2020

Since the last report, the balance of work was completed inside the Thunderbird water treatment plant building envelope. All this work is being done to bring Thunderbird's water treatment facility compliant with the federal Safe Drinking Water Act and allow Thunderbird Lodge to remain open to the public, as mandated by the Nevada State Department of Environmental Protection.

Inside the WTP building, control circuits were brought up to current electrical codes, new safety and alarm monitoring equipment installed, the final plumbing work completed (mostly to make piping compliant with NSF 61 standard for drinking water and eliminate copper pipe with lead solder joints), and the plant's computer processor upgraded to meet current regulations. The only work remaining at the plant (to be completed before our final project report) is adding perimeter security cameras (required per the plant's government approved security plan) and extending Thunderbird's computer network to the plant so that Thunderbird staff and State regulators may remotely surveil and monitor the plant for security breaches, alarms, and retrieve log and statistical data.



***Installation of the upgraded computer was completed this past quarter. This work was first reported on Progress Report #2, but Mountain View Services could not complete their work until back ordered parts arrived and additional site work (low voltage control cabling used to connect the computer to outside circuits) performed by Nevada 36 Companies.***

Additionally, we completed considerable infrastructure work away from the plant.

First was installation of freeze protection and replacement control circuits located in the Whittell Estate Boathouse. (All of the pipes supplying the plant with water run through the boathouse. The power, protection and control circuits for the subsurface lake pumps are also located in the boathouse, a vast and complex array of computer-controlled mechanical and electrical systems.) All of these systems need to be protected from freezing and we replaced a vintage, unsafe, and inadequate heater installed in the 1970s with redundant state-of-the-art Reznor heating systems. This required replumbing gas lines throughout the boathouse, installing conduit for electrical circuits, new breaker panels, and generally bringing all systems up-to-code. More than 1000 yards of non-compliant aluminum and undersized electrical wire was removed. Future work will require replacing the 50-year old 800' underground gas line from the water treatment plant to the boathouse.



***Non-vented, ungrounded, non-compliant 1970s era heater being replaced.***



***Plimpton Installed Dual State-of-the-Art Reznor Units with new electrical, gas supply, and venting, while Nevada 36 Companies Inc. supplied material and installed hangars, conduit, and control circuits.***



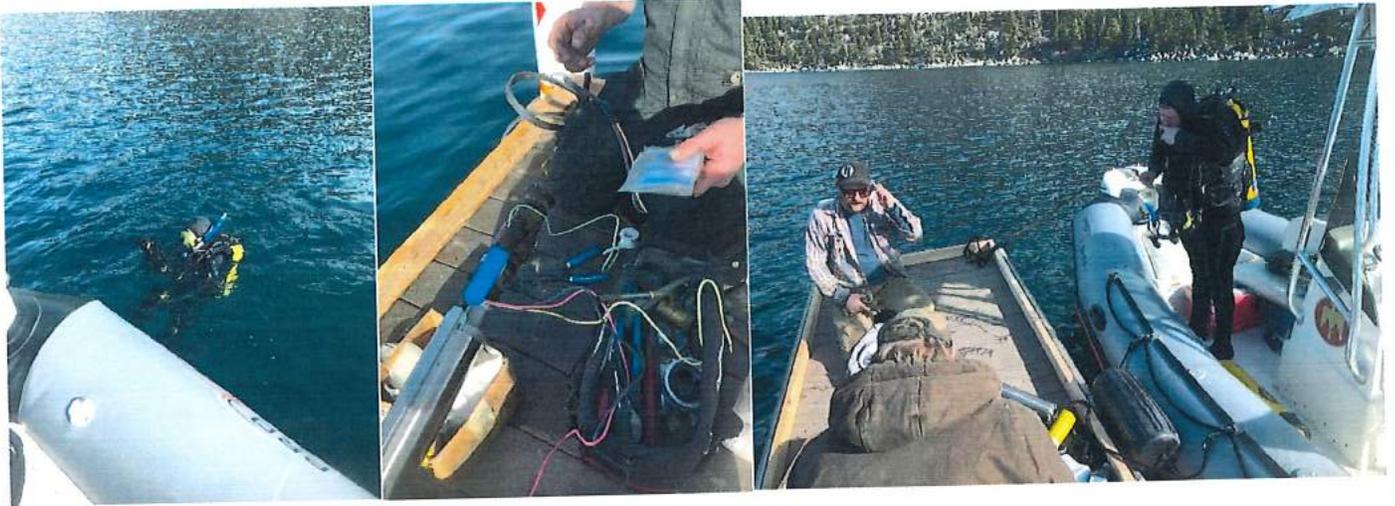
Second, the subsurface lake pumps reached end-of-life and needed replacing. (10-15-year life and pumps were 20 years old.) The previous pumps were undersized to meet regulatory requirements. A floating work platform was constructed, the platform ferried to the work site, and anchored on the Lake's surface above the pump location. Divers then detached each pump from its underwater stand, rigged it for lifting, and the pump was hauled to the surface for replacement on the work platform. The electrical and plumbing fixtures were removed from the old pump, new connectors and adapters installed, and reconnected to the new pump. Divers gently lowered and reattached each pump to its respective stand on the lakebed. Everything worked as it should and a follow-up (inspection) dive was completed a few days later to ensure all connections remained tight and secure to serve for another 10-15 years.



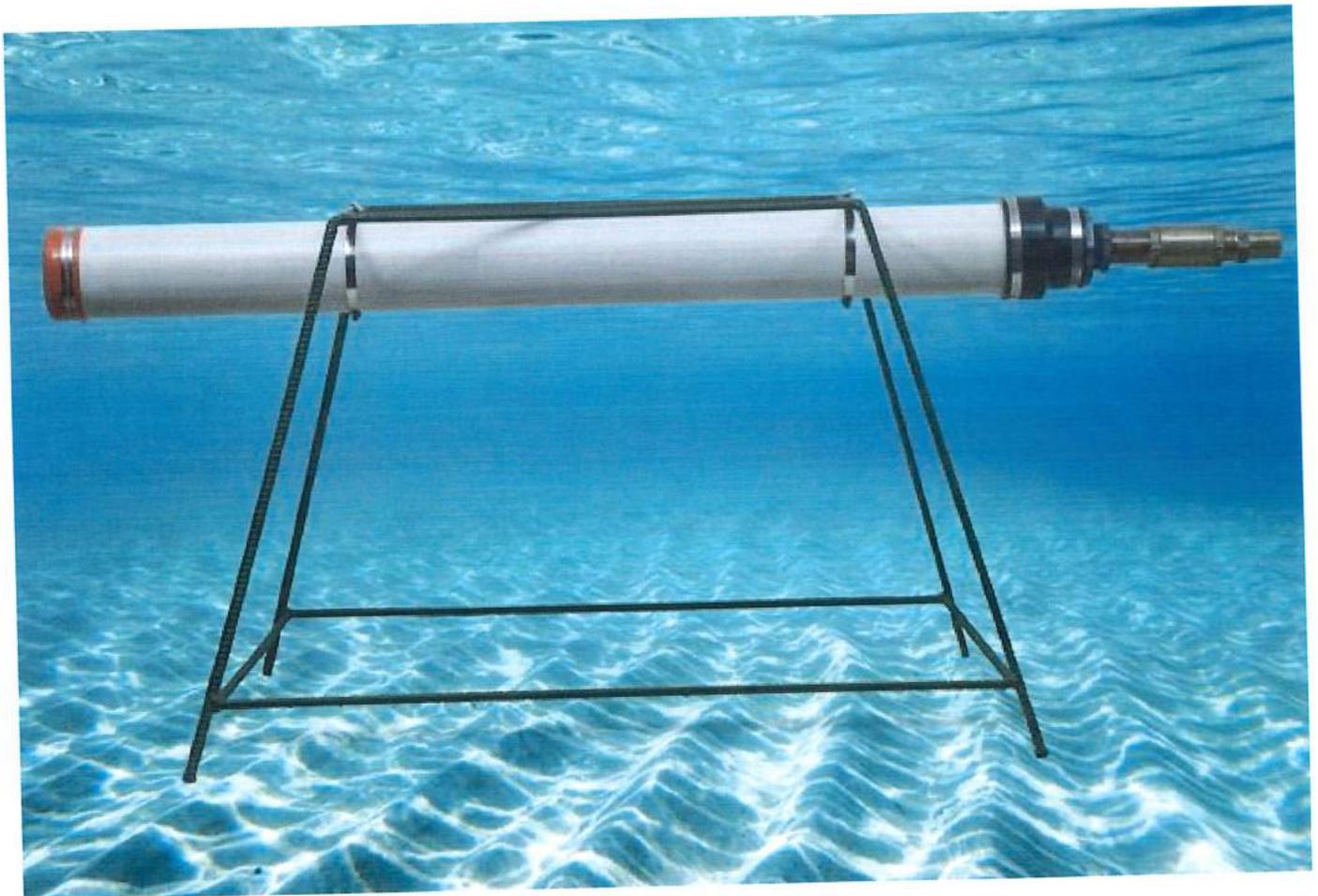
*Work Platform*



*Positioning Platform, Making Ready to Dive*



***Diver Surfacing After Rigging, Wiring New Pumps, and Making Ready to Lower Rewired Pump***



***1 of 2 Pristine New Subsurface Pumps Ready for 10-15 Years of Service  
Fire Codes will Require Addition of 3<sup>rd</sup> Pump next 3-5 Years for Fire Suppression Systems***

STATE OF NEVADA  
 STATE HISTORIC PRESERVATION OFFICE  
 COMMISSION FOR CULTURAL CENTERS AND HISTORIC PRESERVATION  
**QUARTERLY PROGRESS REPORT**

<b>Grantee:</b> <u>Thunderbird Lodge Preservation Society</u>	<b>Grant No.</b> <u>CCCHP 17-06</u>
<b>Address:</b> <u>PO Box 6812, Incline Village, NV</u>	<b>Report No.</b> <u>3A</u>
<b>Project Title:</b> <u>Thunderbird Lodge Infrastructure Project</u>	<b>Report Period</b> From: 01-May-2019 To: 31-Jan-2020

**PROJECT ACTIVITY**

*Commence Narrative Report of Project Here (NOTE: Report should include project activity both in qualitative and quantitative terms.) Please attach photographs showing work completed to date.*

As a result of work completed through funding by CCCHP (and matching gifts) for rehabilitation of the Thunderbird Water Treatment Plant, the State of Nevada Bureau of Safe Drinking Water has issued permits certifying Thunderbird's plant as a Transient Non-Community Water System. Thunderbird Lodge is clear to open to the public for the 2020 season.

Follow-up work to be completed in next 60 days and closed out on Progress Report #4.

With gratitude to SHPO and CCCHP from the entire Thunderbird Team.

Signature of Project Director

2/5/2020

~~31-Jan-20~~  
Date

**DIVISION OF ENVIRONMENTAL PROTECTION  
BUREAU OF SAFE DRINKING WATER**



Post  
Conspicuously

Permit to Operate a Public Water System  
Permit # WA-4114-NC

The THUNDERBIRD LODGE public water system, identification number NV0004114, is a permitted public water system and is classified as a Transient Non-Community Surface water system.

This public water system is presently permitted to operate under the public health laws and regulations administered by the Nevada Division of Environmental Protection. This permit may be revoked at any time in accordance with Nevada Revised Statutes and Nevada Administrative Code, Chapter 445A. This permit becomes null and void upon the expiration date.

Date: January 22, 2020  
Permit Expiration Date:  
January 31, 2021

BY: Andrea Siefert  
Permit Officer

Known facilities associated with this public water system are listed on the attached page.

**DIVISION OF ENVIRONMENTAL PROTECTION  
BUREAU OF SAFE DRINKING WATER**

Post  
Conspicuously



Permit to Operate a Treatment Plant  
Permit # WA-4114-TP01

The TREATMENT PLANT, Treatment Facility, identification number TP01, is a permitted treatment plant for the THUNDERBIRD LODGE Public Water System, identification number NV0004114.

This treatment plant is presently permitted to operate under the public health laws and regulations administered by the Nevada Division of Environmental Protection. This permit may be revoked at any time in accordance with Nevada Revised Statutes and Nevada Administrative Code, Chapter 445A. This permit becomes null and void upon the expiration date.

Date January 22, 2020  
Permit Expiration Date  
January 31, 2021

BY   
Permit Official

**DIVISION OF ENVIRONMENTAL PROTECTION  
BUREAU OF SAFE DRINKING WATER**



**KRISTINE LEBO,**

HAVING SUBMITTED ACCEPTABLE EVIDENCE OF THE NECESSARY QUALIFICATIONS  
IN THE OPERATION OF PUBLIC WATER SYSTEMS AS REQUIRED BY THE NEVADA  
DIVISION OF ENVIRONMENTAL PROTECTION, IS HEREBY GRANTED THIS  
CERTIFICATE FOR:

**WATER DISTRIBUTION OPERATOR I**

GRADE D-1 FULL

WITNESS OUR HAND AND SEAL:

A handwritten signature in blue ink, appearing to read "Greg Lorenz".  

Greg Lorenz, Administrator  
Nevada Division of Environmental Protection

Effective as of September 18, 2019  
Expires December 31, 2020



OPERATOR ID: OP15245

CERTIFICATE No 22967

**DIVISION OF ENVIRONMENTAL PROTECTION  
BUREAU OF SAFE DRINKING WATER**



**KRISTINE LEBO,**

HAVING SUBMITTED ACCEPTABLE EVIDENCE OF THE NECESSARY QUALIFICATIONS  
IN THE OPERATION OF PUBLIC WATER SYSTEMS AS REQUIRED BY THE NEVADA  
DIVISION OF ENVIRONMENTAL PROTECTION, IS HEREBY GRANTED THIS  
CERTIFICATE FOR:

**WATER TREATMENT OPERATOR II**

GRADE T-2 FULL

WITNESS OUR HAND AND SEAL:

A handwritten signature in blue ink, appearing to read "Greg Lewis".

Greg Lewis, Administrator  
Nevada Division of Environmental Protection

Effective as of October 12, 2019  
Expires December 31, 2020



CERTIFICATE No. 22726

OPERATOR ID: OP15245





NEVADA  
**STATE HISTORIC  
 PRESERVATION OFFICE**

**CCCHP REIMBURSEMENT REQUEST**

Report Period (mm/dd/yy)	
From:	To:
05/01/2019	1/31/2020
Grant No.	CCCHP-17-06
Request No.	3

Grantee: Thunderbird Lodge Preservation Society  
 Project Title: Thunderbird Lodge Infrastructure Project  
 State Vendor Number: T29028268

**BUDGET SUMMARY--GRANT SHARE (Please include backup documentation)**

Category	Budgeted Amounts	Previously Reimbursed (Cumulative)	Funds to be Reimbursed This Period	Balance Remaining
Consultant	65,395.00	12,500.00	13,307.52	39,587.48
Travel	1,500.00	1,123.44	-	376.56
Supplies/Operating	509.00	509.42	-	(0.42)
Equipment/Materials	33,000.00	6,098.31	23,527.02	3,374.67
Training	-			-
Other	602.00		602.00	-
				-
<b>Total</b>	<b>101,006.00</b>	<b>20,231.17</b>	<b>37,436.54</b>	<b>43,338.29</b>
Total Funds Requested for Reimbursement on this Claim				<b>37,436.54</b>

**BUDGET SUMMARY--MATCH SHARE (Please include backup documentation)**

Category	Budgeted Amounts	Previously Claimed (Cumulative)	Funds Spent This Period	Balance Remaining
Consultant	22,500.00		10,000.00	12,500.00
			(Match from NV36 Discount for Services)	-
				-
				-
				-
				-
<b>Total</b>	<b>22,500.00</b>	<b>-</b>	<b>10,000.00</b>	<b>12,500.00</b>
Total Match Reported in this Claim				<b>10,000.00</b>

**\*Fill out both budget summaries to autopopulate this section.**

**TOTAL\***

1. Total Grant funds	101,006.00
2. Total project funds spent this period (Grant & Match)	47,436.54
3. Revenues earned in this report period	-
4. Total project funds previously spent. (Grant and Match)	20,231.17
5. Total Grant funds spent to date	57,667.71
6. Total match claimed to date (Cash and in-kind)	10,000.00
7. Remaining balance of match	12,500.00
8. Remaining balance of Grant funds	43,338.29

I certify that to the best of my knowledge and belief, this report is correct and complete and that all expenditures and unpaid obligations are for the purposes set forth under the terms of the approved project.

Signature of Authorized Official

1/23/2020  
 Date

CFO  
 Title

**Commission for Cultural Centers and Historic Preservation Grant Program 2019-2020**  
**Thunderbird Lodge Preservation Society**  
**Report on Previous CCA Grants**

**2004-2005 (CCA- 04-19)**

**Project Name:** Whittell Estate Rehabilitation  
**Grant Amount:** \$80,000  
**Status:** Completed

Our first CCA grant provided for several rehabilitation projects in the Old Lodge that addressed serious structural concerns, interior water damage as well as the restoration of interior surfaces to their original appearance. Project activities included (1) the repair and retrofitting of the Old Lodge truss system and replacement of hand-hewn pine boards, (2) the removal of the Dreyfus kitchen in the Old Lodge and replacement of the Whittell wet bar, including the replacement of damaged floorboards, wallboards, trim and rewiring the electrical and lighting in the area, (3) the removal of Dreyfus era whitewash from the walls and ceilings of the Old Lodge and shellac finish restored, (4) the refinishing of the Old Lodge floors, (5) the repair of water, termite and carpenter ant damage in the Old Lodge, and (6) the replacement of the linoleum in the servant's quarters of the Old Lodge. These rehabilitation and restoration projects returned the interior of the Old Lodge to the original elegance of the historical period.

**2005-2006 (CCA-05-22)**

**Project Name:** Re-Scope: Water Infiltration at the Old Lodge  
**Grant Amount:** \$109,000  
**Status:** Completed

Our second CCA grant was originally designated for the rehabilitation of the historic Whittell Boathouse, built in 1940. The project was re-scoped to address immediate issues related to water infiltration at the Lodge. The lakeside stone masonry porch off the Old Lodge had deteriorated due to repeated freeze-thaw cycles of the harsh Lake Tahoe winter, and water was penetrating into the lower level servant quarters. Windows in the Dreyfus Addition and Old Lodge were also presenting leaks. To address these issues, the original Pluto stone and rubble rock was removed from the porch, the deck was re-sloped and sheathed with plywood was laid for a waterproofing system. The original stone and rock was reset using original photographs to mimic the mortar joint widths and stone spacing. Due to the water damage in a lower floor servant's area, known as "Mae's Room", the room was completely restored with wall and ceiling boards being replaced and the room painted the original interior color. New windows were also installed in the two Dreyfus Additions, where water was infiltrating, and twelve storm windows in the Old Lodge were restored and replaced.

**2006-2007 (CCA-06-25)**

**Project Name:** Whittell Estate Roof Rehabilitation Project  
**Grant Amount:** \$115,000  
**Status:** Completed

Our third grant from CCA provided the first of two grants in support of the Whittell Estate Roof Replacement Project. After 30+ years, the cedar shake roofing on the various buildings of the Whittell Estate were suffering from severe deterioration due to age, neglect and the harsh climate of the Lake Tahoe winters. If the deteriorated and damaged roofs were not replaced, the interior rooms and contents of the buildings would have been threatened by leaks and water damage. Damage would have also required the Society to restrict these areas from visitors and greatly diminish the tour experience and potentially end all public access to the property. Seven Estate buildings were included in the project; the Old Lodge, Lighthouse Room, Dreyfus Addition, the Card House, Cook Butler House, Rear Admirals House and the Gazebo at Observation Point. Our contractor, Tahoe Roofing Company, performed an extremely well-choreographed project between the months of November 2007 and April 2008, with old shake being removed from one building at a time, repairs made to roof underlayment as needed and new special ordered shakes being installed. In addition to removing the old shake on the Old Lodge, the skylights installed during the Dreyfus era were removed.

**2007-2008 (CCA- 07-29)**

**Project Name:** Re-Scope: Whittell Estate Roof Rehabilitation Project  
**Grant Amount:** \$60,000  
**Status:** Completed

This project was completed in April 2008. During one of the harshest winters in decades, nearly 28,000 square feet of new Class "A" cedar shake roofing was installed on seven buildings at Thunderbird Lodge, replacing the existing 30+ year old deteriorating cedar shake. To-date the roofs have performed wonderfully with no water damage or repairs needed. (See additional project details above on CCA 06-25)

**2014-2015 (CCA 14-11)**

**Project Name:** Whittell Boathouse Foundation Restoration and Infrastructure Construction Project  
**Grant Amount:** \$100,000  
**Status:** Completed

Part I of this project was completed in July 2015. The overall goal of this project is to mitigate damage from years of wear-and-tear to the existing boathouse and related systems infrastructure: the foundation, ventilation, and fire protection systems. The CCA 14-11 grant specifically addressed major renovations to the boathouse's concrete foundation, and surrounding seawalls.

**2016-2017 (CCCHP 16-07)**

**Project Name:** Whittell Boathouse Restoration  
**Grant Amount:** \$150,000  
**Status:** Completed

This project was focused on repairing faults in the original Whittell Boathouse design, mitigating damage from years of wear-and-tear with little maintenance, and complete the infrastructure for a sprinkler system to protect the Estate in a fire. Project specifically addressed the eroding boathouse foundation, safety improvements for public access, security measures, ventilation system repairs, and fire protection improvements which begin in the boathouse.



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
3/2/2020

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Menath Insurance 333 Village Blvd. Suite 203 Incline Village NV 89451	PHONE (A/C, No, Ext): (775) 831-3132	COMPANY Zurich American Ins Co 33 S Gay Street Galtimore MD 21202
FAX (A/C, No): (775) 831-6235	E-MAIL ADDRESS: Tkoon@menath.com	
CODE: MANAINS-01	SUB CODE:	
AGENCY CUSTOMER ID #: 00008916	INSURED Thunderbird Lodge Preservation Society 316 California Ave #36 Reno NV 89509	LOAN NUMBER
		POLICY NUMBER CPO023840600
	EFFECTIVE DATE 6/5/2019	EXPIRATION DATE 6/5/2020
	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
	THIS REPLACES PRIOR EVIDENCE DATED:	

### PROPERTY INFORMATION

LOCATION/DESCRIPTION  
 Loc#1/Bldg#11 5000 Highway 28 Incline Village, NV 89451  
 Loc#1/Bldg#12 5000 Highway 28 Incline Village, NV 89451

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

### COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
#11 Building, Replacement Cost, Special form	49,266	10,000
Business Personal Property, Replacement Cost, Special form	42,875	10,000
#12 Building, Replacement Cost, Special form	128,780	10,000
Business Personal Property, Replacement Cost, Special form	42,875	10,000

### REMARKS (Including Special Conditions)

REMARKS (Including Special Conditions)

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

### ADDITIONAL INTEREST

NAME AND ADDRESS  Evidence	<input type="checkbox"/> MORTGAGEE	<input type="checkbox"/> ADDITIONAL INSURED
	<input type="checkbox"/> LOSS PAYEE	
	LOAN #	
	AUTHORIZED REPRESENTATIVE Traci Koon/CL	



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
3/2/2020

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AGENCY Menath Insurance 333 Village Blvd. Suite 203 Incline Village NV 89451		PHONE (A/C, No, Ext): (775) 831-3132	COMPANY Zurich American Ins Co 33 S Gay Street  Galtimore MD 21202	
FAX (A/C, No): (775) 831-6235	E-MAIL ADDRESS: Tkoon@menath.com			
CODE: MANAINS-01	SUB CODE:			
AGENCY CUSTOMER ID #: 00008916		LOAN NUMBER		POLICY NUMBER CPO023840600
INSURED Thunderbird Lodge Preservation Society 316 California Ave #36  Reno NV 89509		EFFECTIVE DATE 6/5/2019	EXPIRATION DATE 6/5/2020	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

### PROPERTY INFORMATION

LOCATION/DESCRIPTION  
 Loc#1/Bldg#6: 5000 Highway 28, Incline Village, NV 89451 (Caretakers Garage/Water Treatment Plant)  
 Loc#1/Bldg#7: 5000 Highway 28, Incline Village, NV 89451 (Club Card House/Exhibit Space)  
 Loc#1/Bldg#8: 5000 Highway 28, Incline Village, NV 89451 (Boat House)  
 Loc#1/Bldg#9: 5000 Highway 28, Incline Village, NV 89451 (Admiral's House)  
 Loc#1/Bldg#10: 5000 Highway 28, Incline Village, NV 89451 (Rear Asmiral's House/Studio Guest House)

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

### COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
#6 Building, Replacement Cost, Special form	126,684	10,000
Business Personal Property, Replacement Cost, Special form	42,875	10,000
#7 Building, Replacement Cost, Special form	186,300	10,000
Business Personal Property, Replacement Cost, Special form	52,875	10,000
#8 Building, Replacement Cost, Special form	1,120,077	10,000
Business Personal Property, Replacement Cost, Special form	42,875	10,000
#9 Building, Replacement Cost, Special form	250,677	10,000
Business Personal Property, Replacement Cost, Special form	42,875	10,000
#10 Building, Replacement Cost, Special form	70,380	10,000
Business Personal Property, Replacement Cost, Special form	42,875	10,000

### REMARKS (Including Special Conditions)

--

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

### ADDITIONAL INTEREST

NAME AND ADDRESS  Evidence	MORTGAGEE	ADDITIONAL INSURED
	LOSS PAYEE	
LOAN #		
AUTHORIZED REPRESENTATIVE  Traci Koon/CL		



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
3/2/2020

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Menath Insurance 333 Village Blvd. Suite 203 Incline Village NV 89451	PHONE (A/C, No, Ext): (775) 831-3132	COMPANY Zurich American Ins Co 33 S Gay Street Galtimore MD 21202
FAX (A/C, No): (775) 831-6235	E-MAIL ADDRESS: Tkoon@menath.com	
CODE: MANAINS-01.	SUB CODE:	
AGENCY CUSTOMER ID #: 00008916		
INSURED Thunderbird Lodge Preservation Society 316 California Ave #36 Reno NV 89509	LOAN NUMBER	POLICY NUMBER CPO023840600
	EFFECTIVE DATE 6/5/2019	EXPIRATION DATE 6/5/2020
	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
	THIS REPLACES PRIOR EVIDENCE DATED:	

## PROPERTY INFORMATION

LOCATION/DESCRIPTION	
Loc#1/Bldg#1: 5000 Highway 28, Incline Village, NV 89451 (Main Lodge)	
Loc#1/Bldg#2: 5000 Highway 28, Incline Village, NV 89451 (Main Lodge/Dryfuss N.Bridge Museum Store)	
Loc#1/Bldg#3: 5000 Highway 28, Incline Village, NV 89451 (Dryfull S/Lighthouse)	
Loc#1/Bldg#4: 5000 Highway 28, Incline Village, NV 89451 (Elephant Barn/Storage Barn)	
Loc#1/Bldg#5: 5000 Highway 28, Incline Village, NV 89451 (caretakers House)	

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

## COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
#1 Building, Replacement Cost, Special form	2,586,646	10,000
Business Personal Property, Replacement Cost, Special form	42,875	10,000
#2 Building, Replacement Cost, Special form	1,437,964	10,000
Business Personal Property, Replacement Cost, Special form	42,875	10,000
#3 Building, Replacement Cost, Special form	142,830	10,000
Business Personal Property, Replacement Cost, Special form	42,875	10,000
#4 Building, Replacement Cost, Special form	290,007	10,000
Business Personal Property, Replacement Cost, Special form	42,875	10,000
#5 Building, Replacement Cost, Special form	126,684	10,000
Business Personal Property, Replacement Cost, Special form	42,875	10,000

## REMARKS (Including Special Conditions)

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## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

## ADDITIONAL INTEREST

NAME AND ADDRESS  Evidence	MORTGAGEE	ADDITIONAL INSURED
	LOSS PAYEE	
	LOAN #	
	AUTHORIZED REPRESENTATIVE Traci Koon/CL	

# INSURANCE

tomdoylereano@outlook.com

**From:** Tom Doyle <tomdoylereano@outlook.com>  
**Sent:** Friday, February 28, 2020 4:09 PM  
**To:** Tom Doyle  
**Subject:** FW: Package & Umbrella Policies Eff: 6/5/2019-06/05/2020  
**Attachments:** Thunderbird Lodge Preservation Society UMB Policy.pdf; Thunderbird Lodge Preservation Society Z Policy.pdf; Claims Reporting Guide.pdf

**From:** Traci Koon <tkoon@Menath.com>  
**Sent:** Friday, July 12, 2019 3:29 PM  
**To:** Paul Phillipson <Paul@ThunderbirdTahoe.org>  
**Cc:** Tom Doyle <Tom@ThunderbirdTahoe.org>  
**Subject:** Package & Umbrella Policies Eff: 6/5/2019-06/05/2020

Enclosed is your renewal Package policy through American Guarantee and Liability Insurance Company and Umbrella Liability policy through American Guarantee and Liability Insurance Company for the period of June 5, 2019 to June 5, 2020. The policy provides the following limits:

**5000 Highway 28, Incline Village, NV:**

Blanket Building Limit	\$8,112,572
Blanket Business Personal Property Limit	\$ 607,182
Blanket Business Income	\$ 749,175

**1056 Tahoe Blvd., Incline Village, NV:**

Building Limit	\$1,914,700
Business Personal Property Limit	\$2,266,000

The property coverage is written on special form cause of loss form, subject to a \$10,000 deductible per loss.

General Aggregate Limit	\$2,000,000
Products & Completed Operations Aggregate	\$2,000,000
Personal & Advertising Injury Limit	\$1,000,000
Each Occurrence Limit	\$1,000,000
Damage to Rented Premises	\$ 100,000
Medical Expense Limit	\$ 5,000

**Liquor Liability:**

Each Common Cause Limit	\$1,000,000
Aggregate Limit	\$2,000,000

**Umbrella Liability Limits:**

General Aggregate Limit	\$5,000,000
Each Occurrence Limit	\$5,000,000

Please take a moment to review the policies and advise us of any changes and/or corrections.

If you have any questions or concerns, please feel free to contact us.

Thank you for the opportunity to be of service.

**THUNDERBIRD LAKE TAHOE  
2020 Governing Board**

**Susan Lowe**  
**Chairman (2015)**

**Tony Addario**  
**Vice Chairman (2007)**

**Steve Russell**  
**Treasurer (2007)**

**Michael Fischer**  
**Secretary (2013)**

**Anne Brockinton Lee**  
**Director (2010)**

**Pete Sturtevant**  
**Director (2010)**

**David Olson**  
**Director (2007)**

**LIFETIME DIRECTORS:**

**Joan Gibb**  
**Chairman Emeritus (2001, 2011)**

**Bonnie Addario**  
**Director Emeritus (2004)**

**Bill Watson – Resume Summary**  
**Manager and Curator – Thunderbird Lodge Preservation Society**

**Project Leader Wind and Water Incursion Damage Repair and Prevention**

**Bill Watson** is Manager and Curator for the Thunderbird Lodge Preservation Society at Lake Tahoe, Nevada. He oversees the educational, volunteer, operational, and donor development programs at the Whittell Estate Thunderbird Lodge National Register Historic District, home of the world-famous *Thunderbird* yacht. An avid historian, Bill took the lead role in the Society's successful campaign to save Nevada's only historic house museum estate at Lake Tahoe from being demolished: raising more than \$6-million in six months' time during the worst economic climate in decades.

Bill is also Managing Director of Foundation 36, a public charity Bill and his former casino gaming colleagues formed to preserve and protect Nevada's natural, cultural, and historic treasures.

Previously, as President and Founder of Casino Marketplace, Bill invented computer technology that casinos use to market their business and operate their games. Bill sold his company to Bally Gaming and became General Manager of the merged entity.

Working in casinos for 30 years since age 13, Bill retired in 2003 to become a paid political advisor during the 2004 U.S. Presidential Campaign.

Bill held various sales, engineering, and executive management, and engineering positions for Bally Gaming, International Game Technology, Humana Hospitals, Martin Marietta and Digital Equipment Corporation. Bill consulted for the defense, hospitality, recreation, tourism and gaming industries with clients including Hilton, Marriott, Ritz Carlton, Mammoth Mountain Ski Resort, Disney, Station Casinos, Viacom, IBM, and the United States Air Force.

In his high school years, the National Science Foundation sponsored Bill's electromagnetic conduction experiments at McMurdo Station in Antarctica. He also served as an archeological intern for Woods Hole Oceanographic Institute's deep water submersible program and spun vinyl as the morning disc jockey for a Las Vegas radio station.

By appointment of the Governor of the State of Nevada, Bill previously served on the Nevada State Historical Records Advisory Board and the State Museums and History Board. Bill is a notary public, holds various professional licenses and certifications—including radio operators' licenses issued by the Federal Communications Commission—and is a former licensed private pilot having fixed-wing, multi-engine, sea plane, and instrument ratings.

Bill resides on the shore of Lake Tahoe, Nevada where he and his Australian cattle dog try to kayak daily.

## **TOM DOYLE**

935 Peace Pipe Loop

Reno, Nevada 89511

Phone: (775) 313-4309

E-Mail: [tomdoylereno@outlook.com](mailto:tomdoylereno@outlook.com)

### **Executive Overview**

- Extensive expertise in management, including driving products, building strong teams with positive attitudes, casino operations experience, and ability to get the job done. Known for being a hard worker – long hours and travel never an issue.
- CPA – Certified Public Accountant (Inactive Status)

### **Employment History:**

#### **January 2018 to Present – Chief Financial Executive for Thunderbird Lodge Preservation Society (TLPS), a 501(c)(3) Charitable Organization**

In addition to normal CFO duties, manage all business contracts and relationships, grant-writing, event management, and manage related business and another 501(c)(3) entity. Technically employed by a related entity NV36 which then cross-charges TLPS.

#### **August 2002 to November 2017 - Vice-President of Product Management & Compliance For Scientific Games (Formerly Bally Technologies)**

Scientific Games primarily sells gaming systems and slot machines. SG also is the largest lottery operator in the world. In the role of V.P. of Product Management & Compliance I directed all system product lines that are sold to the casino industry. Bally/SG is the largest system provider globally. Some accomplishments include:

- Consistent business growth – Revenues grew from \$50 million to almost \$300 million during tenure. I was key part of team responsible for growth.
- Manage rapid development of new product features - Products increased from several systems to over 15 offerings.
- Contributed to sales success with product presentations and vision of future development. Systems team consistently won well over 70% of deals.
- Created multiple patents

#### **December 1998 to March 2002 - General Manager of Spa Resort Hotel Casino in Palm Springs, CA**

Tribal Casino Property comprised of 1,000 Slots, 20 Table Games, and 230 rooms. Duties - Responsibility for 800+ employees, full contractual and financial authority, development planning, and direction of property departments. Focus was on slots, table games, marketing, finance, & IT. Accomplishments during tenure included:

- Developed a winning team atmosphere resulting in an enjoyable work environment with high expectations for the 800+ team members
- Provided progressive leadership in areas of technology, marketing, finance, table games, and slots
- Financial success was achieved with increases in revenue, control of labor and other expenses, and a high EBITDA & profitability

- Saved Tribe millions of dollars in contract negotiations with equipment, systems, and service vendors
- Improved business levels with implementation of financially wise marketing plan including player club, an aggressive direct mail campaign, player development program, and targeted advertising
- Played integral role in opening of Tribe's new Agua Caliente Casino

**May 1997 to December 1998 - Owner of Casino Consulting Firm of Doyle & Associates**  
 Firm performed a variety of financial & management consulting engagements nationwide including Tribal, card room, Riverboat and Nevada casinos.

**October 2003 to May 1997 - Lodging and Gaming Systems (LGS) – Duties included Project Financial Officer for Jazz Enterprises & Director of Consulting Services**

Performed duties of Project Financial Officer for Jazz Enterprises, which owned a Louisiana Riverboat Gaming License in Baton Rouge. Duties included preparation with bond offering through Oppenheimer. Also served as Chief Financial Officer for development planning of Palms Hotel Casino project in Reno, NV.

During tenure of employment LGS was a casino software and services organization with over 80 casino customers.

**September 1987 to October 1993 - Vice-President of Administration & Director of Corporate Compliance for the five Peppermill casino Nevada properties**

As Vice-President responsibilities included management of corporate internal audit department, financial analysis for owners, admin duties over HR and taxes, and special projects. Served as Chairman of Gaming Industry Association committees.

**September 1977 to September 1987 Nevada Gaming Control Board Audit Supervisor and Supervisor of Computer Research & Development**

Primary Responsibilities - Audit Supervisor for five years directing a staff of 21 auditors for Nevada casinos. Several years as Supervisor of Computer Research and Development and Internal Control Standards.

### Other Information

- ◆ Bachelor of Science in Business Administration – University of Nevada, Reno
- ◆ Certified Public Accountant (Inactive)(State of Nevada)
- ◆ Washoe County School District Audit Committee Chairman
- ◆ Member of Parasol Community Foundation Audit Committee
- ◆ Former Treasurer for Thunderbird Lodge Preservation Society
- ◆ Health – Excellent with exception of a bad golf swing
- ◆ Married to Lori Doyle, three children – 2 Graduated from UNR & 3<sup>rd</sup> from American University
- ◆ Letters of Reference Available on Request

**Commission for Cultural Centers and Historic Preservation Grant Program 2020**  
**Thunderbird Lodge Preservation Society**  
**Master Plan / Long-Range Plan**

In February 2005, the Thunderbird Lodge Preservation Society completed its Master Plan for the Thunderbird Lodge Historic Site. The plan is a 10-year framework for the interpretation, preservation and management of the site. Included are a site and structures assessment that addressed the condition and needs of all the buildings and other structures, as well as vegetation, utilities and pedestrian and vehicular access.

The Society's Board of Directors and staff refer to the Master Plan on an as needed basis. A copy of the Executive Summary from the Master Plan is attached and is the most recent plan adopted. A copy of the 175-page document is on file at the Nevada State Historic Preservation Office.

**T**he leadership of Thunderbird Lodge Preservation Society (TLPS) has created a comprehensive master plan for the preservation and management of the only historic Thunderbird Lodge estate at Lake Tahoe, Nevada for the benefit of future generations. The master plan investigates the physical and operational context of Thunderbird Lodge and provides a range of recommendations and associated costs. These recommendations are intended to stabilize and preserve the resource, and to enhance the Lodge's current use as a cultural heritage tourism facility and a venue for special events and activities.

## 1.1 INTRODUCTION

Thunderbird Lodge is a magical place on the rocky eastern shoreline of Lake Tahoe, approximately six miles south of Incline Village, Nevada. The architectural complex is composed of the Old Lodge that is the focal point of the estate, along with a number of ancillary buildings, and elaborate landscaped grounds with waterfalls and pools, all set within the majestic pine forests and granite boulders of the Tahoe Basin. At this time, Thunderbird Lodge totals 5.63 acres in area and is surrounded by USDA Forest Service lands.

Thunderbird Lodge was built as his summer residence by George Whittell, Jr., a wealthy San Franciscan. Today, Thunderbird Lodge is designated an Historic District on the National Register of Historic Places. Thunderbird Lodge is further distinguished as the only existing residential complex on Lake Tahoe designed in the Tudor Revival architectural style. The complex was designed by Nevada's leading architect of the period, Fredric L. DeLongchamps.

Whittell's extensive Nevada land holdings date from 1935 and 1936, when he purchased approximately 40,000 acres of forestland along the lake's east shore. He began an ambitious period of construction on his chosen site to create an elaborate summer residence and quarters for his guests and staff. The essence of the historic estate was designed from 1936 to 1938 and constructed between 1938 and early 1940s.

Between 1971 and 1985, subsequent owner Jack Dreyfus, an investment banker, made alterations to the historic site. In 1985, he built a second-floor residential addition over the two garages along with minor site alterations. Mechanical, plumbing, and electrical systems were upgraded at this time.

## 1.2 THUNDERBIRD LODGE PRESERVATION SOCIETY

Following Whittell's death in 1969, his summer estate passed through a series of real estate transactions and ownerships. TLPS was created in 1999 via a three party agreement between the US Forest Service, Del Webb Corporation, and the University of Nevada, Reno to preserve and manage the Lodge for the public benefit. TLPS was granted 501(c)3 non-profit status in November 2000, and opened its doors for public tours and events in May 2002.

TLPS is dedicated to preserving Thunderbird Lodge and the George Whittell Estate, while interpreting this remarkable resource in its Lake Tahoe context. The organization's vision is to become a dynamic historic site that offers historical, cultural, and environmental education to a geographically broad and diverse audience.

Authenticity, stewardship, service, and sustainability are preservation and education values that form the groundwork of all TLPS programs and operations. The Society serves as a resource to the Lake Tahoe region through historic preservation, environmental monitoring, and an active program of on-site education. TLPS provides a range of guided interpretive tours through the Old Lodge building and the estate's environs.

Thunderbird Lodge is the only historic site attraction on Lake Tahoe's Nevada shoreline. With a significant, visible, and contemporary story to tell, Thunderbird Lodge has already become a popular destination for tourists and local residents, and is poised to become one of the region's leading attractions. Because of Lake Tahoe's national and international renown, Thunderbird Lodge has the potential for much higher visibility, in the U.S. and worldwide.

### 1.3 INTERPRETATION

The mission, vision, and institutional values of TLPS are at the heart of interpretive programming for Thunderbird Lodge Historic Site. The primary Period of Significance for interpretation and preservation of Thunderbird Lodge historic site is 1936-1940, with a secondary focus on 1936-1969. Design and construction of the lodge's estate, George Whittell's long residence there, and the consequences for Lake Tahoe are the most important storylines to be conveyed to all visitors.

The multicultural backgrounds of craftsmen who built Thunderbird Lodge, George Whittell's unintended but undeniable preservation of most of the lake's eastern shore, and the eccentricities of a colorful (yet representative) individual are elements of an exceptional history lesson for people of all ages and backgrounds. The TLPS tour program attracts some 10,000 people each year. Guided by interpretive objectives and take-home messages, the Master Plan envisions specific educational themes and concepts in varied, mutually reinforcing combinations. Interpretation will be delivered to visitors through guided tours and other educational programs, graphic panels, period rooms with original artifacts and furnishings, and innovative, thoughtful media and methods. Information will be layered to encourage questioning, analysis, and discovery. Appealing introductory concepts and facts will engage history novices and first-time visitors; more in-depth ideas and experiences will stimulate and reward history buffs, area residents, and other more knowledgeable audiences.

The Old Lodge, outlying buildings, and the landscaped grounds constitute the Society's most valuable interpretive assets. When restored to its period of primary significance, Thunderbird Lodge will offer a visitor experience that is rare in the United States. Thunderbird Lodge Preservation Society is charged with preserving and interpreting a priceless historic resource. Together, the Board of Directors and the staff have explored three very different Master Plan implementation Options for fulfilling this challenging task:

1. *Change the function of the facility:*  
Transition from an events-based operation for weddings and other rental uses toward an emphasis on educational programming at the historic site.

2. *Interpret change through time:*  
Focus on the life and times of George Whittell and subsequent owner Jack Dreyfus. Interpretation over an extended period of time.
3. *Interpret the Old Lodge within its Period of Significance:*  
Focus on the life of George Whittell and his time of residency at Thunderbird Lodge.

The overarching recommendation of the Thunderbird Lodge Master Plan is to implement Options 1 and 3. Functionally, Thunderbird Lodge should move away from an events-based venue and toward educational programming. Interpretation and preservation of Thunderbird Lodge should emphasize the interpretive Periods of Significance: 1936-1940 and 1936-1969.

## 1.4 PRESERVATION OF SITE, STRUCTURES, & ARCHITECTURE

The Master Plan provides a detailed assessment of the existing physical condition of the historic site, structures, and architecture with associated recommendations for stabilization, restoration, and long-term preservation within the historic site's Period of Significance.

Thunderbird Lodge includes 21 contributing historic resources plus 3 non-contributing resources. The contributing resources include the site, 10 buildings, and 10 structures.

### *Contributing resources:*

Estate Site  
Old Lodge & Garage  
Gatehouse  
Admiral's House  
Caretaker's House & Garage  
Club House  
Guest House  
Lighthouse  
Lighthouse Garage  
Old Boathouse  
Boathouse  
Elephant Barn

Tea House  
Navigational Beacon  
Tunnel with Boiler Room,  
Hydroelectric Plant  
Walkways & Steps  
Waterfalls & Pools  
Marlette Creek Reservoir &  
Water Distribution System  
Doll House  
Incinerator  
Site Gate Piers

### *Non-contributing resources:*

1985 Dreyfus Addition  
Rear Admiral's House (Dreyfus Pump House)  
Animal Cage

### 1.4.1 Site & Structures

From his vast land holdings, Whittell selected a dramatic, steeply sloping site at water's edge to create his elaborate summer estate. Within the native, second-growth coniferous forest of the Tahoe Basin, Whittell's buildings, structures, and access road were laid out to take advantage of the existing natural features of grounds without extensive modifications to the terrain. The result is a unique sense of place that blends architecture and site into an organic, unified whole.

Historic landscapes are dynamic and ever-changing as they mature and grow naturally over time. Subsequent owners of Thunderbird Lodge introduced a range of non-native plants and native plants found in other Tahoe Basin habitats.

In keeping with the interpretive period of significance, the primary site preservation objective is to return Thunderbird Lodge grounds to the native landscape of mixed conifer forest that existed during George Whittell's residency. This involves removal of all non-native and inconsistent plants and re-planting with native species that are consistent with the historic vegetation of a dry Tahoe Basin habitat. Portions of the current landscape are a departure from Whittell's original natural landscape ethic.

Thunderbird Lodge historic vegetation represents the typical plant community association of the Yellow Pine Forest of northern Sierra Nevada and Carson Ranges. Plant species typically associated with this forest province are members of the ponderosa pine/manzanita/bitterbrush plant community.

Preservation recommendations for site structures address stabilizing and restoring site structures that have seriously deteriorated; preserving the elaborate system of waterfalls, cascading rapids, and pools; restoring and maintaining the extensive stone walkway and stair system; upgrading site utilities; and implementing critical fire protection measures.

#### 1.4.2

##### **Architecture**

The architecture of Thunderbird Lodge is the result of collaboration between Whittell and Fredric J. DeLongchamps, Nevada's most prominent architect of the period. The execution of the Tudor Revival design is a tribute to the craftsmanship of a skilled, multi-cultural workforce of stonemasons, carpenters, ironworkers, and others. Thunderbird Lodge's Tudor Revival architecture is expressed in bilateral symmetry about a central floor plan axis, steeply pitched roofs and dormers, rubble stone masonry walls, small inset windows, and hand-crafted ironwork accents.

The ensemble of buildings is in remarkably good condition overall. Consistent with site preservation, architecture preservation recommendations are to be completed within the context of the interpretive period of significance, i.e. during the period of Whittell's residency. Master plan recommendations address exterior and interior restoration and preservation.

Primary exterior recommendations involve localized but intensive rebuilding, restoring, and re-pointing stone masonry walls, installing new wood shingle roofs, painting wood trim, restoring windows, and a range of miscellaneous items. Upgrades will be made to mechanical, plumbing, and electrical systems as well. Principal interior preservation recommendations range from replacement of inconsistent materials and finishes, to restoration of material finishes, furnishings, and equipment to Period of Significance condition. Restoration work also includes projects that return certain buildings and rooms to their original uses.

A significant preservation recommendation is the option of removing the 1985 addition and alterations by Jack Dreyfus. The Addition is inconsistent with the period of significance; it therefore confuses and complicates meaningful interpretation, and is an obstacle to achieving the goal of National Historic Landmark status on the National Register of Historic Places. Removal of the Dreyfus Addition will restore the Old Lodge and the estate to its original elegant appearance and residential function as the

centerpiece and focal point of the estate's original design. Furthermore, a serious life safety concern exists with Addition's existing structural design during a seismic event.

To reduce daily wear and tear on the heritage resource and to ensure preservation of Thunderbird Lodge for future generations, an off-site interpretive center is envisioned to better serve the visiting public. Located in Incline Village, the interpretive center will provide year-round operation with general orientation exhibits and media, point of departure for guided tours, a museum store, and centralized staff operations, as well as local presence and visibility.

## **1.5 IMPLEMENTATION**

As noted above, the primary, over-arching master plan recommendations are 1) for the historic site to become an education-based operation that is consistent with its mission and vision and 2) to interpret and preserve the resources with the Period of Significance.

Implementation of the Thunderbird Lodge Master Plan is expected to occur over an extended period of time. Project priorities for physical and operations improvements have been phased over three time periods as follows: Priority Group 1: years 1-4, Priority Group 2: years 5-7, and Priority Group 3: years 8-10. Within each Priority Group or implementation phase, future master plan projects and programs have been organized within four categories: 1-Interpretation, 2-Site and Structures, 3-Architecture, and 4-Management.

Implementation costs associated with the range of projects and programs have been developed as Priority Group Budgets for each of the three master plan phases. Priority Group 1 is budgeted at roughly \$6.4 million, Priority Group 2 at \$3.9 million, and Priority Group 3 at \$0.8 million. Priority Group 1 has an extensive amount of stabilization and preservation work. Group 3 includes a proposal for a small off-site interpretive center for year-round programming.

## **1.6 LONG RANGE ASPIRATIONS**

Beyond the first 10 years of master plan implementation and by the end of 20 years, Thunderbird Lodge Preservation Society will have achieved most, if not all, of its goals, projects, and programs. Thunderbird Lodge Historic Site is envisioned as a year-round operating site with expanded programming and visitor attendance. Thunderbird Lodge will have achieved national and international recognition as a cultural heritage destination.

The remarkable state of preservation of Thunderbird Lodge buildings and grounds offers a matchless opportunity for visitors to imagine the past. Restoration of the historic Estate's grounds and the exterior and interior of the Old Lodge, as well as enhanced interpretive programming and media, will reinforce this time travel experience. Designed and built to the highest aesthetic standards, in a breathtakingly beautiful setting, Thunderbird Lodge is one of North America's most fascinating historic places. As the historic site and its visionary creator become better known, Thunderbird Lodge will come into its own as a quintessential expression of the American sense of place.

**Commission for Cultural Centers and Historic Preservation Grant Program For 2020**  
**Thunderbird Lodge Preservation Society**  
**2019 Statement of Activities**

The following activities and accomplishments were achieved by the Thunderbird Lodge Preservation Society during the 2019 calendar year January 1, 2019 to December 31, 2019.

- **Our public tours welcomed over 7,200 visitors in 2019**  
Public tours are the Society's principal means of educating the public about the unique historical, cultural, conservation, and architectural elements of the Thunderbird Lodge. In partnership with local visitor agencies and transportation companies, visitors are transported by shuttle bus from the Incline Village Visitors' Center to Thunderbird Lodge for a 90-minute trip back-in-time. School trips hosted over 50 students that were introduced to our Hands On History program.
- **Off premises presentations on the Lodge and its history provided to youth group and local community group**  
The presentations with audio visual were provided to local groups
- **Special group tours were provided to 437 visitors in 2019**  
Private group tours included government agencies, car clubs, historical societies, private school groups, church groups, professional groups, museum groups, and many more.
- **Special events at Thunderbird Lodge entertained 401 guests in 2019**  
Special events include renting the facility to qualified groups for meetings, conferences, and private parties. Users include the Antique and Classic Boat Society, and various Nevada State departments, etc.
- **The Lodge hosted "Fireside Chats" and "Thunder Thursdays"**  
The "Fireside Chats" are a special speaker's series for members and volunteers offered during the summer tour season as a means of sharing updates and insights into the Lodge's history. "Thunder Thursdays" were a weekly opportunity during the season for donors, volunteers, and staff to meet, mingle, and discuss issues of importance to Thunderbird Lodge and its programs.
- **2019 Winemaker Dinner Series & Thunderfaire**  
Three dinners were held in July, September and October 2019. In addition to our dinners, Thunderfaire, a wine and cheese festival, was held in August. The dinners and Thunderfaire raised money for Thunderbird Yacht hull restoration (in progress), and the Lighthouse Room renovation (currently in the design stages).
- **Hosted Non-Profit & Government Agency Events**  
Various agencies held their retreats or board meetings at Thunderbird Lodge.
- **Completed significant preservation and restoration projects**  
In 2019, the Society substantially completed the Water Treatment Plant project and completed significant upgrades to maintain the Thunderbird yacht including major engine work. Additional security cameras were also installed throughout the property to protect the historic Lodge and premises from vandalism and other potential issues.

**THUNDERBIRD LODGE PRESERVATION SOCIETY**

**FINANCIAL STATEMENTS**

**DECEMBER 31, 2018**



**DiPietro & Thornton**  
CERTIFIED PUBLIC ACCOUNTANTS

Joseph F. Costanza, CPA  
Scott A. Westover, CPA  
Theresa M. Westover, CPA

Of Counsel \_\_\_\_\_  
John F. DiPietro, CPA  
Randall D. Thornton, CPA

## INDEPENDENT ACCOUNTANT'S AUDIT REPORT

To the Board of Directors and Stockholders  
Thunderbird Lodge Preservation Society

We have audited the accompanying financial statements of Thunderbird Lodge Preservation Society (a nonprofit organization), which comprise of the statement of financial position as of December 31, 2018, and the related statements of activities and net assets, and cash flows for the years then ended and the related notes to the financial statements.

### Management's Responsibility for the Financial Statement

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of American; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Thunderbird Lodge Preservation Society as of December 31, 2018 and the results of its operations and its cash flows for the year then ended in accordance with U.S. generally accepted accounting principles.

### **Other Matter**

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of functional expenses on is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

A handwritten signature in cursive script, appearing to read "DPA & JPA".

Reno, Nevada  
September 19, 2019

THUNDERBIRD LODGE PRESERVATION SOCIETY  
STATEMENT OF FINANCIAL POSITION  
DECEMBER 31, 2018

ASSETS

CURRENT ASSETS

Cash and cash equivalents	\$ 1,314,691
Investments	11,472,096
Inventory	<u>54,663</u>
Total current assets	<u>12,841,450</u>

PROPERTY, PLANT AND EQUIPMENT

Property and equipment, net of depreciation	<u>1,309,504</u>
---	------------------

\$ 14,150,954

LIABILITIES AND STOCKHOLDERS' EQUITY

LIABILITIES

Accounts payable	\$ 27,100
Security deposits	51,750
Current portion of annuity	<u>60,192</u>
Total current liabilities	<u>139,042</u>

LONG TERM LIABILITIES

Annuity	128,542
Note Payable	<u>1,271,666</u>
	<u>1,400,208</u>

NET ASSETS

Without donor restrictions	11,745,541
With donor restrictions	<u>866,163</u>
Total net assets	<u>12,611,704</u>

\$ 14,150,954

See accompanying notes and independent accountant's audit report.

THUNDERBIRD LODGE PRESERVATION SOCIETY  
STATEMENT OF ACTIVITES AND NET ASSETS  
FOR THE YEAR ENDED DECEMBER 31, 2018

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
<b>Operating Revenues and gains</b>			
Contributions	\$ 375,641	\$ 863,731	\$ 1,239,372
Memberships	627,046	-	627,046
Grants	-	90,476	90,476
Fundraising	152,989	-	152,989
Service revenues	304,855	-	304,855
Gift shop income	30,773	-	30,773
Sponsorship	309,150	-	309,150
Investment return, net investment fees	(305,349)	410	(304,939)
Other income	4,733	-	4,733
Net assets released from restrictions	<u>1,251,010</u>	<u>(1,251,010)</u>	<u>-</u>
Total operating revenues and gains	<u>2,750,848</u>	<u>(296,393)</u>	<u>2,454,455</u>
<b>Operating expenses and losses</b>			
Program service	1,420,598	424,865	1,845,463
Supporting services			
Fundraising	76,153	-	76,153
Management and general	<u>91,456</u>	<u>-</u>	<u>91,456</u>
Total operating expenses and losses	<u>1,588,207</u>	<u>424,865</u>	<u>2,013,072</u>
Net Change in Net Assets	1,162,641	(721,258)	441,383
Net Assets - Beginning of Year	<u>10,582,900</u>	<u>1,587,421</u>	<u>12,170,321</u>
Net Assets - End of Year	<u>\$ 11,745,541</u>	<u>\$ 866,163</u>	<u>\$ 12,611,704</u>

See accompanying notes and independent accountant's audit report.

THUNDERBIRD LODGE PRESERVATION SOCIETY  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2018

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Increase in net assets	\$ 441,383
Adjustments to reconcile net income to net cash provided by operating activities:	
Depreciation and amortization	24,666
Realized and unrealized gains/loss on investments	430,112
(Increase) decrease in:	
Accounts receivable	(2,570)
Prepaid expenses	788
Increase (decrease) in:	
Accounts payable	17,869
Security deposits	51,750
Net cash provided (used) by operating activities	<u>963,998</u>
 <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Purchase of securities	(1,969,065)
Proceeds from sales of securities	1,206,404
Transfers of stock	(219,409)
Acquisition of property and equipment	<u>(255,000)</u>
Net cash provided (used) by investing activities	<u>(1,237,070)</u>
 <b>CASH FLOWS FROM FINANCING ACTIVITIES</b>	
Increase in value on annuity	42,670
Payments on annuity	<u>(61,335)</u>
Net cash provided (used) by investing activities	<u>(18,665)</u>
 <b>NET INCREASE (DECREASE) IN CASH</b>	 (291,737)
<b>CASH (DEFICIT) – JANUARY 1, 2018</b>	<u>1,606,428</u>
<b>CASH (DEFICIT) – DECEMBER 31, 2018</b>	<u>\$ 1,314,691</u>

See accompanying notes and independent accountant's audit report.

THUNDERBIRD LODGE PRESERVATION SOCIETY  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies of the Organization is presented to assist in understanding the Organization's financial statements. The financial statements and notes are the representations of the Organization's management who is responsible for their integrity and objectivity. These accounting policies conform to generally accepted accounting principles and have been consistently applied in the preparation of the financial statements.

Organization and Nature of Activities

The Thunderbird Lodge Preservation Society (Society) is a nonprofit corporation organized under the laws of the State of Nevada. Its purpose is to restore, preserve, and interpret the history of Thunderbird Lodge (George Whittell Estate) National Register Historic District at Lake Tahoe, Nevada. Funding for the Society comes primarily through donor contributions, grants and service revenues. The Society qualifies as a not for profit entity under Section 501(c)(3) of the Internal Revenue Code.

Net Assets

*Net assets without donor restriction* - Net assets available for the general operations of the Company.

*Net assets with donor restrictions* - Net assets subject to donor-imposed stipulations that may or will be met either by actions of the Company or the passage of time.

Cash and Cash Equivalents

The Society considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents.

Investments

Investments in marketable securities with readily determinable fair values and investments in debt securities are reported at their fair values in the statement of financial position. Unrealized gains and losses are included in the change in net assets. Investment income and gains restricted by a donor are reported as increases in unrestricted net assets if the restrictions are met (either by passage of time or by use) in the reporting period in which the income and gains are recognized.

See independent accountant's audit report.

THUNDERBIRD LODGE PRESERVATION SOCIETY  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Contributions

Contributions received are recorded as unrestricted, temporarily restricted, or permanently restricted net assets depending on the existence or nature of any donor restrictions.

Service Revenue

The Society receives revenues from providing tours and renting their facility and yacht for weddings, corporate and other private events.

Donated Services

Donated services are only recorded in the financial statements when they either (1) create or enhance nonfinancial assets or (2) are specialized skills, provided by entities or persons possessing those skills, that would be purchased if they were not donated. Services donated by volunteers and association members that relate to the normal production of the Society are not recorded as they generally do not create or enhance a nonfinancial asset nor do they require a specialized skill.

Donated Materials

The Association records the value of donated goods when there is an objective basis available to measure their value. Donated materials and equipment are reflected as contributions in the accompanying statements at their estimated values at the date of receipt.

Inventory

Inventories are stated at the lower of cost or market. Cost is determined by the first-in, first-out method, and market represents the lower of replacement cost or net realizable value

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Advertising Costs

The Organization expenses the cost of advertising as they are incurred. Advertising costs of \$23,800 were incurred in the year ended December 31, 2018.

See independent accountant's audit report.

THUNDERBIRD LODGE PRESERVATION SOCIETY  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property and Equipment

Purchased property and equipment are recorded at cost and donated property and equipment that are not part of the historical collection are recorded at appraised value at the date of contribution. Depreciation is computed using the straight-line method based on estimated useful lives of the property and equipment or related lease terms ranging from three to forty years. The costs of intangible assets are being amortized using the straight-line method over their remaining lives, ranging from three to five years.

Items in the historical collection, which were acquired through purchases and contributions since the Society's inception, are not recognized as assets on the statement of financial position. Purchases of collection items are recorded as decreases in unrestricted net assets in the year in which the items are acquired or as temporarily or permanently restricted net assets if the assets used to purchase the items are restricted by donors. Contributed collection items are not reflected on the financial statements. Proceeds from deaccessions or insurance recoveries are reflected as increases in the appropriate net asset classes.

Income Taxes

The Organization is a not-for-profit Organization exempt from income taxes under Section 501(c)(6) of the Internal Revenue Code

The Society's Forms 990, Return of Organization Exempt from Income Tax, for the years ending 2018, 2017, and 2016 are subject to examination by the IRS, generally for three years after they were filed

Date of Management's Review

Management has evaluated subsequent events through September 23, 2019, the date on which the financial statements were available to be issued

NOTE 2 -- CONCENTRATION OF CREDIT RISK

The Organization maintains its cash balances in one financial institutions. The balances at the institution is insured by the Federal Deposit Insurance Corporation up to \$250,000. At December 31, 2018 the Company's uninsured cash balances total \$1,114,672.

See independent accountant's audit report.

THUNDERBIRD LODGE PRESERVATION SOCIETY  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018

NOTE 3 – NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions are available for the following purposes or periods at December 31, 2018

Museum Collection Preservation	\$ 41,000
Engine restoration	50,000
Boat bottom restoration	25,000
Water treatment plant project	494,811
Whittell films restoration project	53,244
Preservation fund	162,303
Miscellaneous grants	25,250
Hands-on-history	10,000
Interest restricted bank account	<u>4,555</u>
	<u>\$ 866,163</u>

NOTE 4 – LIQUIDITY AND AVAILABILITY

Cash and cash equivalents	\$ 1,314,691
Investments	<u>11,472,096</u>
Total financial assets	12,786,787
Event deposits	<u>(51,750)</u>
Financial assets available to meet cash needs for general expenditures within one year	<u>\$ 12,735,037</u>

NOTE 5 – RELATED PARTY TRANSACTIONS

Long-term Debt - At December 31, 2018 the Statement of Financial Position included a liability for a loan with Nevada 36 Properties, a Nevada corporation owned by the Society's Manager and Curator, Bill Watson. During the year the Society made interest payments of \$76,666.

NOTE 6 – NOTES PAYABLE

The Society's notes payable consisted of one note payable to Nevada 36 Properties, a related party, secured by the Thunderbird Yacht. Interest is charged at an annual rate of 6% on all outstanding principal. At December 31, 2018 the balance due on the note was \$1,277,773. There are no terms for repayment.

See independent accountant's audit report.

THUNDERBIRD LODGE PRESERVATION SOCIETY  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018

NOTE 7 – INVESTMENTS AND FAIR VALUE

The Fair Value of investments as of December 31, 2018 is as follows:

Stocks, Options & ETFs	\$ 3,364,450
Fixed income securities	77,042
Mutual Funds	970,138
Preferred/fixed rate cap	117,873
Pooled funds	<u>6,942,593</u>
	<u>\$ 11,472,096</u>

FASB ASC 820, *Fair Value Measurements* establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. This hierarchy consists of three broad levels: Level 1 inputs consist of unadjusted quoted prices in active markets for identical assets and have the highest priority, Level 2 inputs consist of observable inputs other than quoted prices for identical assets, and Level 3 inputs have the lowest priority. The Organization uses appropriate valuation techniques based on the available inputs to measure the fair value of its investments. When available, the Organization measures fair value using Level 1 inputs because they generally provide the most reliable evidence of fair value. Level 3 inputs would be used only when Level 1 or Level 2 inputs are not available.

*Level 1 Fair Value Measurements*

The fair values of domestic equity funds/common stock, international equity funds, treasury funds and corporate bonds are based on quoted market prices, when available.

*Level 2 Fair Value Measurements*

The fair values of certificates of deposit for which quoted market prices are not available are valued based on stated interest rates and accrued interest based on broker estimates. The fair values of international equity funds, bond funds and alternate investment funds for which quoted market prices are not available are provided by the investment manager in monthly statements. Detailed investment holdings with the alternate funds are not provided.

*Level 3. Fair Value Measurement*

These inputs are unobservable and should be used to measure fair value to the extent that observable inputs are not available.

All investments held as of December 21, 2018 are Level 1 Fair Value Measurements.

See independent accountant's audit report.

THUNDERBIRD LODGE PRESERVATION SOCIETY  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018

NOTE 8 – PROPERTY AND EQUIPMENT

Property and equipment consist of the following:

Warehouse building and land	\$ 1,100,500
Yacht tender	41,000
Furniture and fixtures	25,108
Machinery & Equipment	255,000
Vehicles	46,343
Computer equipment	<u>11,187</u>
	1,479,138
Accumulated depreciation	<u>(169,634)</u>
	<u>\$ 1,309,504</u>

Depreciation expense for the year ended December 31, 2018 was \$24,666.

NOTE 9 – CHARITABLE GIFT ANNUITY CONTRACTS

The Organization has entered into a charitable gift annuity contracts. The contract requires the Organization to make fixed payments to the beneficiary over his lifetime. Under a charitable gift annuity contract, the assets received by the Organization are not held in trust separately from other investments of the Organization. On the date the charitable gift annuity was established, the Organization recorded a contribution equal to the difference between the amount transferred from the donor and the present value of the future cash flows expected to be paid to the specified beneficiaries using a discount rate equal to the then-current applicable federal rate. The annuity is revalued at the end of each year.

NOTE 10 – CHANGE IN ACCOUNTING PRINCIPLE

On August 18, 2016, FASB issued Accounting Standards Update (ASU) 2016-14, Not-for-Profit Entities (Topic 958)- Presentation of Financial Statements of Not-for-Profit Entities. The update addresses the complexity and understandability of net asset classification, deficiencies in information about liquidity and availability of resources, and the lack of consistency in the type of information provided about expenses and investment return. The Organization implemented ASU 2016-14 and has adjusted the presentation in these financial statements accordingly.

See independent accountant's audit report.

**THUNDERBIRD LODGE PRESERVATION SOCIETY**  
**SUPPLEMENTAL SCHEDULE OF FUNCTIONAL EXPENSES**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**  
**(SEE ACCOUNTANTS REPORT)**

	Program	Supporting Services		Total
	Services	Fundraising	Management	
Compensation and Related Benefits	\$ 976,161	\$ -	\$ -	\$ 976,161
Information Technologies	-	-	6,361	6,361
Office Expense	-	-	15,522	15,522
Insurance	29,291	-	5,992	35,283
Advertising	23,800	-	-	23,800
Other Program	24,323	-	-	24,323
Fundraising	-	76,153	-	76,153
Occupancy	-	-	33,800	33,800
Interest	76,666	-	4,665	81,331
Professional services	-	-	450	450
Maritime program	62,757	-	-	62,757
Capital Preservation & Restoration Projects	424,865	-	-	424,865
Tour and Culinary	46,683	-	-	46,683
Collections and Exhibit	11,155	-	-	11,155
Historic Site Preservation	169,762	-	-	169,762
Depreciation and amortization	-	-	24,666	24,666
<b>Total expenses</b>	<b>\$ 1,845,463</b>	<b>\$ 76,153</b>	<b>\$ 91,456</b>	<b>\$ 2,013,072</b>

See independent accountant's audit report.

Thunderbird Lodge Preservation Society  
Statement of Financial Position  
As of December 31, 2019  
(Page 1 of 2)

ASSETS

Current Assets

Bank Accounts

Museum Store Register Bank	\$ 200.00
Parasol	8,381,558.71
Wells Fargo #5804 - Restricted	847,958.80
Wells Fargo #6717 - Operating	196,467.36
Wells Fargo #7162 - Brokerage	1,707,380.03
Wells Fargo #8507 - Savings	18,339.97
Wells Fargo #9120 - Brokerage	4,251,760.32
Total Bank Accounts	<u>15,403,665.19</u>

Other Current Assets

Customer Receivables	3,106.00
Merchandise Inventory	28,201.94
Total Other Current Assets	<u>31,307.94</u>

Total Current Assets 15,434,973.13

Fixed Assets

Computer Equipment	11,187.22
Furniture & Fixtures	25,107.57
Machinery & Equipment	255,000.00
Vehicle - Jeep	46,343.25
Warehouse Building & Land	1,100,500.00
Yacht Tender	41,000.00
Accumulated Depreciation	(215,603.00)
Total Fixed Assets	<u>1,263,535.04</u>

TOTAL ASSETS \$ 16,698,508.17

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable	\$ 101,163.76
American Express	8,498.43
Total Current Liabilities	<u>109,662.19</u>

Thunderbird Lodge Preservation Society  
Statement of Financial Position  
As of December 31, 2019  
(Page 1 of 2)

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Thunderbird Lodge Preservation Society  
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(Page 1 of 2)

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LIABILITIES AND EQUITY

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Total Current Liabilities	<u>109,662.19</u>

**Thunderbird Lodge Preservation Society**  
**Statement of Activity**  
 January - December 2019

	<b>Total</b>
<b>Revenue</b>	
<b>CONTRIBUTIONS INCOME</b>	
Board Donations-Unrestricted	\$ 17,000.00
Unrestricted	\$ 170,826.65
<b>Total CONTRIBUTIONS INCOME</b>	<b>\$ 187,826.65</b>
<b>FUNDRAISING INCOME</b>	
Fundraising Income-Other	\$ 2,093.42
Preservation Mag. Advertising	\$ 20,000.00
<b>Winemaker's Dinners/Thunderfaire</b>	
Auction Item Sales	\$ 1,738.80
Ticket Sales	\$ 101,024.00
Wine Sales	\$ 11,153.50
<b>Total Winemaker's Dinners/Thunderfaire</b>	<b>\$ 113,916.30</b>
<b>Total FUNDRAISING INCOME</b>	<b>\$ 136,009.72</b>
Interest Income	\$ 417.12
<b>MEMBER PROGRAM INCOME - Dues</b>	
Castle Club	\$ 149,434.89
Flagship Tier	\$ 464,538.62
Friends & Volunteer	\$ 21,295.00
<b>Total MEMBER PROGRAM INCOME - Dues</b>	<b>\$ 635,268.51</b>
<b>MISCELLANEOUS INCOME</b>	<b>\$ 1,748.99</b>
<b>MUSEUM STORE INCOME</b>	
Merchandise	\$ 54,453.98
<b>Total MUSEUM STORE INCOME</b>	<b>\$ 54,453.98</b>
Parasol Securities Value Change	\$ 1,285,619.10
<b>PROGRAM SERVICES INCOME</b>	<b>\$ 255.00</b>
<b>CULINARY PROGRAM INCOME</b>	<b>\$ 1,800.00</b>
<b>TOUR INCOME</b>	
3rd Party Boat Tours	\$ 47,661.34
Friends & Family	\$ 1,571.00
Group Tours	\$ 34,525.00
IVCBVB Tours	\$ 256,574.56
School Tours	\$ 250.00
<b>Total TOUR INCOME</b>	<b>\$ 340,581.90</b>
<b>Total PROGRAM SERVICES INCOME</b>	<b>\$ 342,636.90</b>
<b>SPONSORSHIP INCOME</b>	
Castle Dinners	\$ 78,183.96
Corporate Events	\$ 70,397.45
<b>Maritime Cruises</b>	
Thunderbird	\$ 115,000.00
<b>Total Maritime Cruises</b>	<b>\$ 115,000.00</b>

Weddings	\$ 47,500.00
<b>Total SPONSORSHIP INCOME</b>	<b>\$ 311,081.41</b>
W/F Securities Value Change	\$ 950,712.00
<b>Total Revenue</b>	<b>\$ 3,905,774.38</b>
<b>Cost of Goods Sold</b>	
Cost of Goods Sold	\$ 17,353.76
Books	\$ 1,321.40
General Merchandise	\$ 13,322.55
<b>Total Cost of Goods Sold</b>	<b>\$ 31,997.71</b>
<b>Total Cost of Goods Sold</b>	<b>\$ 31,997.71</b>
<b>Gross Profit</b>	<b>\$ 3,873,776.67</b>
<b>Expenditures</b>	
<b>COLLECTIONS &amp; EXHIBIT PROGRAM</b>	\$ 1,852.49
Acquisition Cost	\$ 943.66
Computer Equipment/Supplies	\$ 879.00
Computer Software	\$ 139.00
Computers	\$ 74.90
Outside Services	\$ 647.01
Supplies & Materials	\$ 3,178.80
<b>Total COLLECTIONS &amp; EXHIBIT PROGRAM</b>	<b>\$ 7,714.86</b>
<b>CULINARY PROGRAM EXPENSES</b>	
Food	\$ 241.82
<b>Total CULINARY PROGRAM EXPENSES</b>	<b>\$ 241.82</b>
Depreciation Expense	\$ 20,732.00
<b>FUNDRAISING EXPENSE</b>	
Credit Card Fees	\$ 4,272.91
Donor Cultivation	
Donor meals (lodge)	\$ 3,022.31
Donor Meals (Restaurant)	\$ 9,745.61
Travel	\$ 5,680.52
<b>Total Donor Cultivation</b>	<b>\$ 18,448.44</b>
Donor Recognition	\$ 9,527.67
General Supplies	\$ 4,957.37
Other Fundraising Events	
Culinary	\$ 8,953.78
Miscellaneous	\$ 12,816.35
<b>Total Other Fundraising Events</b>	<b>\$ 21,770.13</b>
Outside Services - Programs	\$ 884.63
Thunder Thursdays	\$ 12,566.97
Winemaker's Dinners / Thunderfaire	
Catering / Culinary	\$ 20,361.51
Miscellaneous	\$ 7,635.99
Ticket Sales	\$ (4,311.00)
Wine	\$ 15,690.13
<b>Total Winemaker's Dinners / Thunderfaire</b>	<b>\$ 39,376.63</b>
<b>Total FUNDRAISING EXPENSE</b>	<b>\$ 111,804.75</b>
<b>GENERAL &amp; ADMINISTRATIVE EXP</b>	

Accounting & Audit	\$ 9,175.00
Accounting Software	\$ 70.00
Bank Fees	\$ 38.00
Board Expense	\$ 5,938.97
Dues & Subscriptions	\$ 1,552.27
Employee Recruitment	\$ 2,327.42
IT	\$ 9,457.75
Insurance	
Directors & Officers	\$ 5,992.00
Total Insurance	<u>\$ 5,992.00</u>
Legal	\$ 1,020.00
Mtgs, Meals, Travel & Mileage	\$ 4,266.65
Postage & Delivery	\$ 3,303.72
Supplies	\$ 53.27
Total GENERAL & ADMINISTRATIVE EXP	<u>\$ 43,195.05</u>
GENERAL OFFICE EXPENSES	
Office Rent	\$ 15,000.00
Supplies/Other	\$ 2,512.34
Telephone-Reno Office	\$ 3,765.12
Total GENERAL OFFICE EXPENSES	<u>\$ 21,277.46</u>
HISTORIC SITE PRES/MAINT PROGRAM	
Church Restoration	\$ 792.76
Computer	
Equipment & Supplies	\$ 892.16
Software	\$ 6,679.88
Total Computer	<u>\$ 7,572.04</u>
Copy/Printing Services	\$ 2,421.71
General Supplies	\$ 452.91
Health & Safety	
Fire, First Aid & Safety Gear	\$ 119.00
Inspections	\$ 950.00
Total Health & Safety	<u>\$ 1,069.00</u>
Insurance	
Commercial Umbrella	\$ 31,053.82
Property & Buildings	\$ 4,852.13
Vehicle	\$ 5,019.00
Total Insurance	<u>\$ 40,924.95</u>
Janitorial	\$ 8,578.28
Landscaping	\$ 6,769.37
Licenses & Permits	\$ 4,112.54
Maintenance & Repairs	
Contract Labor & Services	\$ 10,123.88
Material & Supplies	\$ 17,513.41
Total Maintenance & Repairs	<u>\$ 27,637.29</u>
Meetings/Planning	\$ 9,159.02
Miscellaneous	\$ 1,976.88
Security/Alarm Monitor	\$ 1,347.44

Tools & Equipment	\$ 5,792.25
Utilities	
Dump Fees	\$ 2,564.21
Electric	\$ 8,688.63
Phone / Data / Internet	\$ 6,413.69
Land Line	\$ 2,238.75
Total Phone / Data / Internet	<u>\$ 8,652.44</u>
Propane	\$ 31,667.32
Satellite	\$ 1,767.99
Septic & Sewer	\$ 24,624.99
Total Utilities	<u>\$ 77,965.58</u>
Vehicle	
Fuel	\$ 2,940.84
Maintenance/Repairs	\$ 4,189.78
Registration	\$ 90.00
Total Vehicle	<u>\$ 7,220.62</u>
WaterTreatment Plant Operations	\$ 4,004.01
Total HISTORIC SITE PRES/MAINT PROGRM	<u>\$ 207,796.65</u>
<b>MARITIME PROGRAM EXPENSES</b>	
Captain-Contract	\$ 125.00
Cruise Catering	\$ 1,799.39
Dues/Subscriptions/Events	\$ 1,960.98
Equipment, Tooling & Fixtures	\$ 651.51
Fuel & Oil	\$ 196.25
Forever Young & Zodiac	\$ 282.10
Thunderbird	\$ 9,870.42
Total Fuel & Oil	<u>\$ 10,348.77</u>
Insurance	\$ 35,316.78
Maintenance Labor	\$ 150.00
Maintenance/Parts & Supplies	\$ 17,050.39
Meetings/Planning	\$ 1,191.69
Miscellaneous	\$ 530.63
Security - Boathouse	\$ 360.00
Subst. Abuse Testing/Oversight	\$ 354.00
Vessel & Equip Cert/License/Fee	\$ 2,975.77
Yacht Interest Expenses	\$ 76,666.44
Total MARITIME PROGRAM EXPENSES	<u>\$ 149,481.35</u>
<b>MEMBERSHIP PROGRAM EXPENSES</b>	
Credit Card Fees	\$ 2,760.16
Total MEMBERSHIP PROGRAM EXPENSES	<u>\$ 2,760.16</u>
<b>MUSEUM STORE EXPENSE</b>	
Credit Card Fees-Museum Store	\$ 1,826.17
Materials	\$ 597.36
Shipping	\$ 14.35
Total MUSEUM STORE EXPENSE	<u>\$ 2,437.88</u>
NV 36 Labor Cross Charges	\$ 423,444.97
<b>PROGRAM MKTG/ADVERTISING/P.R.</b>	

Advertising	\$ 8,691.67
Design	\$ 575.00
Marketing & P.R.	\$ 3,434.45
Preservation Magazine	\$ 14,981.20
Web/Online/Cloud Hosting	\$ 16,300.85
<b>Total PROGRAM MKTG/ADVERTISING/P.R.</b>	<b>\$ 43,983.17</b>
<b>SALARY-WAGE-BENEFIT EXPENSES</b>	
<b>ADMIN Employees</b>	
Payroll Processing	\$ 3,676.73
Payroll Taxes	\$ 13,975.64
Salaries/Wages	\$ 27,448.53
Workman's Comp	\$ 262.18
<b>Total ADMIN Employees</b>	<b>\$ 45,363.08</b>
<b>FUNDRAISING Employees</b>	
Payroll Taxes	\$ 11,287.91
Salaries/Wages	\$ 27,448.56
Workman's Comp	\$ 147.49
<b>Total FUNDRAISING Employees</b>	<b>\$ 38,883.96</b>
<b>PROGRAM Employees</b>	
Payroll Taxes	\$ 114,260.03
Salaries/Wages	\$ 360,369.46
Workman's Comp	\$ 1,229.29
<b>Total PROGRAM Employees</b>	<b>\$ 475,858.78</b>
<b>Total SALARY-WAGE-BENEFIT EXPENSES</b>	<b>\$ 560,105.82</b>
<b>SPONSORSHIP EXPENSES</b>	
Castle Dinners	\$ 12,903.93
Miscellaneous	\$ 2,071.12
<b>Total SPONSORSHIP EXPENSES</b>	<b>\$ 14,975.05</b>
<b>TOUR PROGRAM EXPENSES</b>	
Credit Card fees	\$ 180.93
Miscellaneous	\$ 5,517.92
Transportation	\$ 50,374.00
<b>Total TOUR PROGRAM EXPENSES</b>	<b>\$ 56,072.85</b>
<b>VOLUNTEER PROGRAMS</b>	<b>\$ 5,694.28</b>
<b>WAREHOUSE EXPENSES</b>	
Annuity Amortization Exp.-Gibb	\$ 9,900.00
Electric	\$ 1,495.30
Garbage	\$ 582.61
Gas	\$ 5,222.60
Maintenance & Repairs	\$ 794.56
Recreation Fee - Warehouse	\$ 830.00
Security	\$ 340.50
Water & Sewer	\$ 1,518.42
Whse Telephone/Internet	\$ 3,858.83
<b>Total WAREHOUSE EXPENSES</b>	<b>\$ 24,542.82</b>
<b>Total Expenditures</b>	<b>\$ 1,696,260.94</b>
<b>Net Operating Revenue</b>	<b>\$ 2,177,515.73</b>

**Other Revenue****Capital Pres. Project Donations**

Engine Restoration	\$ 25,000.00
Museum Collection Preservation	\$ 170,924.20
Water Treatment Project	\$ 20,231.17
<b>Total Capital Pres. Project Donations</b>	<b>\$ 216,155.37</b>

**Grant Income**

Grant Income-Other	\$ 57,650.00
<b>Total Grant Income</b>	<b>\$ 57,650.00</b>
Preservation Fund Contrib.	\$ 198,069.13
<b>Total Other Revenue</b>	<b>\$ 471,874.50</b>

**Other Expenditures****Grant & Capital Project Expense**

Engine Restoration	\$ 53,252.04
<b>General Capital Projects</b>	
Materials & Tools	\$ 451.55
Miscellaneous	\$ 156.68
<b>Total General Capital Projects</b>	<b>\$ 608.23</b>
<b>Lighthouse Rm Refurb Expense</b>	
Materials & Tools	\$ 4,555.37
<b>Total Lighthouse Rm Refurb Expense</b>	<b>\$ 4,555.37</b>
<b>Museum Collection Preservation Project</b>	
Contract Labor & Services	\$ 21,279.34
Materials & Tools	\$ 57,057.73
Miscellaneous	\$ 11,928.34
Vehicle Rental & Fuel	\$ 6,054.42
<b>Total Museum Collection Preservation Project</b>	<b>\$ 96,319.83</b>
<b>Water Treatment Plant</b>	<b>\$ 58,058.76</b>
<b>Total Grant &amp; Capital Project Expense</b>	<b>\$ 212,794.23</b>
<b>Total Other Expenditures</b>	<b>\$ 212,794.23</b>
<b>Net Other Revenue</b>	<b>\$ 259,080.27</b>
<b>Net Revenue</b>	<b>\$ 2,436,596.00</b>