



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.

**i** **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



LAKE TAHOE-NEVADA STATE PARKS

B#	NAME	STATUS	RIGHTS
1291	FEES 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

## 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

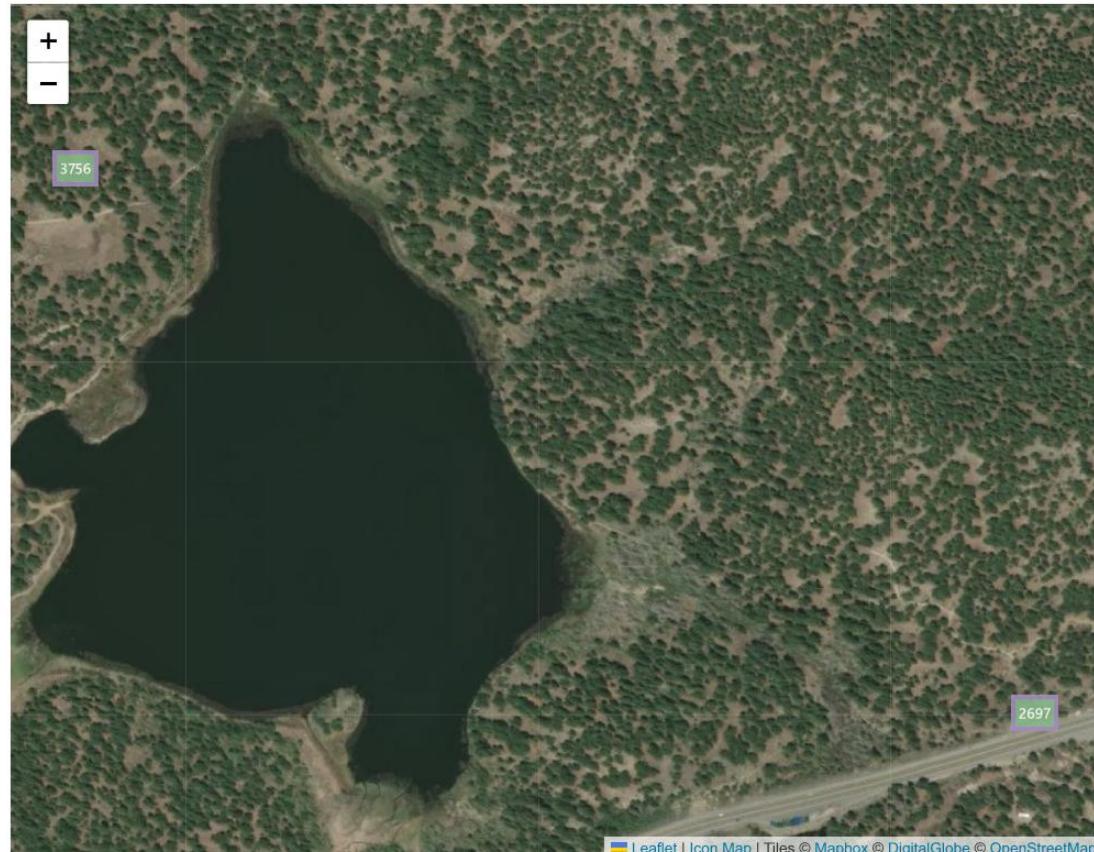
## PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY

SITE IS:

OWNED

OCCUPIED

2 BUILDINGS



LAKE TAHOE-NEVADA STATE PARKS

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

Survey Date: 11/01/2023 Print Date: January 2026

Page 8 of 41

## PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY

SITE IS:

OWNED

OCCUPIED

3 BUILDINGS



LAKE TAHOE-NEVADA STATE PARKS

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

Survey Date: 11/01/2023 Print Date: January 2026

Page 9 of 41

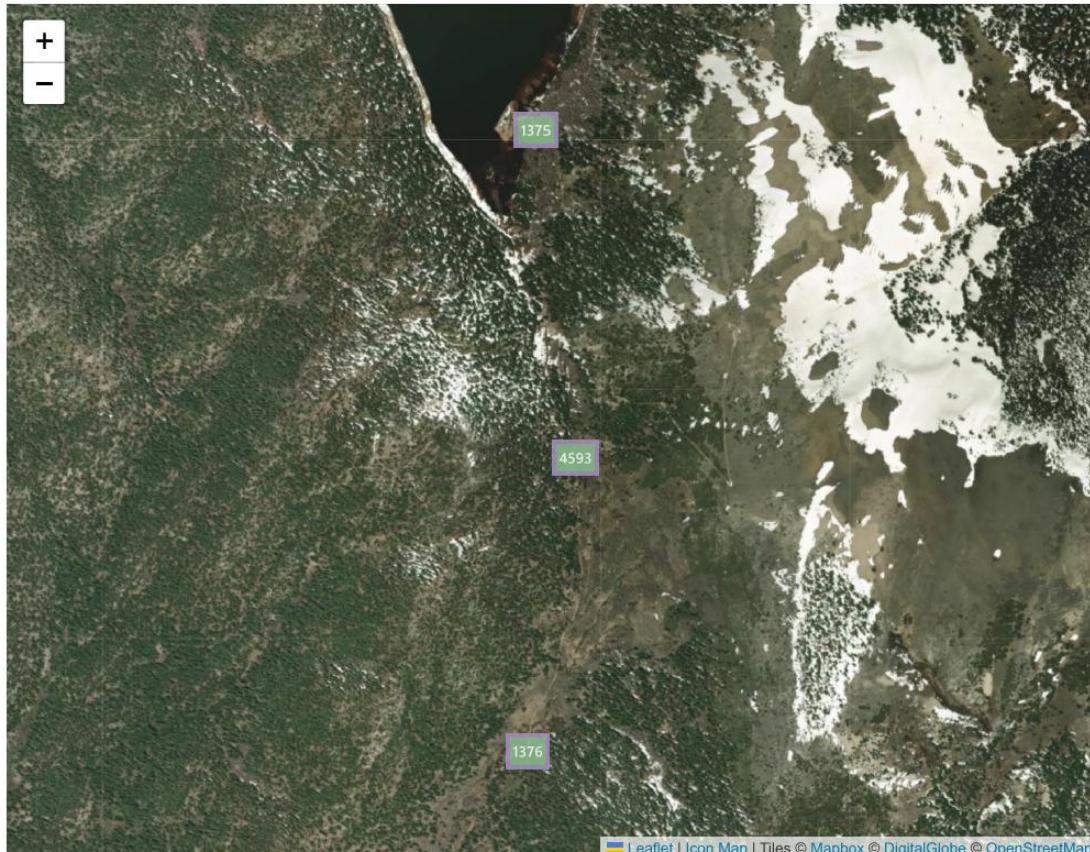
## PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY

SITE IS:

OWNED

OCCUPIED

3 BUILDINGS



LAKE TAHOE-NEVADA STATE PARKS

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

Survey Date: 11/01/2023 Print Date: January 2026

Page 10 of 41

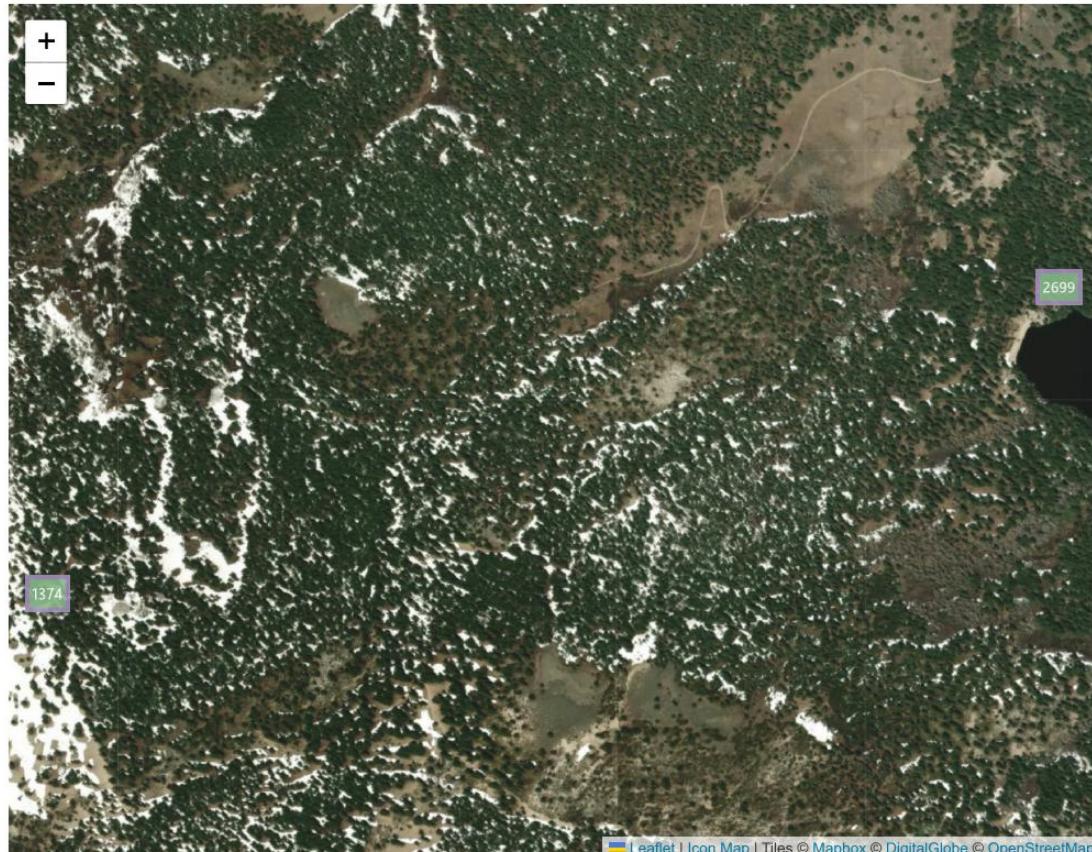
## PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY

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



LAKE TAHOE-NEVADA STATE PARKS

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

Survey Date: 11/01/2023 Print Date: January 2026

Page 12 of 41

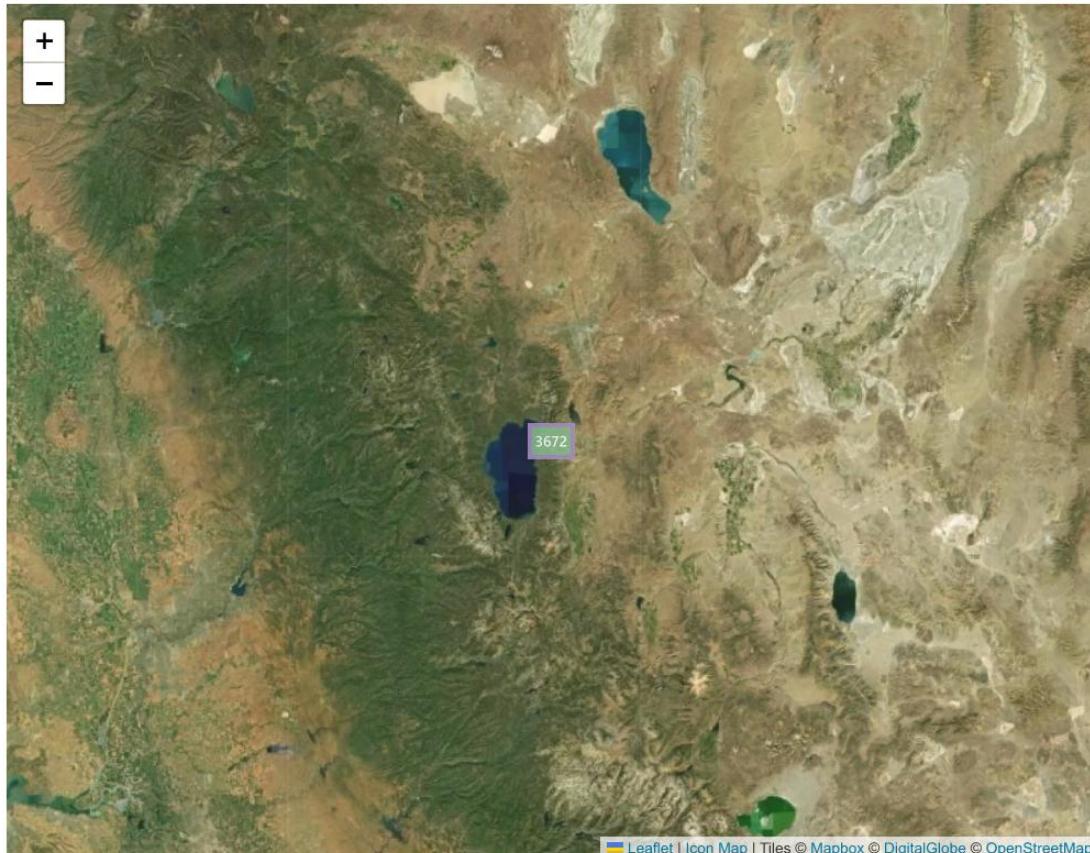
## PROPERTY MAP, SR 28 @ SPOONER SUMMIT, DOUGLAS COUNTY

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



21 BUILDINGS



**\$114,678**  
BUILDINGS WITH PROJECTS



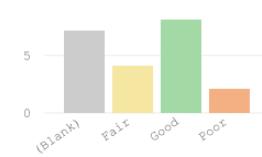
**\$2,157,680**  
FRC - PROJECT BLDGS ONLY

5.31

AVERAGE FCI %



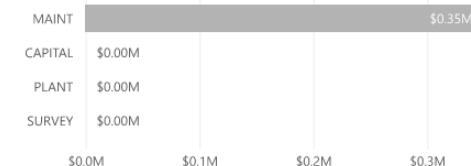
FCI DISTRIBUTION



COST

PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$349,844
<b>TOTAL</b>	<b>1</b>	<b>\$349,844</b>

### PROJECT TYPE BREAKDOWN - SITE ONLY



### PROJECT CATEGORY BREAKDOWN - SITE ONLY



## THE FEE STATION FACILITY DETAILS

YEAR BUILT 1991  
CONSTRUCTED 1991



OFFICE



34 YEARS



OWNED  
OCCUPIED



160 SF



FCI %

10.50

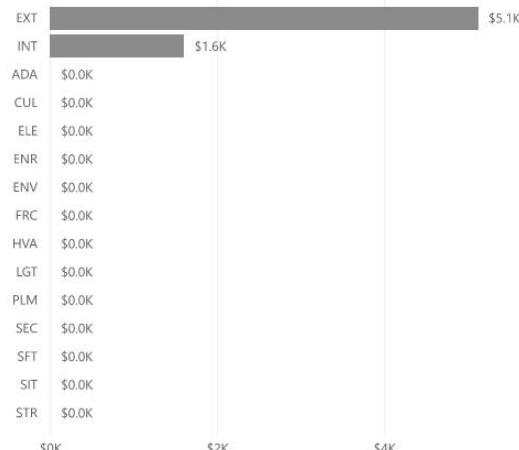


The Fee Station is a wood framed building with an asphalt composition roof on a concrete slab-on-grade foundation. It is located at the entrance road to the park. The facility is a fee collection and information station for park visitors. It is in good shape.



### 1291 - BUILDING COMPONENTS

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



\$64,000

REPLACEMENT COST

\$0K \$2K \$4K

### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

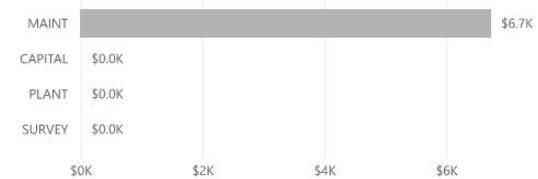
CONS TYPE: V-N

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 0% suppressed

### PROJECT TYPE BREAKDOWN - BY BUILDING



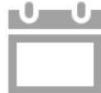
### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$3,520
PRIORITY 3	2	\$3,200
<b>TOTAL</b>	<b>3</b>	<b>\$6,720</b>

\$6,720

## PARK-CONCESSION RAMADA FACILITY DETAILS

YEAR BUILT 1977  
CONSTRUCTED 2023



RETAIL



3 YEARS



OWNED  
OCCUPIED



FCI %

5.00



1,142 SF



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.



### 1292 - BUILDING COMPONENTS

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

**\$456,800**

REPLACEMENT COST

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	

\$0K      \$5K      \$10K

### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-N

OCC: 100% - M

Store with stocks of goods

FIRE: 0% suppressed

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	2	\$22,840
<b>TOTAL</b>	<b>2</b>	<b>\$22,840</b>

**\$22,840**

## THE WELL HOUSE FACILITY DETAILS

YEAR BUILT 1977  
CONSTRUCTED 1977



UTILITY



48 YEARS



OWNED  
OCCUPIED



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.

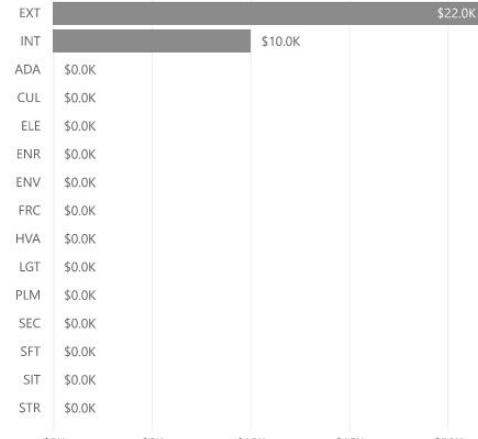


1323 - BUILDING COMPONENTS

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

**\$260,000**

REPLACEMENT COST



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-N

OCC: 100% - U-1

FIRE: 0% suppressed

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

PRIORITY	ITEM	COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$12,000
PRIORITY 3	2	\$20,000
<b>TOTAL</b>	<b>3</b>	<b>\$32,000</b>

**\$32,000**

## SPENCER'S CABIN FACILITY DETAILS

YEAR BUILT 1920  
PURCHASED 1969



RESIDENCE



56 YEARS



OWNED  
OCCUPIED



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.



1371 - BUILDING COMPONENTS

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



### 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

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

PRIORITY	COST
PRIORITY 1	\$0
PRIORITY 2	\$0
PRIORITY 3	\$2,800
<b>TOTAL</b>	<b>\$2,800</b>

**\$2,800**

## RED HOUSE FACILITY DETAILS

YEAR BUILT 1910  
PURCHASED 1969



RESIDENCE



57 YEARS



OWNED  
OCCUPIED



FCI %

---

947 SF



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.



### 1372 - BUILDING COMPONENTS

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

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

**\$473,500**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING

### 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

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

	COST
PRIORITY 1	\$0
PRIORITY 2	\$0
PRIORITY 3	\$0
<b>TOTAL</b>	<b>\$0</b>

**\$0**

## TRT CXT FACILITY DETAILS

YEAR BUILT 2006  
PURCHASED 2006



RESTROOM



19 YEARS



OWNED  
OCCUPIED



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.

### 1374 - BUILDING COMPONENTS

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

**\$26,000**

REPLACEMENT COST

EXT		\$2.6K
ADA	\$0.0K	
CUL	\$0.0K	
ELE	\$0.0K	
ENR	\$0.0K	
ENV	\$0.0K	
FRC	\$0.0K	
HVA	\$0.0K	
INT	\$0.0K	
LGT	\$0.0K	
PLM	\$0.0K	
SEC	\$0.0K	
SFT	\$0.0K	
SIT	\$0.0K	
STR	\$0.0K	

### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: I-FR

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 0% suppressed

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	2	\$2,610
<b>TOTAL</b>	<b>2</b>	<b>\$2,610</b>

**\$2,610**

## MARLETTE LAKE CXT FACILITY DETAILS

YEAR BUILT 2000  
PURCHASED 2000



RESTROOM



25 YEARS



OWNED  
OCCUPIED



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.



1375 - BUILDING COMPONENTS

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

\$26,000

REPLACEMENT COST



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

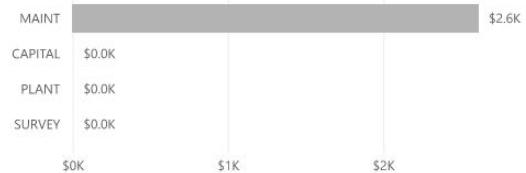
CONS TYPE: I-FR

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 0% suppressed

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	2	\$2,610
<b>TOTAL</b>	<b>2</b>	<b>\$2,610</b>

\$2,610

## THE NORTH CANYON CXT FACILITY DETAILS

YEAR BUILT 2000  
PURCHASED 2000



RESTROOM



25 YEARS



OWNED  
OCCUPIED



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.



1376 - BUILDING COMPONENTS

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

\$26,000

REPLACEMENT COST



81 SF



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

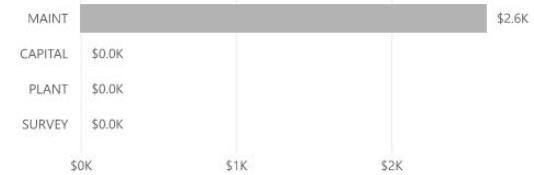
CONS TYPE: I-FR

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 0% suppressed

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	2	\$2,610
<b>TOTAL</b>	<b>2</b>	<b>\$2,610</b>

\$2,610

## THE BUNK HOUSE FACILITY DETAILS

YEAR BUILT 1911  
PURCHASED 1969



RESIDENCE



56 YEARS



OWNED  
OCCUPIED



FCI %

---



2696 - BUILDING COMPONENTS

PROJECT CATEGORY BREAKDOWN - BUILDING

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

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

**\$87,880**

REPLACEMENT COST

\$0.0 \$0.5 \$1.0

### 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

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

	COST
PRIORITY 1	\$0
PRIORITY 2	\$0
PRIORITY 3	\$0
<b>TOTAL</b>	<b>\$0</b>

**\$0**

## THE SPOONER SUMMIT TRT KIOSK FACILITY DETAILS

YEAR BUILT 0  
CONSTRUCTED -



KIOSK



2025 YEARS



OWNED  
OCCUPIED



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.

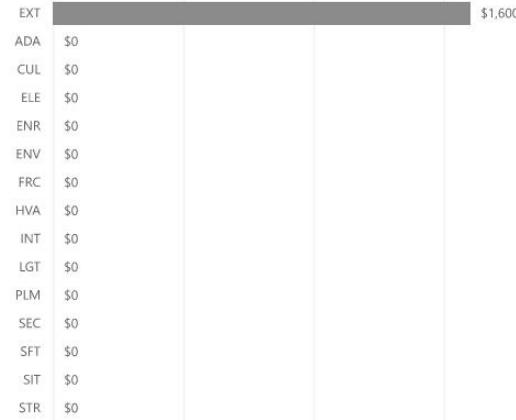


### 2697 - BUILDING COMPONENTS

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

**\$7,500**

REPLACEMENT COST



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: V-N

OCC: 100% - U-1

FIRE: 0% suppressed

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY



**\$1,600**

## THE HOBART CXT TOILET FACILITY DETAILS

YEAR BUILT 2006  
PURCHASED 2006



RESTROOM



19 YEARS



OWNED  
OCCUPIED



FCI %

6.23

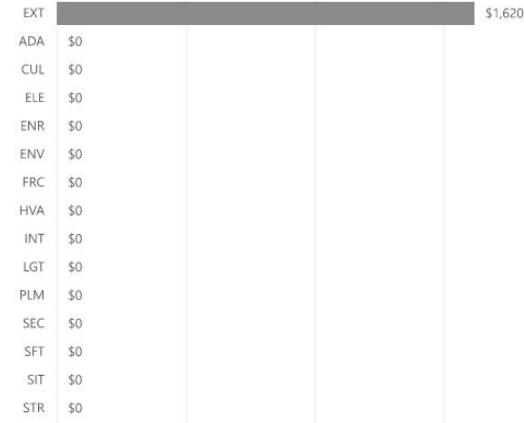


The Hobart CXT Toilet is a precast concrete unisex restroom with ADA compliant interior features. The building is located in the backcountry of Spooner Lake at the new Hobart Lake Campground.



2699 - BUILDING COMPONENTS

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



\$26,000

REPLACEMENT COST

\$0 \$500 \$1,000 \$1,500

### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: I-FR

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 0% suppressed

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY



\$1,620

## HANNA'S HIDEAWAY FACILITY DETAILS

YEAR BUILT 1929  
PURCHASED 1969



RESIDENCE



56 YEARS



OWNED  
OCCUPIED



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.



3672 - BUILDING COMPONENTS

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

**\$43,680**

REPLACEMENT COST



168 SF



### 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

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

PRIORITY	COST
PRIORITY 1	\$0
PRIORITY 2	\$0
PRIORITY 3	\$5,600
<b>TOTAL</b>	<b>\$5,600</b>

**\$5,600**

Survey Date: Print Date: January 2026

Page 26 of 41

## THE SPOONER CABIN FACILITY DETAILS

YEAR BUILT 1998  
CONSTRUCTED 1998



RESIDENCE



27 YEARS



OWNED  
OCCUPIED



FCI %

8.40



The Spawner 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.

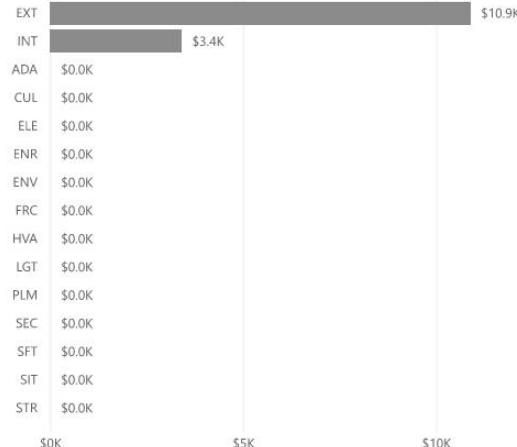


3756 - BUILDING COMPONENTS

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

**\$170,000**

REPLACEMENT COST



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

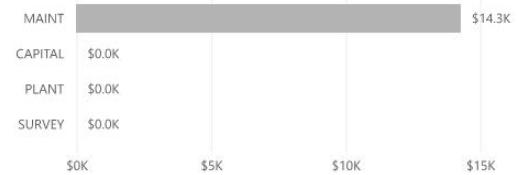
CONS TYPE: V-B

OCC: 100% - R-1

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

FIRE: 0% suppressed

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

PRIORITY	COST
PRIORITY 1	\$0
PRIORITY 2	\$0
PRIORITY 3	\$14,280
<b>TOTAL</b>	<b>\$14,280</b>

**\$14,280**

Survey Date: Print Date: January 2026  
Page 27 of 41

## THE WILDCAR CABIN FACILITY DETAILS

YEAR BUILT 1998  
CONSTRUCTED 1998



RESIDENCE



27 YEARS



OWNED  
OCCUPIED



FCI %

8.40



230 SF



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.



3757 - BUILDING COMPONENTS

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

**\$115,000**

REPLACEMENT COST



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

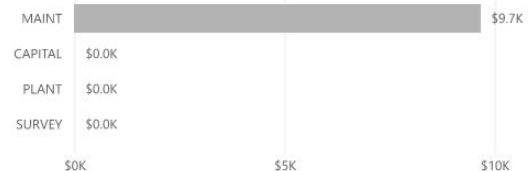
CONS TYPE: V-B

OCC: 100% - R-1

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

FIRE: 0% suppressed

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

PRIORITY	ITEM	COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	3	\$9,660
<b>TOTAL</b>	<b>3</b>	<b>\$9,660</b>

**\$9,660**

## VISITOR CENTER FACILITY DETAILS

YEAR BUILT 2021  
UNKNOWN -



VISITOR



5 YEARS



OWNED  
OCCUPIED



FCI %

- - -

3,216 SF



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.



4588 - BUILDING COMPONENTS

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

**\$1,929,600**

REPLACEMENT COST

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

### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE:

OCC: 0% -

FIRE: 0% suppressed

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

	COST
PRIORITY 1	\$0
PRIORITY 2	\$0
PRIORITY 3	\$0
<b>TOTAL</b>	<b>\$0</b>

**\$0**

## STONE HENGE RAMADA FACILITY DETAILS

YEAR BUILT 2022  
CONSTRUCTED 2022



OUTDOOR



4 YEARS



OWNED  
OCCUPIED



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

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

**\$456,800**

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE:

OCC: 0% -

FIRE: 0% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

PRIORITY	COST
PRIORITY 1	\$0
PRIORITY 2	\$0
PRIORITY 3	\$0
<b>TOTAL</b>	<b>\$0</b>

**\$0**

## NEW SPOONER CXT FACILITY DETAILS

YEAR BUILT 2022  
CONSTRUCTED 2022



RESTROOM



4 YEARS



OWNED  
OCCUPIED



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

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

\$0.0 \$0.5 \$1.0

**\$75,000**

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING

### 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

\$0.0 \$0.5 \$1.0

### TOTAL COST BY PRIORITY

PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
<b>TOTAL</b>	<b>0</b>	<b>\$0</b>

**\$0**

## MARLETTE LAKE TRAIL KIOSK FACILITY DETAILS

YEAR BUILT 2022  
UNKNOWN -



KIOSK



4 YEARS



OWNED  
OCCUPIED



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

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

\$15,000

REPLACEMENT COST

\$0.0      \$0.5      \$1.0

### CODE COMPLIANCE SUMMARY

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

FIRE: 0% suppressed

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

	COST
PRIORITY 1	0
PRIORITY 2	0
PRIORITY 3	0
<b>TOTAL</b>	<b>\$0</b>

\$0

## NORTH CANYON KIOSK FACILITY DETAILS

YEAR BUILT 2022  
CONSTRUCTED 2022



KIOSK



4 YEARS



OWNED  
OCCUPIED



FCI %

---



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



4593 - BUILDING COMPONENTS

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

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

\$15,000

REPLACEMENT COST

\$0.0      \$0.5      \$1.0

### 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

\$0.0      \$0.5      \$1.0

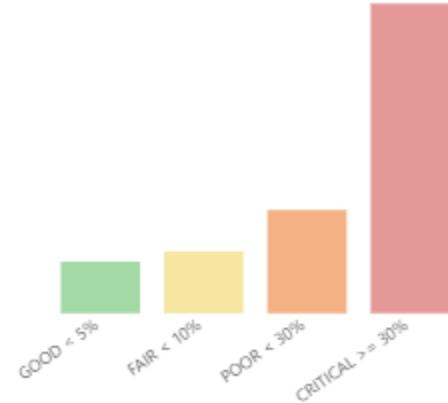
### TOTAL COST BY PRIORITY

	COST
PRIORITY 1	0
PRIORITY 2	0
PRIORITY 3	0
<b>TOTAL</b>	<b>\$0</b>

\$0

## 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*

[kforbes@admin.nv.gov](mailto:kforbes@admin.nv.gov)

775.315-5573

### CAROL MYERS

*Construction Project Coordinator II*

[mc.myers@admin.nv.gov](mailto:mc.myers@admin.nv.gov)

775.690-5134

### YADHIRA PIMENTEL

*Administrative Assistant IV*

[mypimentel@admin.nv.gov](mailto:mypimentel@admin.nv.gov)

775.684-4126

## APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	12/12/2025	Initial.