

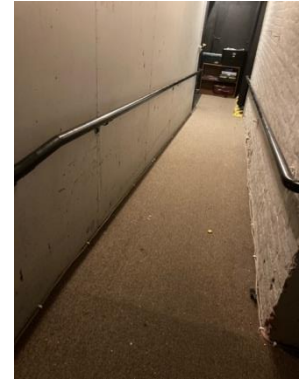
Revised Scope of Work – Carson Brewing Company, 449 West King St., Carson City, NV 89703

1. **Plumbing Upgrades (\$6,090.16)**: This funding will replace 10 toilets, 7 of which are ADA compliant. We will also be repairing the existing kitchen faucet in the commercial kitchen next to the ballroom. We have been strongly advised not to replace the urinals with waterless style as originally planned. 20 bathroom faucets have already been supplied by COVID grant monies received from Carson City. All the faucets that have been replaced were 1970's era faucets. We expected to do more plumbing work, but a certified plumber inspected and evaluated our existing plumbing fixtures and water heaters, and determined that they were quite sufficient and little would be gained by replacing them.
2. **Electrical Upgrades (\$17,694)**: BAC's initial step in improving the electrical systems will be to replace 62 fluorescent fixtures with LED fixtures throughout the building and to replace light bulbs in all remaining fixtures with LED energy-efficient bulbs. All of the fixtures indoors that are being replaced are fluorescent fixtures from the 1970's, no other fixtures inside are being replaced – only relamped. 8 Existing exterior fixtures, the majority being High Pressure Sodium lights (we believe to all be from the 1970's or newer) will be replaced with LED fixtures that better fit the age of the building – we plan to use the P5723-7130K9 from Progress Lighting with a Gilded Iron Finish (black) 2 Exterior fixtures with new circuits will be added outside above the North and South doors on Division street. Care will be taken to ensure that any penetrations will be through the mortar, and not the brick. The plan is to attach the electrical conduit to the underside of the arched doorway opening, and be affixed to the steel framing at the arch. One new Emergency Exit light will be installed at the interior of the south doorway on Division St side to match the one at the North entrance. We also plan to replace some existing light switches with lighted ones for safety in the Black Box Theater, and replace 2 existing bathroom light switches with motion switches.
3. **Roofing (\$65,800)**: BAC proposes to replace shingles on the annex and to reroof the brewery and the black box theater with energy efficient, reflective material. All of these roofs are in excess of 45 years old and suffer multiple leaks. This item is a high priority for the preservation of the building. We also plan to remove and roof over 4 existing wood skylights on the annex building, which was built in 1975. New framing and plywood substrate would be installed where the skylights were to match the existing materials. The inside where the skylights were will be replaced with acoustic drop ceiling to match the rest of the room. The shingles we will be using are the exact same ones we used on the Performance hall building in 2020. Manufactured by Malarkey, these 40-year shingles are NEX Polymer Modified Asphalt, Class 3 Impact Rating, with 110-130 MPH wind rating
4. **HVAC System (\$11,077)**: All components of the HVAC system are clearly old; there is no record any of the appliances have been replaced in the 45 years BAC has had ownership of the building, nor does anyone have any memory of this happening. We had the entire

HVAC System inspected and evaluated, and we are able to repair, rather than replace, the existing fixtures. All of them are in need of basic service and cleaning, while some will need to have new inducer motors, circuit boards, and blowers replaced

5. **Handicapped Access (\$4,000):** BAC will add a Handicapped Door Opener to its existing Main Entrance Door.
6. **Flooring: (\$7473):** We would like to replace carpeting on two existing ramps into and out of the Black Box Theater. The existing flooring is failing in some spots and is becoming a safety hazard. Also, we have 4 bathrooms that have linoleum that is separating at the seams and is becoming a safety concern as well as fears of water leakage into the subfloor if not replaced soon.

Current ramp flooring.



Current ballroom bathroom flooring.

