



DEPT OF CONSERVATION AND NATURAL RESOURCES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

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

SURVEY DATE: 11/01/2023



TABLE OF CONTENTS

INTRODUCTION	4
KEY FINDINGS	5
OVERALL RECOMMENDATIONS	5
OVERALL SITE CONDITION	5
SITE UTILITIES AND INFRASTRUCTURE	5
SAFETY, COMPLIANCE AND ACCESSIBILITY	5
ENVIRONMENTAL LANDSCAPING CONCERNS.....	5
PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY	6
PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY	7
PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY	8
PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY	9
PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY	10
PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY	11
PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY	12
PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY	13
PROPERTY SNAPSHOT, SPOONER LAKE STATE PARK	14
THE FEE STATION FACILITY DETAILS	15
PARK-CONCESSION RAMADA FACILITY DETAILS.....	16
THE WELL HOUSE FACILITY DETAILS	17
SPENCER’S CABIN FACILITY DETAILS	18
RED HOUSE FACILITY DETAILS.....	19
TRT CXT FACILITY DETAILS.....	20

MARLETTE LAKE CXT FACILITY DETAILS	21
THE NORTH CANYON CXT FACILITY DETAILS	22
THE BUNK HOUSE FACILITY DETAILS	23
THE SPOONER SUMMIT TRT KIOSK FACILITY DETAILS	24
THE HOBART CXT TOILET FACILITY DETAILS	25
HANNA’S HIDEAWAY FACILITY DETAILS	26
THE SPOONER CABIN FACILITY DETAILS	27
THE WILDCAR CABIN FACILITY DETAILS	28
VISITOR CENTER FACILITY DETAILS	29
STONE HENGE RAMADA FACILITY DETAILS.....	30
NEW SPOONER CXT FACILITY DETAILS	31
MARLETTE LAKE TRAIL KIOSK FACILITY DETAILS	32
NORTH CANYON KISOK FACILITY DETAILS	33
APPENDIX A - FACILITY CONDITION INDEX (FCI).....	34
APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD	35
BUILDING SYSTEMS	35
EXTERIOR	36
INTERIOR	38
APPENDIX C – REPORT DISTRIBUTION	39
DIVISIONAL CONTACTS	39
STATEWIDE CONTACTS CC’D	39
APPENDIX D - FCA RESOURCES.....	40
APPENDIX E – REVISION HISTORY	41

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

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


INTRODUCTION

The **Facility Insights** report serves as the foundation of the **Property Portfolio Review**, evaluating the property and its facilities. The Project Addendum, part two, builds on this foundation by detailing specific projects and their preliminary cost estimates, excluding soft costs (e.g., consultant fees, permits, furnishings).

This report emphasizes the **Facility Condition Index (FCI)**, (see Appendix A), a critical metric used to assess the overall health, functionality, and maintenance priorities of each facility. The observations and data in this report are based on a visual assessment conducted at the time of the review and reflect the conditions observed.

The data in this report was gathered through the following methods:

- **Research:** Historical data of past repairs and improvements. Current trends in energy enhancements.
- **Document Review:** Examination of building plans, maintenance logs, and previous reports.
- **Interviews:** Consultations with key stakeholders to gather insights.
- **Site Visit:** Visual and photographic inspection of the site and facilities. Inspections include review of building systems such as fire alarm, electrical and HVAC systems as well as interior and exterior finishes, roofing systems, paving and landscape.

 **Disclaimer:** Observations are limited to **accessible areas** and conditions present during the survey.
Accurate Forecasting: Updated estimates must be obtained that include soft costs and professional evaluations.

KEY FINDINGS

OVERALL RECOMMENDATIONS

The following recommendations address the primary concerns identified during the assessment and prioritize actions for the site and building.

- **Property:** The overall condition of the site is classified as **good** derived from the average FCI of its buildings. The buildings are in good condition. In recent years, major investments have transformed the site with the addition of a modern Visitor Center, expanded Group Use areas, a Ramada, new Comfort Stations, upgraded maintenance facilities, and comprehensive information and directional signage. These improvements significantly enhance the experience for all visitors, offering increased convenience, comfort, and accessibility. Many upgrades were designed to ensure inclusive access, making the site welcoming for everyone. Note for historical buildings, project recommendations are limited to "preserving and protecting" the existing structure.

OVERALL SITE CONDITION

- **Infrastructure:** Paved areas, including parking lots and walkways, are in good condition.
- **Findings:** No Issues were identified.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** No issues.
- **Electrical Systems:** No issues.
- **Stormwater Drainage:** No issues.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is in substantial compliance with ADA and safety standards.
- **Fire Safety:** Defensible spaces around buildings maintained with fire extinguishers installed appropriately.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces is in great condition.

PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY

SITE IS:

OWNED

OCCUPIED

5 BUILDINGS



B#	NAME	STATUS	RIGHTS
1291	FEE STATION	OCCUPIED	OWNED
1292	GROUP USE RAMADA #1	OCCUPIED	OWNED
4588	VISITOR CENTER	OCCUPIED	OWNED
4589	PICNIC PAVILION	OCCUPIED	OWNED
4590	CTX COMFORT STATION	OCCUPIED	OWNED

LAKE TAHOE-NEVADA STATE PARKS

PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY

SITE IS:

OWNED

OCCUPIED

2 BUILDINGS



B#	NAME	STATUS	RIGHTS
1323	WELL HOUSE	OCCUPIED	OWNED
1325	PUMP HOUSE	OCCUPIED	OWNED

LAKE TAHOE-NEVADA STATE PARKS

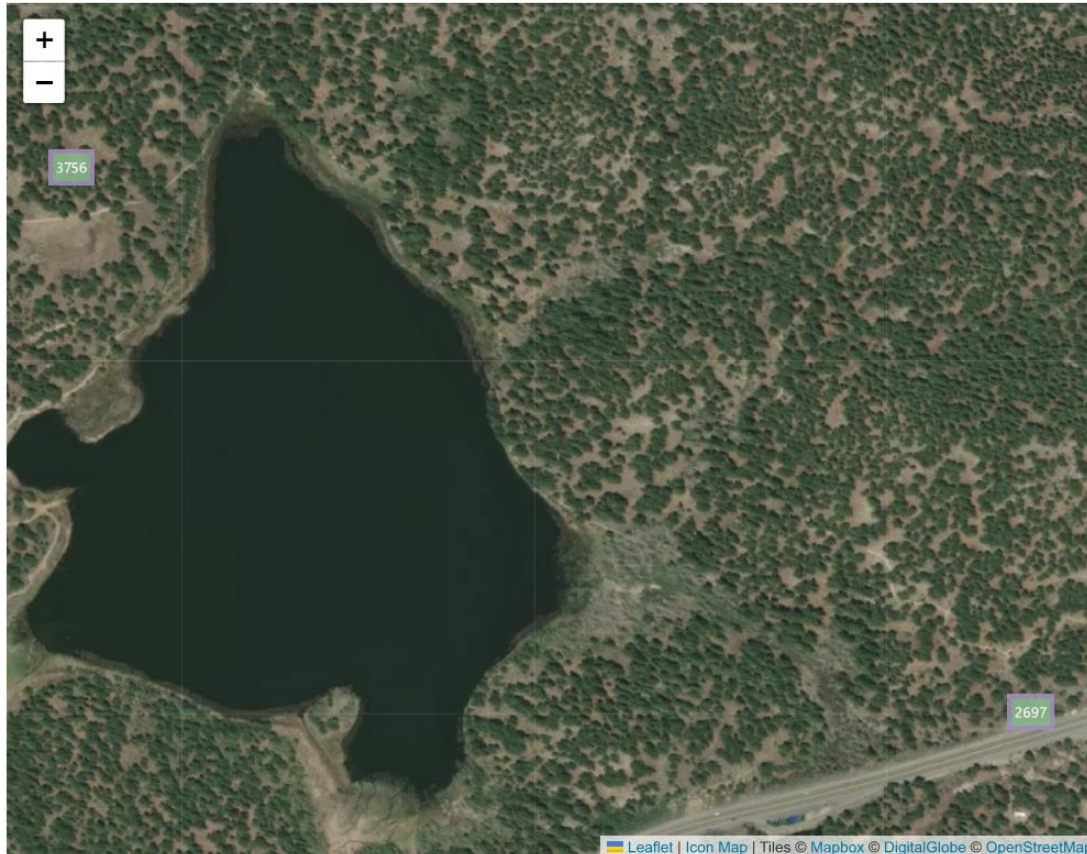
PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY

SITE IS:

OWNED

OCCUPIED

2 BUILDINGS



B#	NAME	STATUS	RIGHTS
2697	SPOONER SUMMIT TRT KIOSK	OCCUPIED	OWNED
3756	SPOONER CABIN	OCCUPIED	OWNED

LAKE TAHOE-NEVADA STATE PARKS

PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY

SITE IS:

OWNED

OCCUPIED

3 BUILDINGS



B#	NAME	STATUS	RIGHTS
1371	SPENCER'S CABIN	OCCUPIED	OWNED
3757	WILDCAT CABIN	OCCUPIED	OWNED
4592	MARLETTE LAKE TRAIL KIOSK	OCCUPIED	OWNED

LAKE TAHOE-NEVADA STATE PARKS

PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY

SITE IS:

OWNED

OCCUPIED

3 BUILDINGS



B#	NAME	STATUS	RIGHTS
1375	MARLETTE LAKE CXT TOILET	OCCUPIED	OWNED
1376	NORTH CANYON CXT TOILET	OCCUPIED	OWNED
4593	NORTH CANYON KIOSK	OCCUPIED	OWNED

LAKE TAHOE-NEVADA STATE PARKS

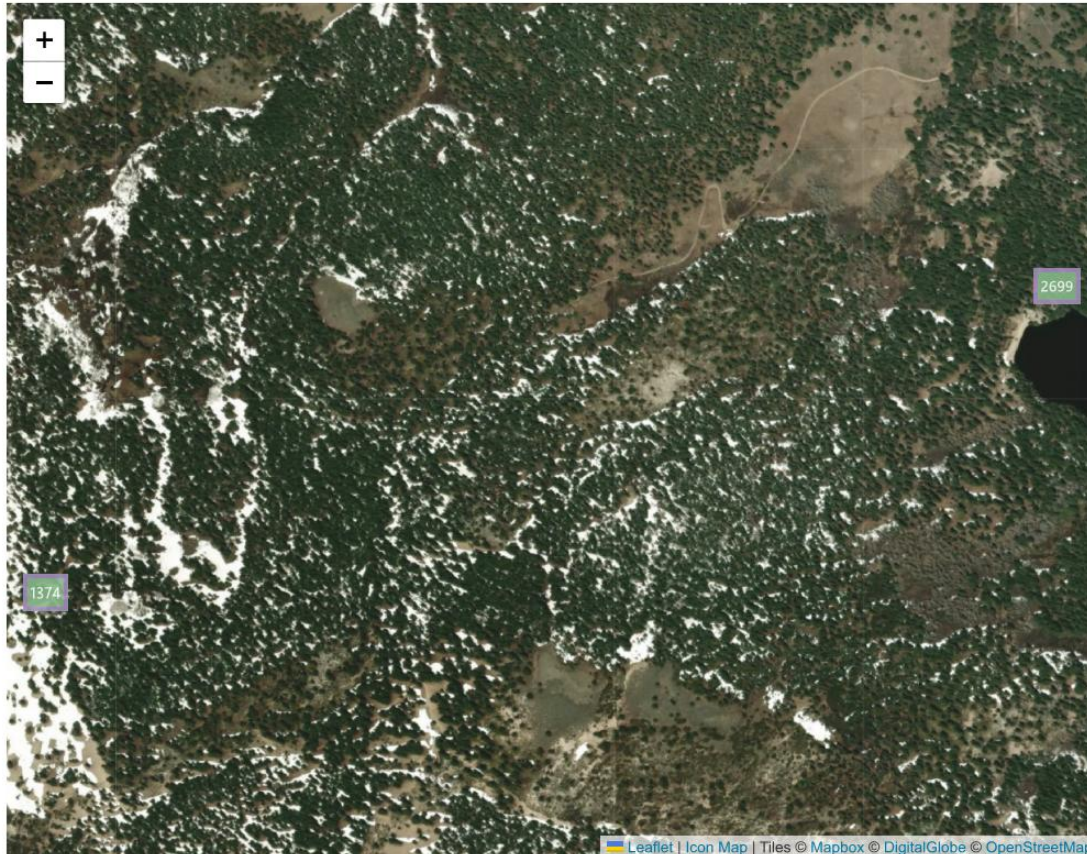
PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY

SITE IS:

OWNED

OCCUPIED

2 BUILDINGS



B#	NAME	STATUS	RIGHTS
1374	TRT CXT TOILET - MARLETTE CAMPGROU...	OCCUPIED	OWNED
2699	HOBART CXT TOILET	OCCUPIED	OWNED

LAKE TAHOE-NEVADA STATE PARKS

PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY

SITE IS:

OWNED

OCCUPIED

2 BUILDINGS



B#	NAME	STATUS	RIGHTS
1372	RED HOUSE	OCCUPIED	OWNED
2696	BUNK HOUSE	OCCUPIED	OWNED

LAKE TAHOE-NEVADA STATE PARKS

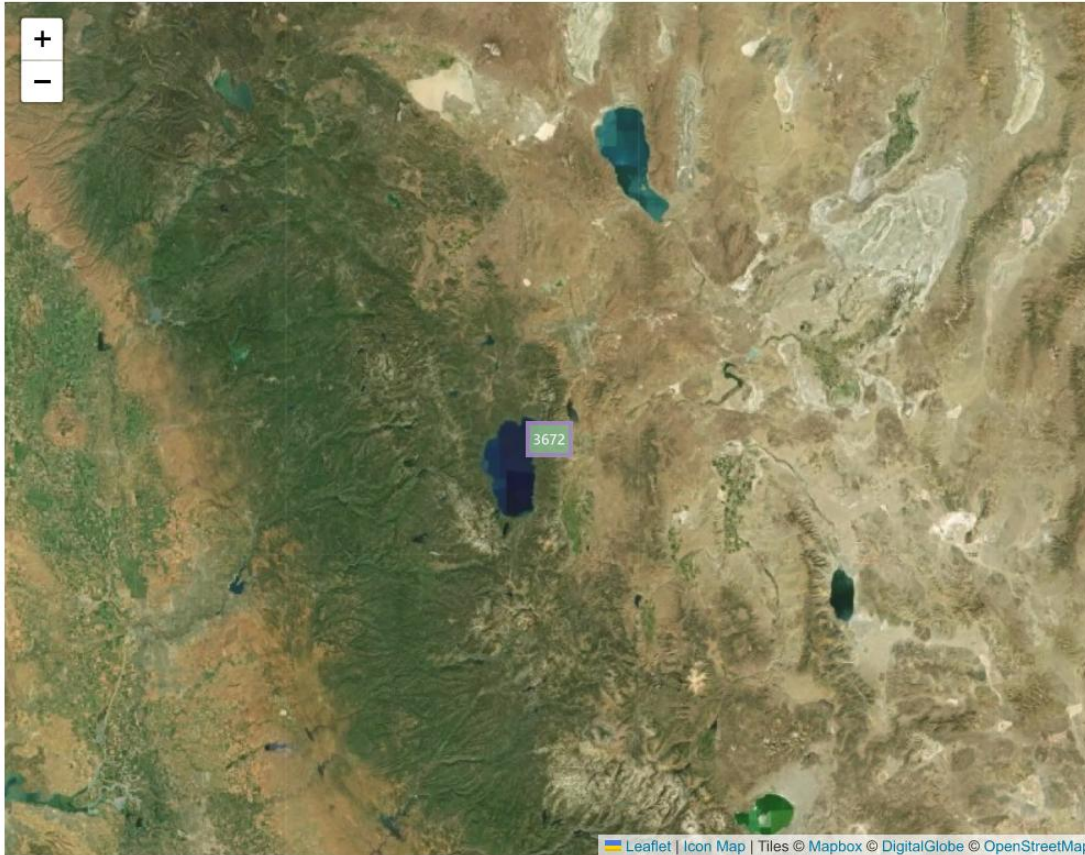
PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY

SITE IS:

OWNED

OCCUPIED

1 BUILDING



B#	NAME	STATUS	RIGHTS
3672	HANNA'S HIDEAWAY	OCCUPIED	OWNED

LAKE TAHOE-NEVADA STATE PARKS

PROPERTY SNAPSHOT, SPOONER LAKE STATE PARK

DOUGLAS COUNTY



CONVEYANCE 1969



SITE-SRA



57 YEARS



OWNED
OCCUPIED

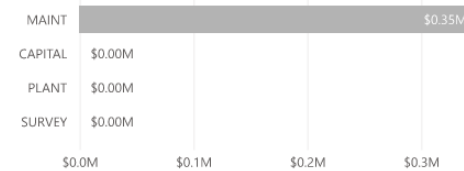


13000 ACRES

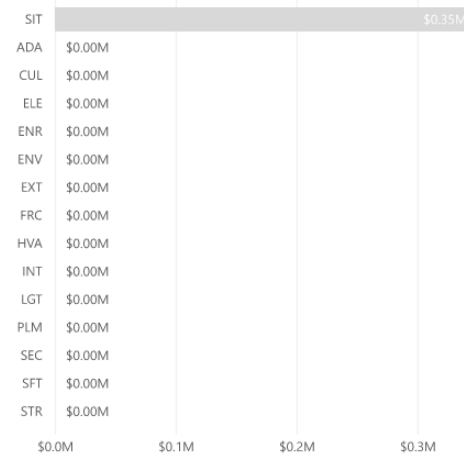


Spooner Lake State Park encompasses a large portion of the 14,000-acre Lake Tahoe State Park system and includes the historic Marlette-Hobart Water System, recognized as a National Civil Engineering Landmark. Conveniently located at the junction of State Route 28 and U.S. 50, the park offers a wide range of recreational opportunities, including picnicking, hiking, biking, fishing, skiing, cabins, group-use areas, and access to backcountry trails. In 2023, significant improvements were made with the addition of a new Visitor Center, comfort station, shade ramadas, improved accessible parking and roads, and enhanced information and directional signage—creating a more welcoming and inclusive experience for all visitors.

PROJECT TYPE BREAKDOWN - SITE ONLY



PROJECT CATEGORY BREAKDOWN - SITE ONLY



21 BUILDINGS



\$114,678

BUILDINGS WITH PROJECTS

\$2,157,680

FRC - PROJECT BLDGS ONLY

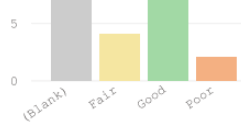


5.31

AVERAGE FCI %



FCI DISTRIBUTION



COST

PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$349,844
TOTAL	1	\$349,844

\$349,844

THE FEE STATION FACILITY DETAILS

YEAR BUILT 1991
CONSTRUCTED 1991



OFFICE



34 YEARS



OWNED
OCCUPIED



160 SF



FCI %

10.50



The Fee Station is a wood framed building with an asphalt composition roof on a concrete slab-on-grade foundation. It is located at the entrance road to the park. The facility is a fee collection and information station for park visitors. It is in good shape.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-N

OCC: 100% - B

Offices or Higher Education Offices

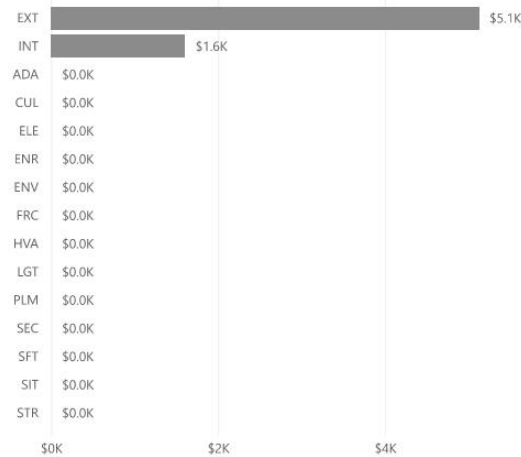
FIRE: 0% suppressed

1291 - BUILDING COMPONENTS

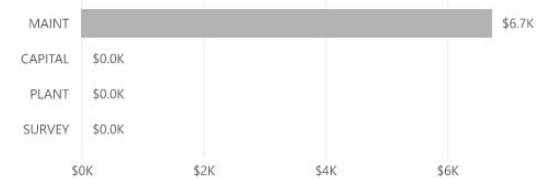
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$64,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$3,520
PRIORITY 3	2	\$3,200
TOTAL	3	\$6,720

\$6,720

PARK-CONCESSION RAMADA FACILITY DETAILS

YEAR BUILT 1977
CONSTRUCTED 2023

RETAIL

3 YEARS

OWNED
OCCUPIED

1,142 SF

FCI %
5.00

The ramada is a wood-frame structure designed for durability and aesthetic appeal, with a composition (asphalt) shingle roof. The ramada was rebuilt in 2023.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: V-N
OCC: 100% - M
Store with stocks of goods
FIRE: 0% suppressed

1292 - BUILDING COMPONENTS

FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$456,800

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING

EXT	\$11.4K
INT	\$11.4K
ADA	\$0.0K
CUL	\$0.0K
ELE	\$0.0K
ENR	\$0.0K
ENV	\$0.0K
FRC	\$0.0K
HVA	\$0.0K
LGT	\$0.0K
PLM	\$0.0K
SEC	\$0.0K
SFT	\$0.0K
SIT	\$0.0K
STR	\$0.0K

PROJECT TYPE BREAKDOWN - BY BUILDING

MAINT	\$23K
CAPITAL	\$0K
PLANT	\$0K
SURVEY	\$0K

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	2	\$22,840
TOTAL	2	\$22,840

\$22,840

THE WELL HOUSE FACILITY DETAILS

YEAR BUILT 1977
CONSTRUCTED 1977



UTILITY



48 YEARS



OWNED
OCCUPIED



1,500 SF



FCI %

12.31



The Well House is a wood framed structure which contains the well and associated equipment for the Spooner Lake picnic area.
In 2023, the building was expanded by 500 sq. ft to create a conditioned maintenance & storage area.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-N

OCC: 100% - U-1

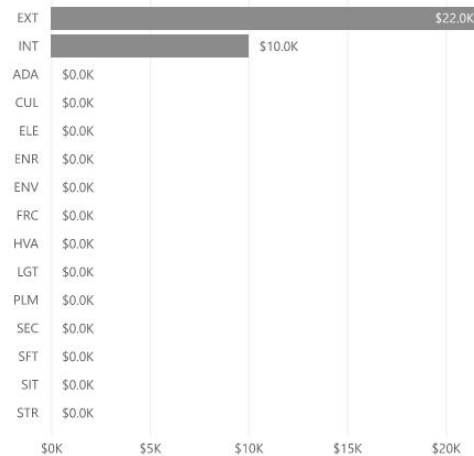
FIRE: 0% suppressed

1323 - BUILDING COMPONENTS

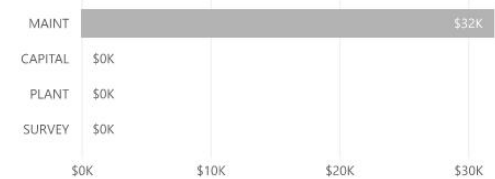
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$260,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$12,000
PRIORITY 3	2	\$20,000
TOTAL	3	\$32,000

\$32,000

SPENCER'S CABIN FACILITY DETAILS

YEAR BUILT 1920
PURCHASED 1969



RESIDENCE



56 YEARS



OWNED
OCCUPIED



280 SF



FCI %

3.85



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



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-N

OCC: 100% - R-3

Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.

FIRE: 0% suppressed

1371 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

FLRS: 1

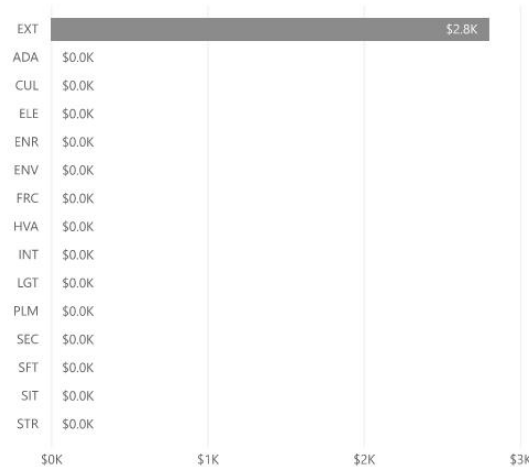
BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$72,800
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$2,800
TOTAL	1	\$2,800

\$2,800

RED HOUSE FACILITY DETAILS

YEAR BUILT 1910
PURCHASED 1969

RESIDENCE

57 YEARS

OWNED
OCCUPIED

947 SF

FCI %

Red House is a wood framed structure located along the flume which supplies water to Carson City and Virginia City. It is the last remaining flume maintenance station. This building was damaged by floods and was rebuilt and relocated about 1910. The building was rehabilitated since the previous survey including a new concrete foundation. It is located in the backcountry of Lake Tahoe Nevada State Park.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - R-3

Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.

FIRE: 0% suppressed

1372 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING

ADA	\$0
CUL	\$0
ELE	\$0
ENR	\$0
ENV	\$0
EXT	\$0
FRC	\$0
HVA	\$0
INT	\$0
LGT	\$0
PLM	\$0
SEC	\$0
SFT	\$0
SIT	\$0
STR	\$0

PROJECT TYPE BREAKDOWN - BY BUILDING

CAPITAL	\$0
MAINT	\$0
PLANT	\$0
SURVEY	\$0

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$473,500

REPLACEMENT COST

TRT CXT FACILITY DETAILS

YEAR BUILT 2006
PURCHASED 2006



RESTROOM



19 YEARS



OWNED
OCCUPIED



81 SF



FCI %

10.04



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



CODE COMPLIANCE SUMMARY

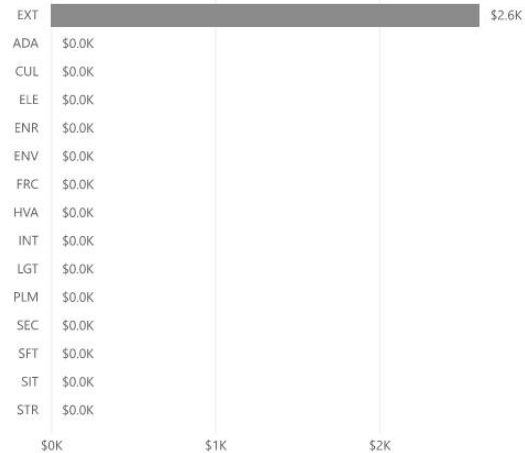
CODE YR: UNKNOWN
CONS TYPE: I-FR
OCC: 100% - B
Offices or Higher Education Offices
FIRE: 0% suppressed

1374 - BUILDING COMPONENTS

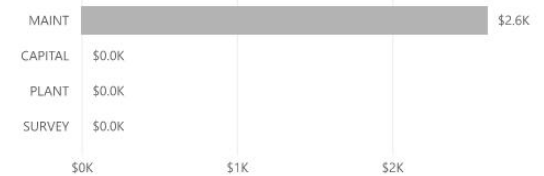
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: PREFABRICATED
EXPOSURE: ENCLOSED

\$26,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	2	\$2,610
TOTAL	2	\$2,610

\$2,610

MARLETTE LAKE CXT FACILITY DETAILS

YEAR BUILT 2000
PURCHASED 2000



RESTROOM



25 YEARS



OWNED
OCCUPIED



81 SF



FCI %

10.04



The Marlette CXT toilet is a precast concrete unisex restroom with ADA compliant interior features. The building is located in the backcountry of Spooner Lake along the south shore of Marlette Lake.



CODE COMPLIANCE SUMMARY

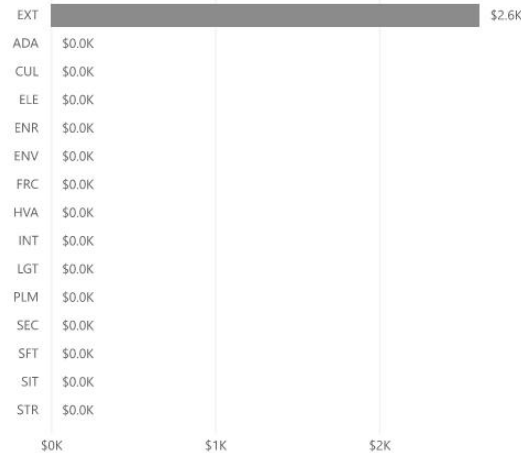
CODE YR: UNKNOWN
CONS TYPE: I-FR
OCC: 100% - B
Offices or Higher Education Offices
FIRE: 0% suppressed

1375 - BUILDING COMPONENTS

FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: PREFABRICATED
EXPOSURE: ENCLOSED

\$26,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	2	\$2,610
TOTAL	2	\$2,610

\$2,610

THE NORTH CANYON CXT FACILITY DETAILS

YEAR BUILT 2000
PURCHASED 2000



RESTROOM



25 YEARS



OWNED
OCCUPIED



81 SF



FCI %

10.04



The North Canyon CXT toilet is a precast concrete unisex restroom with ADA compliant interior features. The building is located in the backcountry of Spooner Lake along North Canyon Road.



CODE COMPLIANCE SUMMARY

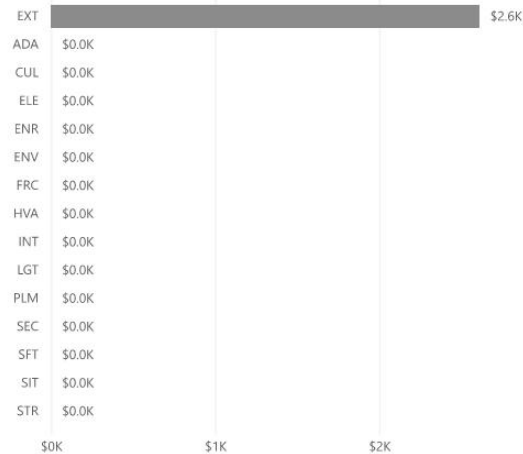
CODE YR: UNKNOWN
CONS TYPE: I-FR
OCC: 100% - B
Offices or Higher Education Offices
FIRE: 0% suppressed

1376 - BUILDING COMPONENTS

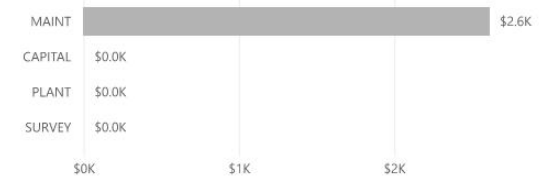
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$26,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	2	\$2,610
TOTAL	2	\$2,610

\$2,610

THE BUNK HOUSE FACILITY DETAILS

YEAR BUILT 1911
PURCHASED 1969

RESIDENCE

56 YEARS

OWNED
OCCUPIED

338 SF

FCI %



The Bunk House is a wood framed structure located adjacent to the Red House. It is located along the flume which supplies water to Carson City and Virginia City in the Spooner backcountry.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: V-N
OCC: 100% - R-3
Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.
FIRE: 0% suppressed

2696 - BUILDING COMPONENTS

FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING

ADA	\$0
CUL	\$0
ELE	\$0
ENR	\$0
ENV	\$0
EXT	\$0
FRC	\$0
HVA	\$0
INT	\$0
LGT	\$0
PLM	\$0
SEC	\$0
SFT	\$0
SIT	\$0
STR	\$0

PROJECT TYPE BREAKDOWN - BY BUILDING

CAPITAL	\$0
MAINT	\$0
PLANT	\$0
SURVEY	\$0

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$87,880

REPLACEMENT COST

THE SPOONER SUMMIT TRT KIOSK FACILITY DETAILS

YEAR BUILT 0
CONSTRUCTED -



KIOSK



2025 YEARS



OWNED
OCCUPIED



50 SF



FCI %

21.33



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



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-N

OCC: 100% - U-1

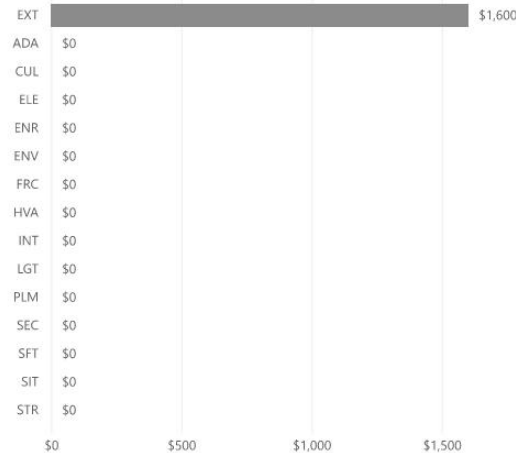
FIRE: 0% suppressed

2697 - BUILDING COMPONENTS

FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$7,500
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	2	\$1,600
TOTAL	2	\$1,600

\$1,600

THE HOBART CXT TOILET FACILITY DETAILS

YEAR BUILT 2006
PURCHASED 2006



RESTROOM



19 YEARS



OWNED
OCCUPIED



81 SF



FCI %

6.23



The Hobart CXT Toilet is a precast concrete unisex restroom with ADA compliant interior features. The building is located in the backcountry of Spooner Lake at the new Hobart Lake Campground.



CODE COMPLIANCE SUMMARY

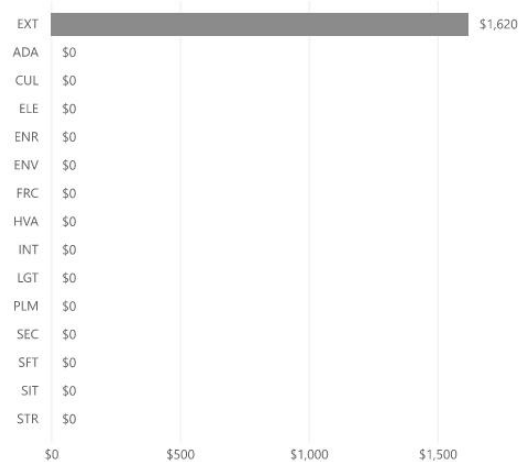
CODE YR: UNKNOWN
CONS TYPE: I-FR
OCC: 100% - B
Offices or Higher Education Offices
FIRE: 0% suppressed

2699 - BUILDING COMPONENTS

FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: PREFABRICATED
EXPOSURE: ENCLOSED

\$26,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	2	\$1,620
TOTAL	2	\$1,620

\$1,620

HANNA'S HIDEAWAY FACILITY DETAILS

YEAR BUILT 1929
PURCHASED 1969



RESIDENCE



56 YEARS



OWNED
OCCUPIED



168 SF



FCI %

12.82



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



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-B

OCC: 100% - R-3

Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.

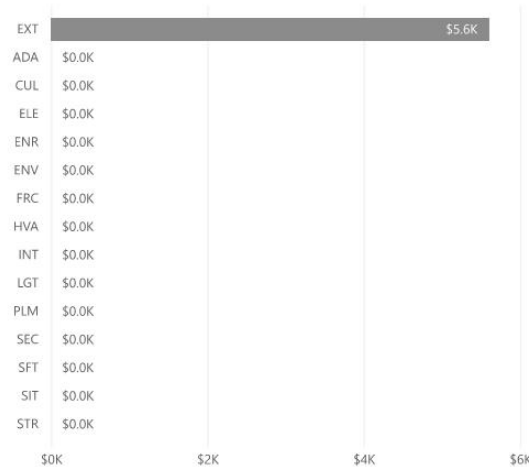
FIRE: 0% suppressed

3672 - BUILDING COMPONENTS

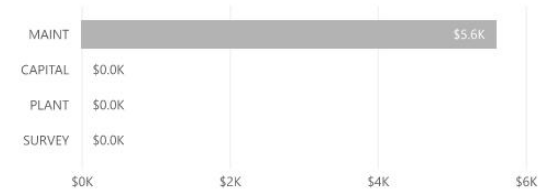
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$43,680
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$5,600
TOTAL	1	\$5,600

\$5,600

THE SPOONER CABIN FACILITY DETAILS

YEAR BUILT 1998
CONSTRUCTED 1998



RESIDENCE



27 YEARS



OWNED
OCCUPIED



340 SF



FCI %

8.40



The Spooner Cabin is the larger of the two rental cabins. It is a Scandinavian style hand-hewn log cabin and is served by a wood burning stove, a small propane tank for cooking and a small solar panel. There is no running water, but there is a composting toilet.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-B

OCC: 100% - R-1

Residential, contain sleeping units where the occupants are primarily transient (Hotels, Motels)

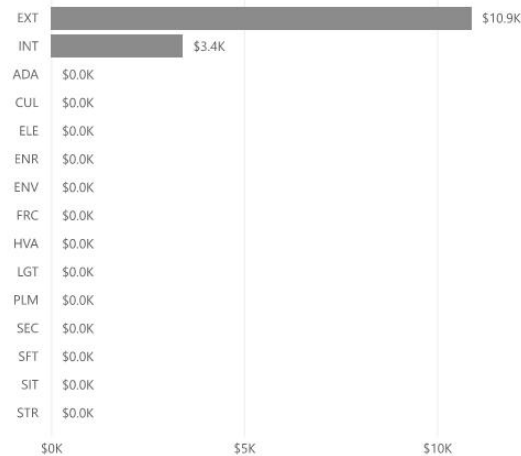
FIRE: 0% suppressed

3756 - BUILDING COMPONENTS

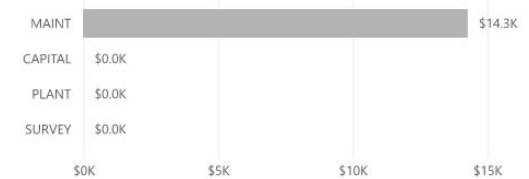
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$170,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	3	\$14,280
TOTAL	3	\$14,280

\$14,280

THE WILDCAR CABIN FACILITY DETAILS

YEAR BUILT 1998
CONSTRUCTED 1998



RESIDENCE



27 YEARS



OWNED
OCCUPIED



230 SF



FCI %

8.40



The Wildcat Cabin is the smaller of the two rental cabins. It is a Scandinavian style hand-hewn log cabin and is served by a wood burning stove, a small propane tank for cooking and a small solar panel. There is no running water, but there is a composting toilet.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-B

OCC: 100% - R-1

Residential, contain sleeping units where the occupants are primarily transient (Hotels, Motels)

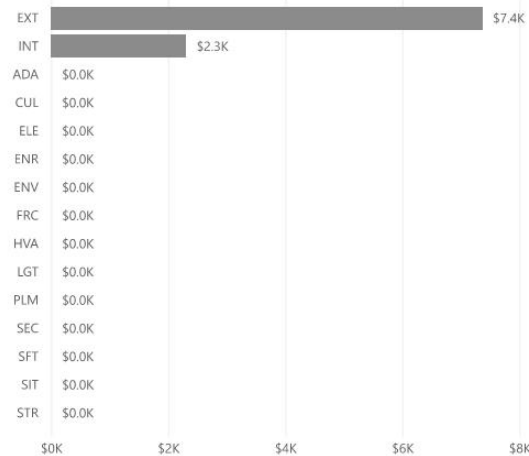
FIRE: 0% suppressed

3757 - BUILDING COMPONENTS

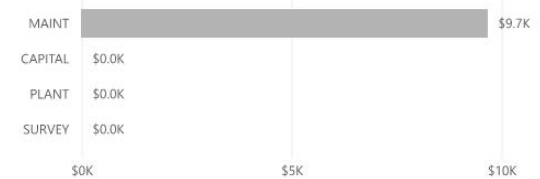
FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

\$115,000
REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	3	\$9,660
TOTAL	3	\$9,660

\$9,660

VISITOR CENTER FACILITY DETAILS

YEAR BUILT 2021
UNKNOWN -



VISITOR



5 YEARS



OWNED
OCCUPIED



3,216 SF



FCI %



The facility is a one-story structure featuring a durable composite shingle roof system and an exterior envelope of brick veneer combined with board-on-board siding, creating a resilient and visually cohesive appearance. Inside, the building includes an exhibits area with a covered gathering space, a warming room, restrooms, a ranger's office, and a gift shop.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: TYPE:
OCC: 0% -
FIRE: 0% suppressed

- 4588 - BUILDING COMPONENTS
- FOUNDATION: -
 - FRAME: -
 - ROOF: -
 - EXTERIOR: -
 - FLRS: 0
 - BSMT: -
 - ASSEMBLY: SITE-BUILT
 - EXPOSURE: PARTIALLY ENCLOSED

\$1,929,600
REPLACEMENT COST



STONE HENGE RAMADA FACILITY DETAILS

YEAR BUILT 2022
CONSTRUCTED 2022

OUTDOOR

4 YEARS

OWNED
OCCUPIED

1,442 SF

FCI %

The proposed ramada features a wood-frame structural system designed for durability and aesthetic appeal. The roof is finished with composition (asphalt) shingles.



4589 - BUILDING COMPONENTS

FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 0
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: OPEN

\$456,800

REPLACEMENT COST



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: TYPE:
OCC: 0% -
FIRE: 0% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING

CAPITAL	\$0
MAINT	\$0
PLANT	\$0
SURVEY	\$0

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

NEW SPOONER CXT FACILITY DETAILS

YEAR BUILT 2022
CONSTRUCTED 2022

RESTROOM

4 YEARS

OWNED
OCCUPIED

81 SF

FCI %

The Marlette CXT toilet is a precast concrete unisex restroom with ADA compliant interior features.



4590 - BUILDING COMPONENTS

FOUNDATION: -
FRAME: -
ROOF: -
EXTERIOR: -
FLRS: 0
BSMT: -
ASSEMBLY: PREFABRICATED
EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING

ADA	\$0
CUL	\$0
ELE	\$0
ENR	\$0
ENV	\$0
EXT	\$0
FRC	\$0
HVA	\$0
INT	\$0
LGT	\$0
PLM	\$0
SEC	\$0
SFT	\$0
SIT	\$0
STR	\$0

PROJECT TYPE BREAKDOWN - BY BUILDING

CAPITAL	\$0
MAINT	\$0
PLANT	\$0
SURVEY	\$0

CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN
CONS TYPE: TYPE: UNKNOWN UNKNOWN
OCC: 0% -
FIRE: 0% suppressed

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$75,000
REPLACEMENT COST

MARLETTE LAKE TRAIL KIOSK FACILITY DETAILS

YEAR BUILT 2022
UNKNOWN -

KIOSK

4 YEARS

OWNED
OCCUPIED

60 SF

FCI %

Marlette Lake Trail Kiosk is a wood-frame structural system designed for durability and aesthetic appeal. The roof is finished with sheet metal.



4592 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

FLRS: 0

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

\$15,000

REPLACEMENT COST



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 0% -

FIRE: 0% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING

CAPITAL	\$0
MAINT	\$0
PLANT	\$0
SURVEY	\$0

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

NORTH CANYON KISOK FACILITY DETAILS

YEAR BUILT 2022
CONSTRUCTED 2022

KIOSK

4 YEARS

OWNED
OCCUPIED

36 SF

FCI %

North Canyon Kiosk is a wood-frame structural system designed for durability and aesthetic appeal. The roof is finished with sheet metal.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 0% -

FIRE: 0% suppressed

4593 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

FLRS: 0

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: OPEN

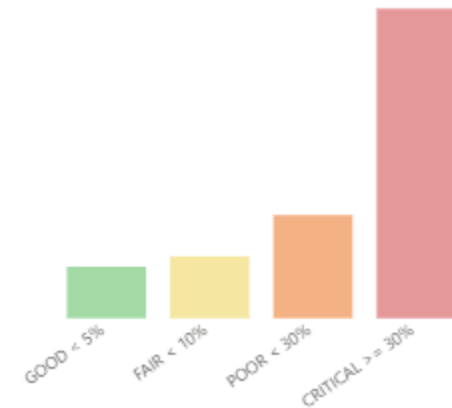
\$15,000

REPLACEMENT COST



APPENDIX A - FACILITY CONDITION INDEX (FCI)

- **What It Is:** A widely used critical metric to evaluate the overall health, functionality, and maintenance priorities of each facility
- **Purpose:**
 - Provides a quick snapshot of a facility's health, expressed as a percentage
 - **Lower FCI Values:**
 - **0.05:** Indicates a facility is good condition
 - **0.06 – 0.10:** Indicates a facility is in fair condition
 - **Higher FCI Values:**
 - **0.11 – 0.30:** Indicates a facility is in poor condition
 - **0.30:** Indicates a facility is in critical condition
- **Use Cases:**
 - Helps prioritize repairs
 - Guides funding allocation by comparing conditions across multiple facilities in a portfolio
- **Calculation:**
$$FCI = \frac{\text{Cost of necessary repairs or Deferred Maintenance}}{\text{Current Replacement Value}}$$
- **Example:** The facility's replacement cost is \$11,540,000, and the required repairs total \$2,236,200, resulting in an FCI of **19%** (0.19)



APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD

BUILDING SYSTEMS



EXTERIOR





INTERIOR



APPENDIX C – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	TITLE
CNR	DIRECTOR
CNR	DEPUTY DIRECTOR
CNR	DIVISION ADMINISTRATOR, STATE PARKS
CNR	SUPERVISOR, PROFESSIONAL ENGINEER

STATEWIDE CONTACTS CC'D

The following positions across various departments are CC'D:

- **GFO Budget**
 - Executive Branch Budget Officer
- **DCNR Lands Division**
 - Division Administrator
 - Deputy Division Administrator
 - State Land Agent 2
- **Legislative Counsel Bureau**
 - Senior Program Analyst
 - Principal Program Analyst
- **Administration Risk Management Division**
 - Division Administrator
 - Insurance/Loss Prevention Specialist
 - Program Officer
 - Management Analyst 4
 - Safety Specialist Consultant

APPENDIX D - FCA RESOURCES



KEN FORBES

Construction Project Coordinator III

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775.315-5573

CAROL MYERS

Construction Project Coordinator II

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YADHIRA PIMENTEL

Administrative Assistant IV

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775.684-4126

APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	12/12/2025	Initial.