

5a

Grant Number:

CCCHP-19-01

Grantee:

White Pine Community Choir Association

Historic Resource:

Ely Latter Day Saints Stake Tabernacle

Project Name:

Stabilization and Restoration of the Centennial Fine
Arts Center

Additional Request Amount:

\$95,000

Carla Hitchcock

From: Susan Wetmore <sywetmore@gmail.com>
Sent: Thursday, November 12, 2020 9:16 AM
To: Carla Hitchcock
Cc: Carol McKenzie
Subject: Grant 19-01/additional CCCHP funding application
Attachments: CCCHP add'l funding 11-11-20.docx; BUDG.REV.3.0.CCCHP.docx; ATT00001.txt

Good morning, Carla.

I am attaching two grant application documents from the White Pine Community Choir Association for submission to the commission. Our application relates to your advisory email of October 19 regarding the reallocation of \$100,000 of CCCHP grant funds.

The letter covers our additional request for funds. The budget document is one that you already have on hand, and which my letter refers to by item number.

Thank you for the opportunity to make this additional request. I am sorry that this opportunity comes at such a high cost to Lyon County.

Susan

WHITE PINE COMMUNITY CHOIR ASSOCIATION
P.O. Box 150996
ELY, NV. 89315

Commission for Cultural Centers and Historic Preservation
901 S. Stewart St., Ste. 5004
Carson City, NV. 89701

November 11, 2020

Re: Grant 19-01: Reallocation of a portion of the CCCHP funding awards

Dear Commissioners,

The White Pine Community Choir Association is writing to request that the CCCHP consider redistributing to our project some of the \$100,000 now available from the 2019-2020 grant cycle.

We are requesting increases in the following areas:

Architectural and engineering fees (Item #16 on the budget we submitted on 7-30-2020, and included with this letter);

Exterior openings (item #5 on the 7-30-2020 budget);

Electrical (item #9 on the 7-30-2020 budget).

Architectural and Engineering Fees. We allocated \$40,000 for A&E fees in our original budget—half of which will be coming from another source than the CCCHP. During discussions with our architect, we have determined that this is an insufficient amount for a full team. Our original A&E fee estimates were underfunded because we did not take our remote geographical location and the condition of our building into account.

The electrical engineer, the structural engineer, and the mechanical engineer have each submitted work estimates to the architect in the \$10,000 range, totaling \$30,000. This leaves \$10,000 to the architect, which is inadequate to do her job of design development, construction documents, consulting, coordination, site visits, etc.

We are requesting an additional \$20,000 for A&E fees.

Exterior openings. We allocated \$5,400 for this item in our budget. Our design alternatives have changed since July, when SHPO had recommended that we change the placement and footprint of our elevator. Although we have not yet determined if the elevator will be an exterior elevator (using an 'elevator tower') or an interior elevator (with a steel frame and concrete pit), our architect has advised us that our building has some basic compromised structural issues that will require additional structural modifications to create exterior openings and areas to independently support the elevator.

The estimated cost to modify the building to cut holes and to support an independent structure for two stops is estimated to be at least \$45,000 in addition to what we had originally budgeted.

We are requesting an additional \$45,000 for exterior openings and preparation of areas to support the elevator.

Electrical. We allocated \$10,150 for this item in our 7-30-2020 budget. We are not yet sure if our current building loads and service to the site are adequate to meet the power demands of an elevator. If we need to replace this service (which is very likely, since the wiring is at least 50 years old), we will need to add \$5,000 for A&E fees, and an additional \$25,000 for actually installing the updated electrical service to meet the demands of the elevator.

We are requesting an additional \$30,000 for electrical design and installation.

To summarize, we are requesting the following:

Architectural and engineering fees	\$20,000
Exterior openings	\$45,000
Electrical	<u>\$30,000</u>
	\$95,000

Thank you for considering our request.

We are grateful for this opportunity to make this request and to continue the legacy of historic preservation in Ely.

Sincerely,

Susan Wetmore, secretary
White Pine Community Choir Association

Budget Revision 7-30-20 CCCHP Grant 19-01

This budget is configured slightly differently than our original budget, although we have retained the same budget item numbers for the various items in the access project. It reflects a smaller access design that contains only a wheelchair lift and is protected from the elements. Architectural and engineering fees as well as permitting fees are listed separately in this budget.

ITEM	BASE COST + 22%
1. Excavation	\$12,550
2. Concrete	\$ 8,950
3. Framing	\$20,656
4. Roofing	\$ 7,800
5. Exterior Openings	\$ 5,400
6. Insulation	\$. 1,800
7. Wheelchair lift/small elevator [On hold for now]	-0-
8. Plumbing [Smaller access, no plumbing needed]	-0-
9. Electric	\$10,150
10. HVAC	\$ 7,050
11. Drywall/painting	\$11,300
12. Interior finishes [50% cut]	\$24,264
13. Finish carpentry	\$14,880
14. Drainage, retrofit, re-grading.	\$29,900
15. Exterior cladding	\$14,300
16. Architectural/Engineering fees	\$40,000 [\$20,000 from *GBHAP]
17. Permitting fees	\$ 5,000
GRAND TOTAL	\$214,000 [\$20,000 from GBHAP]

*GBHAP=Great Basin Heritage Area Partnership

5b

Grant Number:

CCCHP-19-02

Grantee:

Historic Fourth Ward School Foundation

Historic Resource:

Fourth Ward School

Project Name:

Exterior Restoration

Additional Request Amount:

\$38,500

Carla Hitchcock

From: Director <director@fourthwardschool.org>
Sent: Tuesday, November 10, 2020 3:38 PM
To: Rebecca Palmer
Cc: Carla Hitchcock
Subject: Redistribution Grant Request for 2019 - 2020
Attachments: FWSM Scope of Work for CCCHP Redistribution Grant Request for 2019 - 2020.pdf

Dear Ms. Palmer;

Please find attached the Historic Fourth Ward School Foundation's request in reference to the redistribution of the grant funds for the 2019-2020 grant cycle. If you have any questions, please feel free to contact me at (775) 847-0975 or by e-mail at director@fourthwardshool.org.

Sincerely,

Nora Stefu
Executive Director

HISTORIC FOURTH WARD SCHOOL

537 South C Street | P.O. Box 4 | Virginia City, Nevada | 89440 | Phone: 775.847.0975
www.fourthwardschool.org

November 10, 2020

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

Via Email: rlpalmer@shpo.nv.gov

Re: Redistribution of no less than \$100,000 in reverted grant funds for the 2019-2020 grant cycle.

Dear Ms. Palmer;

Thank you kindly for the opportunity to present our request for additional financial resources for the restoration of the Historic Fourth Ward School in Virginia City, Nevada. We understand that the Nevada Commission for Cultural Centers and Historic Preservation (CCCHP) will be considering the redistribute of some grant funds for the 2019-2020 grant cycle. The generous financial support provided by the CCCHP over the years has been instrumental in the restoration and preservation of the School and we are very grateful for that support.

Attached please find our Proposed Scope of Work and Budget addressing our request for \$38,500 to help fund the restoration of the West Side/North section of our historic Victorian era school house. Our initially grant application, submitted in early 2020, provided a detailed description of the overall restoration needs on the 1876 constructed building. Within the narrative, references to the original grant application sections will be used for your convenience.

Your consideration and generosity are greatly appreciated. Thank you for helping to preserve the "Last One Standing" of its kind in the United States for future generations.

Sincerely,



Nora Stefu
Executive Director

Proposed Scope of Work:

Our original FY 2019-2020 grant cycle financial request for the preservation and restoration of the Historic Fourth Ward School was for \$365,644.80 to restore five sections of the building; South Side/West, South Side/East, West Side/South, West Side/North and the Bell Tower Entry Elevation. From the amount requested, the Commission for Cultural Centers and Historic Preservation (CCCHP) generously granted CCCHP-19-02 for \$111,000 to renovate the Bell Tower Entry Elevation section, which we indicated was the most important portion of the building needing immediate attention. If additional funding is now available from the CCCHP, we would request consideration of funding in the amount of \$38,500 in order to renovate the West Side/North section of the building.

The West Side/North section has been subjected to increasing environmental damage due to the weather penetrating into the building. Persistent west and northwest winds, high desert heat, temperature fluctuations, and rain and snow, have all contributed, and continue to cause deterioration. Additional financial resources would allow us to address these issues by repairing, renovating and preserving the exterior structure, siding and gutters properly. Please refer to our original 2019-2020 grant application, in the *Project Description* and *How Do You Propose to Restore/Rehabilitate It* section for details on the specific damage and proposed restoration work. If damage is not addressed soon, we fear that the expense of potential structural repairs could place a heavy burden on the Historic Fourth Ward School Foundation. Moreover, our ability to complete the remaining proposed, and needed future renovations of the additional sections of the building, would be impeded. Thereby, delaying the protection of the other sections of the school house from the same environmental threats. Putting a stop to the continued building damage and having the West Side/North section completed, along with the Bell Tower Entry Elevation, would constitute a significant milestone in our overall building restoration.

Toward this effort, we are asking for an additional \$38,500 for the protection and completion of the West Side/North section of the building. The Fourth Ward School Foundation will be able to contribute \$20,000, to be used as matching funds, to satisfy the total \$58,500 quoted amount for this section. We request your consideration of our proposal for the completion of the West Side/North renovation.

West Side/North Restoration Budget

General Requirements:

Supervision	\$3,936.00
Equipment Rental	\$4,800.00

Sitework:

Selective Removal of Architectural Elements for Structural Repair	\$3,372.00
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Wood and Plastics:

Carpentry Repairs and Reinstall Architectural Elements	\$20,880.00
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Thermal and Moisture:

Eyebrow Flashings	\$5,875.20
Architectural Sheet Metal Misc.	\$1,718.40
Caulking	\$1,598.40

Finishes:

Painting	<u>\$16,320.00</u>
	\$58,500.00

West Side/North

Materials:	\$6,240.00
Labor:	\$47,460.00
<u>Equipment:</u>	<u>\$4,800.00</u>
	\$58,500.00

HFWSF Proposed Match: (\$20,000.00)

CCCHP Request: \$38,500.00

5c

Grant Number:

CCCHP-19-04

Grantee:

Eureka Restoration Enterprise

Historic Resource:

Lani and Repetto Saloon and Eureka Brewery

Project Name:

Charles Lautenschlager Building

Additional Request Amount:

\$2,936

Carla Hitchcock

From: Eureka Restoration Enterprise <eureka restoration enterprise@gmail.com>
Sent: Wednesday, October 21, 2020 4:00 PM
To: Rebecca Palmer; Carla Hitchcock
Subject: SHPO Additional Funding
Attachments: Additional funding SHPO.docx

Hello Carla and Rebecca,

I am attaching a one page letter to be submitted to Commissioners for additional funding. I am hoping that i am submitting this early enough so that if you need additional information or documentation from me i can get that to you as well.

thank you so much for this additional opportunity,
Garney Damele

Thank you,





Eureka Restoration Enterprise

A 501c3 Organization

October 21, 2020

State Historical Preservation Office
901 S. Stewart St., Suite 5004
Carson City, NV 89701

RE: Redistribution of 2019-2020 grant funds

Thank you for this opportunity to apply for additional funds for our restoration project at 91 N. Main Street in Eureka, Nevada.

We believe that we have both experienced unexpected issues since the June 9, 2020 hearing *and* that we can reach significant milestones with additional funding.

Between the June 9th date and the final scope of work deadline of October 2020, our original quote for wall restoration in the back room of the building increased by nearly \$20,000. The original contractor backed out of the project due to an increase in work and difficulty in obtaining materials and supplies due to Covid-19. We were able to get a new quote for site work at \$53,983.75 (verses the original quote for the same work at \$34,000). Please see our original Scope of Work and our final Scope of Work.

We *originally* included the cost of plumbing (\$19,754.00 see line 'o.' on each Scope of Work – June and then October) as *State Share*. Since obtaining the new quote from a new contractor in September 2020 we moved the cost of plumbing from State Share to Non State Share.

If awarded additional funds we will use those funds for plumbing ultimately freeing up some of our Non State Share monies.

We would also like to inform the committee that we have continually worked towards obtaining more funding so that we can realize completion of a major portion of the building.

Some of the additional funding includes another \$10,000 from Nevada Gold Mines. We were also awarded a loan from a new program called I-80, a collaborative effort between Nevada Gold Mines and Rural Nevada Development. This program was instituted for businesses (also including non-profits) that have been negatively affected by Covid-19.

Thank you, Garney Damele
Eureka Restoration Enterprise

P O Box 742

Eureka, Nevada 89316

eureka restoration enterprise@gmail.com

Carla Hitchcock

From: Eureka Restoration Enterprise <eureka restoration enterprise@gmail.com>
Sent: Thursday, November 12, 2020 4:45 PM
To: Carla Hitchcock
Subject: Re: SHPO Additional Funding

Yes that's what it is for. Thank you !!

On Thu, Nov 12, 2020 at 4:34 PM Carla Hitchcock <chitchcock@shpo.nv.gov> wrote:

Hi Garney,

Yes, they would be looking for a dollar amount and what the money would be used for. I wanted to be sure I understood that it was a request for the plumbing costs and that I wasn't missing something else.

Thank you!

Carla Hitchcock

Grants & Projects Analyst

Nevada State Historic Preservation Office

From: Eureka Restoration Enterprise <eureka restoration enterprise@gmail.com>
Sent: Thursday, November 12, 2020 4:26 PM
To: Carla Hitchcock <chitchcock@shpo.nv.gov>
Subject: Re: SHPO Additional Funding

Hi Carla.

I guess I was t sure if I was supposed to give an amount of request or simply say how the money would be used. Yes it's for plumbing but any amount is a big help. So yes asking for total plumbing at this point.

Thank you

On Thu, Nov 12, 2020 at 4:17 PM Carla Hitchcock <chitchcock@shpo.nv.gov> wrote:

Hi Garney,

I wanted to verify that your additional funding request is for the plumbing costs at \$19,754, correct?

Thank you,

Carla

Carla Hitchcock

Grants & Projects Analyst

Nevada State Historic Preservation Office

From: Eureka Restoration Enterprise <eureka restoration enterprise@gmail.com>

Sent: Wednesday, October 21, 2020 4:00 PM

To: Rebecca Palmer <rlpalmer@shpo.nv.gov>; Carla Hitchcock <chitchcock@shpo.nv.gov>

Subject: SHPO Additional Funding

Hello Carla and Rebecca,

I am attaching a one page letter to be submitted to Commissioners for additional funding. I am hoping that i am submitting this early enough so that if you need additional information or documentation from me i can get that to you as well.

thank you so much for this additional opportunity,

Garney Damele

Thank you,



GRANT APPLICATION FOR 2019-2020
 PART III BUDGET FORM

Applicant: Eureka Restoration Enterprise

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.	Michael Allen Project Director	200	25			0.00	5,000.00	0	50000
b.						0.00	0.00		
c.						0.00	0.00		
d.						0.00	0.00		
e.						0.00	0.00		
f.						0.00	0.00		
g.						0.00	0.00		
h.						0.00	0.00		
i.						0.00	0.00		
j.						0.00	0.00		
Sub-total:							\$5,000.00	\$0.00	\$5,000.00

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

		Rate	Miles/# of days	Total Amount	State Share	Non-State Share
a.	Mileage					
	Ahlvers Electric	0.56	2200	1,232.00		1232
	2. Person #2-			0.00		
b.	Per Diem (Breakfast)			0.00		
	Per Diem (Lunch)			0.00		
	Per Diem (Dinner)			0.00		
c.	Transportation costs (parking fees, taxi, etc.)			0.00		
d.	Lodging					
	1. Weeknight (Sun-Th)			0.00		
	2. Weekend (Fri-Sat only)			0.00		
e.	Flat Rete per person - Alex Crouch	75	180	13,500.00		13500
f.	Other:			0.00		
Sub-total:				\$14,732.00	\$0.00	\$14,732.00

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

and

	Contractual Service	Total Amount	State Share	Non-State
a.	General Wood Restoration - total restoration of existing west facing exterior double doors including jambs, molding and glass; all the wood restoration will be completed by Alex Crouch of Alex Crouch Millworks, Elko, Nevada;	17,400.00	17,400.00	
b.	Genral Wood Restoration - Fabrication and installation of new wooded ceiling 1"x2" slats approx 28'x40' room; this quote includes fabrication and installation of wood ceiling in art/dance studio. To be installed by Alex Crouch.	25,200.00	25,200.00	
c.	General Wood Restoration - Restoration of existing wainscoting. Repair and replicate as needed to replicate existing wainscoting including applying a tinted varnish to blend the older and newer work together. To be performed by Alex Crouch. Existing wainscoting to remain.	15,000.00	15,000.00	
d.	General Wood Restoration - Fabrication of new exterior door on north side of building as well as a matching interior door on south wall. These will be single doors to match existing doors with moldings and jambs to match. Work by Alex Crouch.	23,100.00	23,100.00	
e.	Completion of staircase to basement. Handrails and balusters to code. Work by Alex Crouch.	2,100.00	2,100.00	0.00
f.	General Wood Restoration - Addition of a new bookcase/storage unit in a matching wood at north/west corner of room expanding approx 8' in each direction from corner. Work performed by Alex Crouch	0.00	0.00	
g.	Fabrication of new exterior door on the north side of the building. This will be a single door to match existing doors with moldings and jambs to match at the community meeting space/coffee shop. Work performed by Alex Crouch	12,240.00	12,240.00	0.00
h.	Sitework Wall sawing and removal white rock at window, demolish window up to existing transom. Demolish white rockwall section below window. Plaster infill of old door opening ; demolition to include sawcut and removal, stud, and plywood, and plaster infill at historic door opening	1,950.50	1,950.50	
i.	Wood and Plastics Wood Wainscot remove and replace 26' -- Remove and replace historic wood wainscot at approx 26' of wall no finishes on wainscot	6,085.00	6,085.00	
i.	Door and Windows Wood Door Frame for existing door, transom to remain; furnish and install one wood door frame, trims, threshold, hardware, for owner-furnished wood door	2,638.00	2,638.00	0.00
j.	Dance Floor Material - a maple sprung floor from O'Mara Sprung Floors; this floor is both a subfloor and a finish floor. Quote includes flooring, clamp/cable sets, transitions for doorways & trim.	9,853.00	0.00	9,853.00
l.	Flooring - Materials - this cost is an estimate for a commercial - grade flooring for the existing restroom and the new ADA compliant restroom, from JZ Floors, Inc.	627.97		627.97
l.	Flooring - Materials - this cost is an estimate for a commercial - grade flooring for the community room, from JZ Floors, Inc.	1,689.56		1,689.56
l.	Flooring - Materials - this cost is an estimate for a commercial - grade flooring for the kitchen, quote from JZ Floors, Inc.	803.57		803.57

m.	Flooring - Labor to Install -this is an estimate fo labor to install the flooring in the community meeting space, to be completed by Michael Allen, a local contractor	1,320.00	0.00	1,320.00
n.	Finishes Exterior Plaster Repair at two exterior doors -- repair exterior plaster at two exterior door openings Interior Plaster Repair 820 sq ft approx. 96 sq ft Replace ; Repair and replace plaster at interior walls as needed, includes tapcon and flat washer reattachment of existing to rock substrate, fiberglass mesh entire walls, wall finishes applied over mesh for a semi smooth historic plaster appearance Gypsum Board 26x16; furnish and install 5/8 gypsum board at approx 26'x16' of interior wall. Finish to match new plaster finishes	43,310.50	43,310.50	0.00
o.	Plumbing - rough-in handicap bathroom, kitchen sink, utility sink, install vent for existing toilet, install clean-out for handicap bathroom, connect drains in basement; to be performed by Charles Chester Plumbing & Heating	19,754.00	0.00	19,754.00
p.	Materials for ADA Restroom - cost includes framing for a wall and ceiling, misc. supplies needed to create an ADA-compliant restroom	4,000.00	0.00	4,000.00
q.	Labor -construction ADA Restroom - to add a wall and ceiling, replace door and hardware as needed, includes interior paint; to be performed by Michael Allen	3,080.00	0.00	3,080.00
q.	Labor -construction Existing restroom - to set utility/mop sink, set flooring and trim; to be performed by Michael Allen	880.00	0.00	880.00
q.	Labor -construction Kitchen - to set countertops and cabinets, frame ceiling, set drywall, texture and top, set door and floor base; to be performed by Michael Allen	6,820.00	0.00	6,820.00
q.	Labor -construction Dance/Art Studio - to set O'Mara Sprung dance floor, trim, mold, finish work, includes sanding/varnish and all necessary ; to be performed by Michael Allen, local contractor	7,040.00	0.00	7,040.00
r.	Interior Painting -materials - to prep, repair, paint, and clean up; to be performed by Ahlvers Electric	4,778.00	0.00	4,778.00
s.	Interior Painting - labor - interior prep and paint walls and ceiling in <u>coffee shop/community meeting space</u> ; to be performed by Ahlvers Electric	4,500.00	0.00	4,500.00
s.	Interior Painting - labor - interior prep and paint walls and ceiling in <u>art studio</u> ; to be performed by Ahlvers Electric	4,320.00	0.00	4,320.00
t.	Electrical -Materials & Labor : installation of new wiring/conduit, includes labor and materials; cost based on quote from JW Electrical	13,406.38	0.00	13,406.38
u.	Demolition - cost of labor to remove an existing wall and an existing countertop in the middle space of the building. This space will create room for the kitchen. The existing countertop is not approved for use by the Health and Safety Department for food consumption. The countertop will be replaced with a stainless steel countertop. The new stainless steel counters are NOT part of this application. Demo to be performed by Michael Allen	440.00	0.00	440.00
v.	Light Fixtures - addition of new, period-type chandeliers: Classic Schoolhouse, 18" schoolhouse shade on antique brass chain drop pendant, @ \$408 each, total 12; purchased from Retrospect Lighting, a business specializing in retro lighting	4,896.00	0.00	4,896.00
w.	Removal of dirt - basement : clean up, repair and stablize posts, remove debris; cost includes supplies needed and labor; to be completed by Ahlvers Electric	10,426.00	976.00	9,450.00
x.	Addition of a Duct Zone - Heating/Cooling duct in the art/dance studio to include air supply and return; to be completed by Mt. Rose Heating & Air Conditioning Inc.	5,900.00	0.00	5,900.00

y.	Adding a handicap ramp on west end of building to include saw cutting existing elevated concrete removing existing concrete end wall and removing existing sidewalk 20'x4'; excavate a ramp at slope and compact, install 6" type 2 base and install rebar for concrete sidewalls both sides of ramp, form ramp and 2 sidewalls, pour new ADA ramp and sidewalks. Quote includes cleanup, rooms, travel and materials; to be completed by Schell Creek Construction	15,325.00	0.00	15,325.00
z.	Fixtures for ADA-compliant restroom & fixtures for the kitchen - toilet, hand railing/bars, faucets, sinks, countertops	6,000.00	0.00	6,000.00
aa.	Realization of a Mural on north exterior wall of building. Cost includes creation of design, supplies, travel expenses, & labor; to be completed by Stephane Cellier, Virginia City artist	10,338.00	0.00	10,338.00
Sub-total:		\$285,221.48	\$150,000.00	\$135,221.48

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

	# of	Rate	Flat Rate	Amount	State Share	Non-State
a.		Photocopying				
b.		Film and Processing				
c.		Maps				
d.		Postage				
e.		Telephone				
f.		Utilities				
g.						
h.		Shipping for Dance Floor System	3565	3,565.00		3565
i.		Shipping for Gallery System	54.98	54.98		54.98
Sub-total:				\$3,619.98	\$0.00	\$3,619.98

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

	Rate	Amount	State Share	Non-State
a.				
b.				
c.				
d.				
e.				
f.				
g.				
h.				
Sub-total:		\$0.00	\$0.00	\$0.00

6. Section #1- 5 Subtotals:

		Amounts	State Share	Non-State Share
1.	Personnel	5,000.00	0.00	5,000.00
2.	Travel	14,732.00	0.00	14,732.00
3.	Contractual Services	285,221.48	150,000.00	135,221.48
4.	Operating	3,619.98	0.00	3,619.98
5.	Other	0.00	0.00	0.00
Sub-total:		\$308,573.46	\$150,000.00	\$158,573.46

- 7. **Requested State Share Total:** Subtotal: **\$150,000.00**
- 8. **Potential Non-State Share:** Subtotal: **\$158,573.46**
- 10. **Proposed Project Costs Grand Total:** **\$308,573.46**

5d

Grant Number:

CCCHP-19-05

Grantee:

Nevada State Prison Preservation Society

Historic Resource:

Nevada State Prison

Project Name:

Nevada State Prison - Activities Required for Opening

Additional Request Amount:

\$2,936

Carla Hitchcock

From: Brew <brew.ccnv@gmail.com>
Sent: Thursday, November 12, 2020 10:00 AM
To: Carla Hitchcock
Subject: CCCHP Redistribution of Reverted Funds
Attachments: CCCHP-RevisedRequest-12Nov2020.pdf; 2ndRevision-Budget_Forms_2019-2020_Excel.pdf

Good morning Carla:

Here is the request for additional funds and an updated Scope of Work for the Nevada State Prison Preservation Society, reference # CCCHP-19-05.

While I think I followed the instructions, I know that there is always room for improvement. If you need additional details or clarification, please contact me.

Best Regards...J M "Brew" Brewster
Project Manager (volunteer)
Nevada State Prison Preservation Society nevadastateprison.org
775.461.0715 (landline, no texts)



Nevada State Prison Preservation Society

P.O. Box 1991 Carson City, NV 89701-1991

<http://nevadastateprison.org>

12 November 2020
Reference: CCCHP-19-05

Ms. Carla Hitchcock, CCCHP Manager
State Historic Preservation Office
901 South Stewart Street, Suite 5004
Carson City, NV 89701-5248
(via email)

Dear Ms. Hitchcock:

We are very pleased to respond to the letter dated 19 October 2020 from Ms. Rebecca Palmer, Nevada State Historic Preservation Officer, regarding the redistribution of reverted funds from the CCCHP FY2019-20 grant cycle.

We are requesting \$2,936.00 in additional funding for the following purposes:

- restoration of \$536.00 from our original request that was reduced during the award process. Our original estimates were based on proposals and quotations received in February 2020, and are now “stale”. These funds will go into the “State share” of the contingency fund.
- We have an emergent roof weakening or potential failure where the two story “C” block joins the four story “B” block. We have a \$2,400.00 rough estimate to repair the joint and the roof to correct the issue. Any overruns will be paid by our matching funds.

Please refer to the Statement of Work contained in our original grant request, dated 28 February 2020 for the Visiting Room Floor Restoration Project. We restated the Statement of Work as a list in our post-award revised request dated 22 July 2020, and received a confirming e-mail on 3 November of the text to be used in the Funding Agreement.

Please accept this Statement of Work for the emergent roof weakening or potential failure at the joint between the two story “C” block and the four story “B” block:

- Assess the joint between the “C” and “B” blocks.
- Repair the joint by installing Henry SolarFlex Elastomeric reinforcing fabric along the fifty foot joint and sealing with Henry Extreme Wet Patch Elastomeric roof sealant.
- Cover the repaired surfaces with Henry Solar-Flex Elastomeric reflective roof coating.
- All materials and work performed will meet or exceed industry standards and pass an inspection by the State Public Works Board.

We have included our **2ndRevision-Budget Forms_2019-20** spreadsheet, with the following changes:

- we restored \$536.00 in contingency funds to the “State share” of funds, and reduced our matching share by the same amount.
- we added \$2,400.00 to the “State share” for the roof repairs. We will cover any additional costs with our matching funds.

As always, please contact me with any questions or comments.

Respectfully submitted,



J M “Brew” Brewster, Project Manager
Nevada State Prison Preservation Society
775.461.0715
brew.ccnv@gmail.com

Note: We have made several references to pages in our original CCCHP application, dated 28 February 2020 (received at SHPO on 27 February 2020). The complete document is 43 pages, and is available online as Agenda Item 5e of the CCCHP meeting on 9 June 2020.

CCCHP home page (see the Past Meetings section):
<https://shpo.nv.gov/homepage/commission-for-cultural-centers-and-historic-preservation-ccchp>

Direct Link:
https://shpo.nv.gov/uploads/documents/Agenda_Item_8e.pdf

We made additional references to our post-award revisions, dated 22 July 2020. Hand delivered to Ms. Carla Hitchcock of SHPO on 24 July 2020.

Applicant: Nevada State Prison 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.						0.00	0.00		
b.	The Nevada State Prison Preservation Society does not have any Paid Staff					0.00	0.00		
c.						0.00	0.00		
d.						0.00	0.00		
e.						0.00	0.00		
f.						0.00	0.00		
g.						0.00	0.00		
h.						0.00	0.00		
i.						0.00	0.00		
j.						0.00	0.00		
Sub-total:							\$0.00	\$0.00	\$0.00

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

		Rate	Miles/# of days	Total Amount	State Share	Non-State Share
a.	Mileage					
	1. Person #1-			0.00		
	2. Person #2-			0.00		
b.	Per Diem (Breakfast)			0.00		
	Per Diem (Lunch)			0.00		
	Per Diem (Dinner)			0.00		
c.	Transportation costs (parking fees, taxi, etc.)			0.00		
d.	Lodging					
	1. Weeknight (Sun-Th)			0.00		
	2. Weekend (Fri-Sat only)			0.00		
e.	Other:	None required		0.00		
f.	Other:			0.00		
Sub-total:				\$0.00	\$0.00	\$0.00

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

	Contractual Service	Total Amount	State Share	Non-State
a.	Labor - Remove vinyl tile, abate asbestos	21,536.00	21,536.00	
b.	Materials - restore and finish concrete	17,000.00		17,000.00
c.				
d.	New: Roofing Materials and Labor Rough Estimate--overruns to be covered by matching funds	2,400.00	2,400.00	TBD
Sub-total:		\$40,936.00	\$23,936.00	\$17,000.00

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

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

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

		Rate	Amount	State Share	Non-State
a.	State Permits		550	0	550
b.	10% Contingency		3905	2000	1905
c.	Volunteer Labor - 100 hours @\$8.25		825	0	825
d.					
e.					
f.					
g.					
h.					
Sub-total:			\$5,280.00	\$2,000.00	\$3,280.00

Revised: Reinstated State Share of Contingency of \$536 that had been reduced in the 9 June award.

GRANT APPLICATION FOR 2019-2020
PART III BUDGET FORM

CCCHP-19-05
Second Revision to reflect supplemental request.

6. Section #1- 5 Subtotals:

		Amounts	State Share	Non-State Share
1.	Personnel	0.00	0.00	0.00
2.	Travel	0.00	0.00	0.00
3.	Contractual Services	40,936.00	23,936.00	17,000.00
4.	Operating	0.00	0.00	0.00
5.	Other	5,280.00	2,000.00	3,280.00
Sub-total:		\$46,216.00	\$25,936.00	\$20,280.00

7.	Requested State Share Total:	Subtotal:	\$25,936.00
8.	Potential Non-State Share:	Subtotal:	\$20,280.00
10.	Proposed Project Costs Grand Total:		\$46,216.00

5e

Grant Number:

CCCHP-19-06

Grantee:

Nevada Division of State Parks

Historic Resource:

Red House Barn

Project Name:

Phase 3 Bunk House Restoration and Interpretive
Center

Additional Request Amount:

\$46,805

Carla Hitchcock

From: Jay Howard
Sent: Wednesday, November 4, 2020 11:32 AM
To: Carla Hitchcock
Subject: Redistribution of Funds Request_Documents
Attachments: Budget_Redistributed Funds.xlsx; CCCHP_Red House Phase 3_Redistribution Request Scope.docx; Red House 2020.jpg; Bunkhouse 2020.jpg

I just submitted a hard-copy to Shana as well. Do you know when the commission is meeting again?
Thanks Carla!

Jay.

Jay Howard
Recreation Specialist, Nevada Tahoe Resource Team
Department of Conservation and Natural Resources
Nevada Division of State Parks
901 S. Stewart St., Suite 5005
Carson City, NV 89701
j.howard@parks.nv.gov
(O) 775-684-2740 | (F) 775-684-2777
Find your next adventure at parks.nv.gov.



NEVADA DIVISION OF
STATE PARKS

Connect with us:   



Nevada Department of
**CONSERVATION &
NATURAL RESOURCES**

Connect with us:   

Commission for Cultural Centers and Historic Preservation

2019/2020 Grant Program

FUNDING REDISTRIBUTION REQUEST NARRATIVE

11/03/2020

Scope and Justification

Since the June 2020 Commission meeting, and the subsequent award by the grant program, a series of meetings commenced to consider phasing of the Red House Bunkhouse Restoration project. Options were developed which split the project into two phases, due to the lack of funding to keep the restoration project whole. All options included the removal of interior finishing, and the use of the building as an interpretive center. These options were denied due to the immediate need for stabilizing the structure, and the desire for Nevada State Parks to keep the interpretive center elements intact. It did not make sense for planners to parcel out the restorative work of a single 600 square foot building, which has a history of collapse. Especially given the prior funding that has been dedicated to restoration of other structures of the overall Red House Site Complex, it would be disastrous for such an important part of the cultural area (bunkhouse) to suffer damage or complete collapse. As you might imagine, winters at this site can be quite harsh with snow depths commonly reaching up to ten feet, with the accompanying severe winter storms.

As indicated, it is also a priority for Parks to have an interpretive center at the site. Interpretation and outreach to the public with respect to Nevada's rich and deep history, is of the greatest importance to meet agency goals.

Due to these priorities, Nevada State Parks has been able to dedicate the sum of **\$90,000** in order to keep this project whole. This funding is being reallocated from another restoration project that is not ready for further planning at this time and maximizes the available funds from the agencies Sesquicentennial Plate Fund. This, in addition to the newly awarded NV36 funding, brings us much closer to the engineers estimate for bunkhouse restoration of **\$226,805.52**. Please see the attached revised budget request for the project. The new funding gap for the full implementation of the Red House Bunkhouse Restoration Project is significantly reduced. Due to the highly unfortunate circumstances related to another project that had been awarded restoration funds, Nevada State Parks understands that new funds are available to other grant program awardees. Nevada State Parks would like to respectfully request the following amount to fully complete the restoration and interpretive center goals at the Historic Red House Site Complex.

Funding Redistribution Request: \$46,805.52

The addition of this funding will 'make whole' Red House Phase 3 activities, and again, meet the following goals:

- Address the immediate nature of stabilization needs, with construction next year 2021.
- Meet agency interpretation goals by allowing for the finish of the bunkhouse interior and opening of an interpretive center to the public.
- Maintain the restoration project as one construction activity, without the need for phasing, and save money by avoiding the need for future mobilizations in the area.
- Keep the current funding picture intact with the new addition of \$90,000 from Parks.

In addition to the restoration project (Phase 3) of the Red House Site Complex, I would like to inform the committee of additional plans Nevada State Parks has for further enhancing the recreation experience at Red House. Funding is available through the Land and Water Conservation Fund (LWCF) for the installation of picnic

day use facilities at the site. Initial plans involve the development of 2 – 3 individual picnic table sites on a concrete pad, each with a shade Ramada. A 3D Map Table showing the extent of the Virginia Gold Hill Water System, and other outdoor interpretive signage is also part of this planning. This particular funding source unfortunately cannot be used for any facility restoration, but should serve to increase the attractiveness of the area and create an inviting location for the public to enjoy.

RED HOUSE HISTORIC SITE COMPLEX

Background

Originally known as the Hobart Creek Station, and now commonly referred to as Red House, this historic resource is located in the Spooner Backcountry of Lake Tahoe Nevada State Park. Red House is the last remaining Sierra flume-tender station for the Comstock-era Virginia Gold Hill Water System, built originally in 1887. The system is now known as the Marlette Lake Water System. At its peak during the 1880's, this water system included 46 miles of box flume, 21 miles of pressure pipe, a 3,994-foot tunnel, and 4 reservoirs. Red House sits on a sloping site below the Hobart Creek Reservoir and above the water system's diversion dam at an elevation of roughly 7,240 feet above sea level in the Carson Range of the Sierra Nevada Mountains. Red House is listed as a contributing resource of the Marlette Lake Water System Historic District and was added to the National Register of Historic Places in 1979.

The Red House Site Complex includes the main house, a crew bunk house, the original Hobart Creek diversion dam (1873), and other ancillary remains of a barn, outhouse, box flumes, various outbuildings and pathways. The bunkhouse was used to accommodate summer work crews to help the flume-tender with flume repairs and upgrades to the water system. The current flume tender's station and bunkhouse was constructed in the summer of 1911 to replace the original structures which were washed away when the Hobart Reservoir dam broke on February 13. Two flume-tender wives lost their lives in this terrible accident. By the mid-1950s, the aging water system had changed hands several times until it was sold in 1963 to the State of Nevada.

Stabilization and Repairs

The bunk house fully collapsed in the late 1980's due to a leaking roof and heavy snow load. Nevada State Parks commissioned a study (McFadden and White, 1990), which made recommendations on site repairs. Subsequently, the bunkhouse was rebuilt utilizing modern framing techniques and reclaiming/re-using the existing exterior board and batten siding. At this time, the window configuration was mistakenly changed to add two additional openings.

In 2014, a *Red House Preservation Plan* (Dube Group) was prepared that laid out a three-phase plan to stabilize and weatherize structures at the site. Phase 1, completed in 2015, included setting Red House on a new foundation (and removal of the original cut granite foundation stones), reconstructing the front porch, and stabilizing the site with new stacked boulders and drainage swales to carry water away from the main house. Phase 2 of the project, an exterior rehabilitation of the main house, has been implemented and includes a new roof, replacement of the board and batten siding and trim, period correct doors and windows, and for the finishing touch, Red House has been painted (which hasn't happened for over 60 years).

Phase 3 Bunkhouse Restoration and Interpretive Center Project Description

The Phase 3 Bunkhouse Restoration and Interpretive Center is a planned preservation effort of the existing bunk house, and interior renovation as an Interpretive Center. Planning is underway with consultant Dube Group Architecture to implement the same exterior restoration treatment as was done with the main house – structural lifting and installation of a permanent concrete stem wall and foundation, new roof with a stronger rafter structure, new exterior plank siding

(board and batten), new period door and windows, and paint. The window configuration will also be taken back to pre-1990's repair, as shown by historical photographs. This is in effect, the same treatment that has been applied to the main house.

In addition, we envision that the interior space of the bunk house will be renovated into a self-guided interpretive center with full-color history panels and large format historic photographs. We believe that 6 to 8 - 36x48 inch interpretive panels should be mounted in either outdoor style frame pedestals, or rustic looking cabinets. As mentioned, large format historic photos will likely adorn the walls as well. This renovated structure will allow for the very important story of Red House and the Virginia Gold Hill Water System, to be thoroughly conveyed to the public, along with its overall importance to the Comstock and the development of the State of Nevada.

Project Financial Support

To date, the Phase 3 Bunkhouse Restoration and Interpretive Center project has the following financial contribution:

- Awarded funding assistance – \$75,000, CCCHP (June, 2019/2020 cycle)
- Coordinated funding assistance (new) – \$90,000, Nevada Division of State Parks
- Existing Planning and Design contract - \$34,650 Dube Group, Nevada Division of State Parks
- Awarded funding assistance – \$5,000, Thunderbird Lodge Preservation Society
- Awarded funding assistance - \$10,000, NV36 Foundation

Past project related funding:

Red House Phase 1 Stabilization (2015):

- Nevada Division of State Parks - \$88,509
- Historic Preservation Fund Grant (HPF) - \$123,745
- Thunderbird Lodge Preservation Society - \$5,000

Red House Phase 2 Exterior Rehabilitation (2019/2020)

- Nevada Division of State Parks - \$253,850

Thank you for your time and consideration.

GRANT APPLICATION FOR 2019-2020

PART III BUDGET FORM - AMENDED BUDGET with REQUEST FOR THE AVAILABLE REDISTRIBUTION FUNDS

Applicant: Nevada Division State Parks, representative: Jay Howard

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.						0.00	0.00		
b.						0.00	0.00		
c.						0.00	0.00		
d.						0.00	0.00		
e.						0.00	0.00		
f.						0.00	0.00		
g.						0.00	0.00		
h.						0.00	0.00		
i.						0.00	0.00		
j.						0.00	0.00		
Sub-total:							\$0.00	\$0.00	\$0.00

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

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

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

	Contractual Service	Total Amount	State Share	Non-State	
a.	General Conditions, Insurance and Bonding, Mobilization and Demob, Equipment Rental and tools	37,150.00	37,150.00	Awarded by the Commission on June 9th.	
b.	Labor - carpenters, structural and architectural	48,000.00	37,850.00	10,150.00	NDSP Contribution
c.	Selective Demolition and Removal - foundation, roof and framing, siding and trim, openings, and cleaning	19,400.00	19,400.00	Amount requested from the funds being <u>Redistributed.</u>	
d.	Architectural Materials - roofing shingles and underlayment, flashing, siding and trim, door, windows, and paint	53,734.60	27,405.52	26,329.08	NDSP Contribution
e.	Structural Materials - earthwork and foundation, sill plate and anchors, roof framing	30,720.00		30,720.00	NDSP Contribution
f.	Remote Site and Profit Estimate	37,800.92		37,800.92	NDSP Contribution (\$22,800.92) and Thunderbird/NV36 Donation (\$15,000)
Sub-total:		\$226,805.52	\$121,805.52	\$105,000.00	

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

	# of	Rate	Flat Rate	Amount	State Share	Non-State
a.	Photocopying					
b.	Film and Processing					
c.	Maps					
d.	Postage					

e.	Telephone					
f.	Utilities					
g.	Supplies (specify):					
h.	Other (specify):					
i.	Other (specify):					
				Sub-total:	\$0.00	\$0.00
						\$0.00

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

		Rate	Amount	State Share	Non-State
a.	Planning and Design, Dube Group		\$34,650		\$34,650
b.	(see attached contract summary)				
c.					
d.					
e.					
f.					
g.					
h.					
		Sub-total:	\$34,650.00	\$0.00	\$34,650.00

GRANT APPLICATION FOR 2019-2020
PART III BUDGET FORM

6. Section #1- 5 Subtotals:

		Amounts	State Share	Non-State Share
1.	Personnel	0.00	0.00	0.00
2.	Travel	0.00	0.00	0.00
3.	Contractual Services	226,805.52	121,805.52	105,000.00
4.	Operating	0.00	0.00	0.00
5.	Other	34,650.00	0.00	34,650.00
		Sub-total:	\$261,455.52	\$139,650.00

7.	Requested State Share Total: <u>Request for</u> <u>Redistributed Funds = \$46,805.52</u>	Subtotal:	\$121,805.52
8.	Potential Non-State Share:	Subtotal:	
9.	Actual Non-State Share: <u>NDSP contribution and</u> <u>Thunderbird/NV36 donations</u>	Subtotal:	\$139,650.00
10.	Proposed Project Costs Grand Total:		\$261,455.52





5f

Grant Number:

CCCHP-19-07

Grantee:

Brewery Arts Center

Historic Resource:

St. Teresa of Avila Catholic Church

Project Name:

Performance Hall Energy Efficient Rehabilitation

Additional Request Amount:

\$15,680



November 13, 2020

State Historic Preservation Office
Attn: Rebecca Palmer

Re: RE: Redistribution of no less than \$100,000 in reverted grant funds for the 2019-2020 grant cycle

Dear Granting Committee,

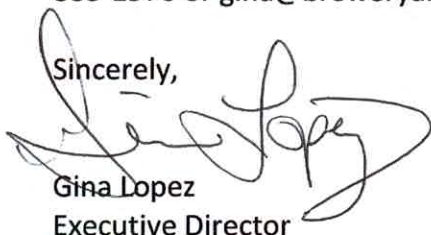
On behalf of the Brewery Arts Center, I would like to thank you for the opportunity to request more funding to preserve our Historic Building located at 449 West King Street, also known as the Carson Brewing Company during this grant cycle (CCCHP Grant #CCCHP-19-07). Below is an outline of the two items, we would like the granting committee to consider.

1. The most recent estimate for the new roof on the main Carson Brewery Company building and annex is \$65,900. We currently have \$50,220 allocated for this expense. We would like to request an additional **\$15,680** at this time to cover the full cost of the roof. This repairs including the following: Upper Roof/Ballroom (wood) on main brewery building: \$24,900, Lower roof annex including office, classrooms and gallery: \$36,000, repair and removal of four skylights over Gallery: \$2000, repair leaky roof over Black Box Theater: \$3000.
2. The second request will help us sustain our operations with a new LED lighting system for the Black Box Theater. The cost of this new energy efficient lighting system is \$15,000 and the board to run it would be an additional \$2,000 for a total request of **\$17,000**. This upgrade will help us sustain operations with lower utility costs and be less strain on our roof with significantly lighter instruments. Furthermore, it will allow us to use both theaters with energy efficient lighting simultaneously.

We thank you so much for your consideration for both of these request as they would impact our organization significantly from both a safety and sustainability stand point.

If you have any questions or wish to discuss this request further, please feel free to contact me at 775-883-1976 or gina@breweryarts.org

Sincerely,



Gina Lopez
Executive Director

www.breweryarts.org

449 W. King Street • Carson City NV 89703 • 775.883.1976

The Brewery Arts Center is a 501(c) (3) non-profit organization. Please retain this letter to meet IRS regulations on charitable giving. For your records, the Brewery Arts Center Tax ID Number is 51-0183567. No goods or services were exchanged for this gift.

5g

Grant Number:

CCCHP-19-09

Grantee:

Fallon Community Theatre

Historic Resource:

Fallon Theatres

Project Name:

Renovation of Historic Fallon Theatres

Additional Request Amount:

\$22,000

Carla Hitchcock

From: Mike Berney <mike@berneyrealty.com>
Sent: Tuesday, October 27, 2020 5:05 PM
To: Carla Hitchcock
Subject: Fallon Theatre Grant Request
Attachments: SKM_C454e20102716410.pdf

Hello Carla,

Here is our grant request for part of the returned grant money. If you have questions, suggestions or thoughts as to what else we may need, please let me know.

We really appreciate the chance to ask for additional grant money – but we are so sorry how it came about.

Thanks!
Mike Berney



Mike Berney

Berney Realty, LTD.
290 West Williams Ave.
Fallon, Nevada 89406
Cell 775-427-3211
Office 775-423-4230
Fax 775-423-6454
www.berneyrealty.com

From: berneyrealty16@cccomm.net [mailto:berneyrealty16@cccomm.net]
Sent: Tuesday, October 27, 2020 5:42 PM
To: Mike Berney <mike@berneyrealty.com>
Subject: Message from KM_C454e

Carla Hitchcock

From: Mike Berney <mike@berneyrealty.com>
Sent: Wednesday, October 28, 2020 12:07 PM
To: Carla Hitchcock
Subject: Fallon Theatre Grant Request
Attachments: SKM_C454e20102811250.pdf

Hello Carla,

I did not know if you felt that the attached correspondence between myself & Mel Green should be included in our grant request. If so would you mind adding it to the paperwork I sent yesterday?

Thanks for your help!
Mike Berney



Berney Realty, Ltd.

50 Years of Integrity & Dedication

Mike Berney

Berney Realty, LTD.
290 West Williams Ave.
Fallon, Nevada 89406
Cell 775-427-3211
Office 775-423-4230
Fax 775-423-6454
www.berneyrealty.com

From: berneyrealty16@cccomm.net [mailto:berneyrealty16@cccomm.net]
Sent: Wednesday, October 28, 2020 12:26 PM
To: Mike Berney <mike@berneyrealty.com>
Subject: Message from KM_C454e

Mike Berney

From: Mel Green <mgreenassoc@earthlink.net>
Sent: Monday, October 12, 2020 12:16 PM
To: Mike Berney
Subject: Re: Fallon Theatre

Mike

Densdeck is a gypsum product, designed as an underlayment for roof covering. It also has a high fire resistance rating so if you are in the forest it would help.

But it does not have the lateral (diaphragm) strength of plywood. Eventually the building (if completely retrofit) will need the roof diaphragm strengthened (with plywood).

You could justify using this since your base agreement with the state is to brace the parapets and install wall anchors. Then assume the plywood would be installed at a later date. I can live with this (check your contract with the state) and we are still improving the building. It is just that this is the most economical time to put in the plywood.

If we install plywood, would Jake still put in this material?

Of interest, technically there is a building code trigger that when the roof covering is replaced the parapets shall be braced. Wonder whether the city knows about that?

Mel

On 10/12/2020 10:14 AM, Mike Berney wrote:

Hello Mel,

Thanks for the info, that certainly helps. I just talked with Jake, they are starting a roofing job but he will give you a call a little later today. He said their plan was to remove all the existing roofing material to the original deck, then install Densdeck(?) which is a concrete/fiberglass board (4 x 8 sheets) which they would then roof over. I told him once he had a chance to talk with you to then call me so I could let our rep at tomorrow's meeting know what we might need. Hopefully you will also be zooming in just in case we need some additional professional help!!

Thanks!
Mike Berney



Mike Berney

October 26, 2020

Commission for Cultural Centers & Historic Preservation
901 S. Stewart Street, Suite 5004
Carson City, Nevada 89701-5248

RE: Distribution of Lyon County CCCHP Grant

Dear Board Members,

We are so sorry to hear of the tragedy that Lyon County experienced with the Carson & Colorado Depot. A terrible loss of history for Nevada.

As for the redistribution of the funds allocated to Lyon County we would like ask for an additional \$22,000.00 which would be used to do some of the structural component recommended by Melvyn Green & Associates which was not originally included in our original bid requests. Mr. Green, after talking with our roofing contractor (Silver State Roofing) found out that the roofer has recommended new decking prior to installation of the actual roof which is to be a product called Densdeck. Mr. Green has recommended that for the structural stability of the building that a plywood decking be installed prior to the installation of the Densdeck decking & roofing material. At the time of the original grant application we were not aware of the need for the new plywood decking so it was not considered in the grant request. Both Mr. Green & Silver State Roofing are good with the Densdeck decking material – but again, first a plywood decking would need to be installed. We had Silver State Roofing put together what their thoughts would be for the cost of the material & installation for the new plywood deck which came in at the \$22,000 figure requested (bid is attached). We are aware that cost may be more by the time we do the roof since lumber costs seem to be rising daily – but hopefully we will be in a position to fund the balance when the time comes.

If you have any questions or need any further information from us, please let me know. We would like to thank you again for your consideration of this request & also all the work your board puts in to help projects like ours throughout Nevada.

Sincerely,



Mike Berney

Fallon Community Theatre, Inc.
CCCHP-19-09

Proposal

Page # _____ of _____ pages



1015 Soda Lake Road
Fallon, NV 89406
P 775.423.1572
F 775.867.3699

Proposal Submitted To: <u>Fallon Theatres</u>		Job Name	Job #
Address <u>71 S. Maine St.</u>		Job Location	<u>71 S. Maine St.</u>
<u>Fallon NV. 89406</u>		Date	<u>10-26-2020</u>
Phone #	Fax #	Architect	

We hereby submit specifications and estimates for:

Sheet over existing Sheathing
using 5/8" OSB.

Note: This price could change due
to material increase.

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ 22,000 Twenty two thousand Dollars

with payments to be made as follows: ON completion

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Jake Cheek

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

5h

Grant Number:

CCCHP-19-11

Grantee:

Reno First United Methodist Church

Historic Resource:

First United Methodist Church

Project Name:

Restoration & Repair of Roof, Lighting, Concrete

Additional Request Amount:

\$5,000

Carla Hitchcock

From: John Helmreich <helmreich.john@gmail.com>
Sent: Thursday, October 29, 2020 9:01 AM
To: Carla Hitchcock
Cc: Ron Applegate; Barbara Trimmer
Subject: Project CCCHP-19-11 Redistribution of Reverted Funds
Attachments: Redistribution Request 11-13-20.docx; Scott Roofing Bid 10-20-20.pdf; Scott Roofing Bid 2-3-20.pdf

Carla - Attached for the Commission's consideration is our request for Reverted Funds. If you require any additional information, please let us know. As always, we appreciate your work and that of the Commission. John Helmreich

Reno First United Methodist Church

CCCHP 19-11

Redistribution of additional funds – November 2020

We very much appreciate the Commission's consideration of this request. The scope of work as outlined in our original proposal remains essentially unchanged, incorporating three elements:

- 1) Replacement of the roof -- covering some 10,000 square feet
- 2) Upgrade of numerous lighting fixtures throughout the building
- 3) Repair and restoration of concrete steps and corbels at entrances.

The roof has consistently remained the top priority. Leaks have occurred resulting in some internal damage. With timing of the release of funds, it is unlikely that the roof project can be undertaken this year. A minimum of 4 weeks is required for completion and the upcoming winter season will preclude starting the project until the spring.

We have been in frequent contact with the contractor regarding the roofing project. Unfortunately, as time has passed, their material costs have increased and overall costs are now estimated to increase by some \$6800 dollars. We have attached their original bid estimate along with their most current bid dated 10/20/20. If additional dollars are available for distribution an additional \$5,000 dollars toward the roof replacement would be of significant value.

Should you have any questions or require additional information, please let us know. Again, we appreciate your consideration and support.



715 Wright Way • Sparks, NV 89431
 775/331-5090 • FAX 775/ 358-3710
 www.scottrroofingllc.com

Locally Owned & Operated
SINCE 1948
 Bonded & Insured

Nevada State License #53955
 Bid Limit \$2,500,000

First United Methodist Church Phone: 775-233-9800
 209 W 1st Street Email: goal4tj@gmail.com
 Reno, NV 89501

February 3, 2020

Re: Flat Roofs (Approximately 3,200 SQ FT) and Pitched Roofs (Approximately 6,300 SQ FT)

Work Description:

Scott Roofing, LLC (Contractor) will obtain any building permits required by the Reno building department and:

- 1) Tear off existing roofing to expose bare sheathing and haul debris.
- 2) Install new 2" x 2" pre-painted sheet metal nosing.
- 3) Install Weather Watch ice and water shield in valleys and around penetrations.
- 4) Install new GAF Tiger Paw synthetic roof deck underlayment..
- 5) Install GAF Pro-Starter Starter Strip on eaves and rakes.
- 6) Install new pre-painted "W" valley metal flashings.
- 7) Install GAF Timberline HD, Lifetime (130 mph wind rating) dimensional; Class "A" fire-rated fiberglass shingles, per option. Color _____, initial _____.
- 8) Install GAF Timber Crest 10" Premium High Profile hip and ridge.
- 9) Install new waste pipe flashings.
- 10) Install new roof to wall flashing at transitions.
- 11) Install Cobra Rigid vent 3 exhaust vent for roof ridge.
- 12) Clean and paint all exposed roof flashings.

ON FLAT ROOFS:

- 13) Install 1 layer of IB Roof System single ply 80 mil PVC, 25 Year Warranty (Color White).
- 14) Install IB Roof System pipe and detailed flashings.
- 15) Install new roof to wall transition metal.
- 16) Clean up and remove roofing debris.

Note: This contract is contingent on negative asbestos results.

- OPTION #1: GAF Timberline HD, lifetime Dimensional shingles:
 OPTION #2: GAF Timberline Ultra HD, lifetime Dimensional shingles:

\$ 66,393.00
 \$ 68,409.00

We accept Visa, Discover and Mastercard. Any payments made by Visa, Mastercard or Discover card will have an additional fee of 3% added to the payments.

Note: Contractor assumes sheathing to be in serviceable condition acceptable for the installation of new roofing. Unless otherwise specified, any required replacement or installation of new sheathing will be charged at the rate of \$75.00 per sheet of 4'x 8' sheathing and/or \$5.00 per linear foot of 1" sheathing and insulation on a time and material basis only.

Note: Contract proposal is subject to re-negotiation after February 18, 2020 if contract has not been signed by that time.

Upon receipt of final payment, Scott Roofing guarantees labor for 5 years per the terms of Contractors Workmanship Warranty. In addition to our labor warranty, Scott Roofing will furnish GAF's Standard Manufactures limited Material Warranty at no additional cost.

All material guaranteed as specified. All work to be done in a workman-like manner according to standard trade practices and manufacturers specifications as per the work description above. Contractor agrees to provide labor and material for a total cost of:

PER OPTION
 (Fill in amount below)

First United Methodist Church has reviewed this entire contract, including the reverse side, and understands and accepts the policies, notes, and work descriptions, and agrees to the terms and conditions herein. First United Methodist Church agrees to pay Contractor a total of \$ _____, with 50 percent upon delivery of material and the balance upon completion of above described work. A late charge of 2% per month will be charged on all accounts 30 days past due:

Signed _____ Dated 2/3/2020
 Justin Jove, General Manager

Signed _____ Dated _____
 First United Methodist Church, Responsible Party

Please sign and return one copy in the enclosed envelope. Thank you for calling Scott Roofing, LLC!



1742 Hymer Ave • Sparks, NV 89431
775/331-5090 • FAX 775/ 358-3710
www.scottrroofingllc.com

Locally Owned & Operated
SINCE 1948
Bonded & Insured

Nevada State License #53955
Bid Limit \$2,500,000

First United Methodist Church Phone: 775-233-9800
209 W 1st Street Email: goal4tj@gmail.com
Reno, NV 89501

October 20, 2020

Re: Flat Roofs (Approximately 3,200 SQ FT) and Pitched Roofs (Approximately 6,300 SQ FT)

Work Description:

Scott Roofing, LLC (Contractor) will obtain any building permits required by the Reno building department and:

- 1) Tear off existing roofing to expose bare sheathing and haul debris.
- 2) Install new 2" x 2" pre-painted sheet metal nosing.
- 3) Install Weather Watch ice and water shield in valleys and around penetrations.
- 4) Install new GAF Tiger Paw synthetic roof deck underlayment.
- 5) Install GAF Pro-Starter Starter Strip on eaves and rakes.
- 6) Install new pre-painted "W" valley metal flashings.
- 7) Install GAF Timberline HDZ, Lifetime (130 mph wind rating) dimensional; Class "A" fire-rated fiberglass shingles, per option. **Color: Barkwood.**
- 8) Install GAF Timber Crest 10" Premium High Profile hip and ridge.
- 9) Install new waste pipe flashings.
- 10) Install new roof to wall flashing at transitions.
- 11) Install Cobra Rigid vent 3 exhaust vent for roof ridge.
- 12) Clean and paint all exposed roof flashings.

ON FLAT ROOFS:

- 13) Install 1 layer of IB Roof System single ply 80 mil PVC, 25 Year Warranty (Color White).
- 14) Install IB Roof System pipe and detailed flashings.
- 15) Install new roof to wall transition metal.
- 16) Clean up and remove roofing debris.

Note: This contract is contingent on negative asbestos results.

OPTION #1:	GAF Timberline HDZ, lifetime Dimensional shingles:	\$ 72,893.00
OPTION #2:	GAF Timberline Ultra HD, lifetime Dimensional shingles:	\$ 75,249.00

We accept Visa, Discover and Mastercard. Any payments made by Visa, Mastercard or Discover card will have an additional fee of 3% added to the payments.

Note: Contractor assumes sheathing to be in serviceable condition acceptable for the installation of new roofing. Unless otherwise specified, any required replacement or installation of new sheathing will be charged at the rate of \$75.00 per sheet of 4'x 8' sheathing and/or \$5.00 per linear foot of 1" sheathing and insulation on a time and material basis only.

Note: Contract proposal is subject to re-negotiation after November 20, 2020 if contract has not been signed by that time.

Upon receipt of final payment, Scott Roofing guarantees labor for 5 years per the terms of Contractors Workmanship Warranty. In addition to our labor warranty, Scott Roofing will furnish GAF's Standard Manufactures limited Material Warranty at no additional cost.

All material guaranteed as specified. All work to be done in a workman-like manner according to standard trade practices and manufacturers specifications as per the work description above. Contractor agrees to provide labor and material for a total cost of:

First United Methodist Church has reviewed this entire contract, including the reverse side, and understands and accepts the policies, notes, and work descriptions, and agrees to the terms and conditions herein. First United Methodist Church agrees to pay Contractor a total of \$ _____, with 50 percent upon delivery of material and the balance upon completion of above described work. A late charge of 2% per month will be charged on all accounts 30 days past due:

PER OPTION
(Fill in amount)

Signed Justin Jove Dated 10/20/2020
Justin Jove, General Manager

Signed _____ Dated _____
First United Methodist Church, Responsible Party

Thank you for calling **Scott Roofing, LLC!**

ANY AGREEMENT MADE BETWEEN SCOTT ROOFING, L.L.C. (CONTRACTOR) AND THE BUILDING OWNER OR BUILDING OWNER'S AGENT, (THE OWNER) WILL BE SUBJECT TO ALL APPROPRIATE LAWS, REGULATIONS, AND TO THE FOLLOWING SPECIAL TERMS AND CONDITIONS. THE FOLLOWING ITEMS ARE PART OF THE CONTRACT.

1. All Contracts subject to approval of our Management.
2. Contractor shall have no liability for damages from fire, windstorm, lightning, mold, mildew, fungus or other hazard, typically covered by Homeowners Insurance, unless a specific written agreement has been made prior to commencement of the work.
3. The contract price on the face hereof does not include expenses or charges for additional bond or insurance premiums or costs beyond normal bond and insurance coverage. Any such additional expenses, premiums or costs shall be added to the amount of the contract.
4. This contract, if not signed, will expire 30 days from date unless extended in writing by the Contractor. After 30 days, we reserve the right to revise the contract including terms and price.
5. Contractor shall not be liable for failure of performances due to labor controversies, strikes, fires, weather, inability to obtain materials from usual sources, or any other circumstances beyond the control of the Contractor whether of similar or dissimilar nature.
6. It is understood and agreed to that the company's standard workmanship warrantee shall be acceptable and that all terms and provisions therein shall prevail, unless otherwise specifically agreed to in writing prior to the commencement of the work. The warranty period shall be for five (5) years for labor only. Material and Labor warranties will be provided upon final payment. Sample warrantees are provided upon request. This contract is nontransferable. Samples provided ____ Yes ____ No
7. If the work involved in the contract is deemed a repair, by the Repair Policy being included in the contract, NO warrantee of any type is expressed or implied.
8. If material has to be reordered or restocked because of a cancellation, or changes, by the owner, there will be a restocking fee equal to fifteen percent (15%) of the contract price.
9. If this Contract is canceled by the Owner later than three (3) days from execution, owner shall pay to the Company twenty percent (20%) of the contract price as liquidated damages, not as a penalty, and the Contractor agrees to accept such as a reasonable and just compensation for said cancellation.
10. This Contract cannot be canceled once work is commenced except by mutual written agreement of the parties.
11. If any provision of this agreement should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this agreement shall not be affected thereby.
12. Owner acknowledges that wall hangings, ceiling hangings, or any other loose item, will be removed or secured prior to work commencing. Contractor shall have No liability for such items being broken or damaged.
13. Owner acknowledges that incidental dirt, debris, and dust, etc. may enter or be dislodged from areas including but not limited to the garage, attic, and living spaces. Contractor will take normal precautions but is not liable or responsible to clean up such debris. Owner will notify Contractor as soon as possible if there appears to be excessive debris entering such spaces. Owner acknowledges that normal precautions will be taken by owner to mitigate any such entry and clean up of debris.
14. Incidental interior damage including, but not limited to: nail pops, cracks, etc. are not the responsibility of the Contractor.
15. Owner is notified that non-structural items, including but not limited to: flashing details, siding to roof interfaces, newly exposed unpainted surfaces, etc. that may become exposed or more noticeable, and do not affect the performance of the roof, are not the responsibility of the Contractor.
16. Per most manufacturers requirements, the newly installed roofing will have nails of sufficient length to penetrate the wood sheathing. These newly installed nails may be visible, and may cause cosmetic damage to open soffits. Owner agrees to notify company prior to work commencing if shorter nails are requested above open soffits to minimize damage. Even so, owner is responsible for the repair of any and all such damage.
17. Owner is responsible and Contractor assumes no responsibility or liability for any roof mounted equipment, or other items protruding through the roof, including, but not limited to: HVAC units, ductwork, flue pipes, bathroom fans, ventilation fans, electrical equipment, conduits, gas pipes, solar panels, satellite dishes, skylights, etc., unless specifically noted in item # 24. Owner is responsible, and will coordinate with Contractor as needed, for the removal, replacement, adjustment, disconnection, installation, repair, etc. for such items.
18. Contractor has the right to order excess materials. All excess materials remain the property of the Contractor.
19. Special circumstances, such as, medical conditions, etc., that may need special attention by Contractor must be noted in item # 24.
20. Payments shall be made per the terms outlined within the contract and the following terms. If work is of such nature that it will exceed one calendar month, partial payments shall be made on the tenth (10th) of each calendar month, based on the work completed and material on the job as of the last day of the preceding month as evidenced by our statement. In the event there needs to be an inspection then the maximum allowable holdback will be 10% for a maximum of 30 days from completion.
21. Should default be made in payment of this contract, charges shall be added from date thereof at a rate of one and one half percent per month (18% per annum) with a minimum charge of \$2.00 per month, and if placed in the hands of an attorney or collection service for collection, all attorney's fees, and legal filing fees shall be paid by Owner accepting said contract.
22. Any representation, statements, or other communications not written in this Contract are agreed to be immaterial, are not to be relied on by either party, and do not survive the execution of this Contract.
23. This agreement constitutes the entire agreement between the parties. It may be changed only by written instrument signed by both parties.
24. Other items _____

PLEASE MAKE CHECKS PAYABLE TO SCOTT ROOFING, L.L.C



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/30/2020

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

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER L/P Insurance Services LLC 300 East 2nd Street Suite 1300 Reno NV 89501		CONTACT NAME: Shannon Moseley PHONE (A/C No. Ext): (775) 996-6000 E-MAIL ADDRESS: shannon.moseley@lpins.net FAX (A/C No): (775) 473-9288	
INSURED Scott Roofing LLC 1742 Hymer Ave Sparks NV 89431		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Associated Industries Ins Co	NAIC # 23140
		INSURER B: Acuity Mutual Insurance Company	14184
		INSURER C: Tokio Marine Specialty Ins. Co.	
		INSURER D: Copperpoint Western Ins Co	13209
		INSURER E:	
		INSURER F:	

COVERAGES CERTIFICATE NUMBER: CL2071325861 REVISION NUMBER:

THIS IS TO CERTIFY THAT 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 CERTIFICATE 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.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			AES119027601	7/15/2020	7/15/2021	EACH OCCURRENCE \$ 1,000,000
		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000					
		MED EXP (Any one person) \$ 5,000					
		PERSONAL & ADV INJURY \$ 1,000,000					
		GENERAL AGGREGATE \$ 2,000,000					
		PRODUCTS - COMP/OP AGG \$ 2,000,000					
		Employee Benefits \$ 1,000,000					
B	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> 19 <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			ZD4316	7/15/2020	7/15/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
		BODILY INJURY (Per person) \$					
		BODILY INJURY (Per accident) \$					
		PROPERTY DAMAGE (Per accident) \$					
		Medical payments \$ 5,000					
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> RETENTION \$			PUB731194	7/15/2020	7/15/2021	EACH OCCURRENCE \$ 2,000,000
		AGGREGATE \$ 2,000,000					
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input checked="" type="checkbox"/> N N/A			1020994	7/15/2020	7/15/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
		E.L. EACH ACCIDENT \$ 1,000,000					
		E.L. DISEASE - EA EMPLOYEE \$ 1,000,000					
		E.L. DISEASE - POLICY LIMIT \$ 1,000,000					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evidence of Coverage

CERTIFICATE HOLDER kife@scottroofingllc.com Scott Roofing LLC 1742 Hymer Ave Sparks, NV 89431	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. AUTHORIZED REPRESENTATIVE Shannon Moseley/SLM
--	--

**Five Year Warranty
From Completion Date**

Scott Roofing, LLC Workmanship Warranty
Nevada Contractor License #53955
715 Wright Way, Sparks, NV 89431
Phone: 331-5090 Fax: 358-3710

Warranty No. _____

SAMPLE ONLY

Roof Owner: _____
Address: _____ Street _____
City, State, Zip _____

Bldg Address: _____ Street _____
City, State, Zip _____
Type of Roof: _____

Manufacturer: _____
Completion Date: _____, 2016
Expiration Date: _____, 2021

1. **Warranty:** Scott Roofing, LLC (Contractor) warrants to Roof Owner (Owner) that it applied the roofing materials to the above-described roof in accordance with: (a) the written specifications of Roofing Materials Manufacturer and (b) good roofing industry practices, in effect on the date work commenced. Subject to the following terms, conditions and limitations, Contractor will, during the term of this Warranty, at its expense, repair or cause to be repaired leaks in said roof which are the result of defects in Contractor's workmanship. Upon expiration of the term of this Warranty, without notice from Owner of some defect, Contractor shall have no further obligation to make repairs at Contractor's expense under any provision of this Warranty and Owner shall not make any further demand or claim against Contractor concerning Contractor's workmanship, or the roofing materials installed, provided that Contractor promptly commences and diligently proceeds with the correction and repair of all such defects covered by this Warranty which are called to Contractor's attention by the owner, during the term of this Warranty.
2. **Terms, Conditions and Limitations.** This warranty does not cover any leaks in the roof caused by: the acts or omissions of other trades or contractors; lightning; winds of peak gust speeds of 70 m.p.h. or higher measured at standard weather sites; hail storm; flood; earthquake or other unusual phenomena of the elements; structural settlement; failure, movement, cracking or excess deflection of the roof deck; defects or failure of materials used as a roof substrate over which the roof system is applied; faulty condition of parapet walls, copings, scuppers, rain gutters, drain plumbing, chimneys, skylights, vents, heating or air conditioning units, or ductwork, supports or other parts of the building; vapor condensation beneath the roof; penetrations for pitch boxes; erosion, cracking and porosity of mortar and brick; dry rot; stoppage of roof drains and gutters; penetration of the roof from beneath by rising fasteners of any type; inadequate drainage, slope or other conditions beyond the control of Contractor which cause ponding or standing of water; termites or other insects; rodents or other animals; fire; or harmful chemicals, oils, acids and the like that come in contact with the roofing system and cause a leak or otherwise damage the roof system. If the roof fails to maintain a watertight condition because of damage by reason of any of the foregoing, this warranty shall immediately become null and void for the balance of its term unless such damage is repaired by Contractor at the expense of Owner.
3. **Notification by Owner.** During the term of this warranty, if the roof leaks, Owner must, within 24 hours, notify Contractor by telephone of such leaks, and promptly confirm such telephone notice by written notice to Contractor.
4. **Events Which May Void Warranty.** This warranty is null and void:
 - a) Unless Contractor receives notice from Owner in accordance with paragraph 3 above of any leaks and is provided an opportunity to inspect, and if required by the terms of this warranty to repair the roof;
 - b) If work is done on such roof, including, but not limited to, work in connection with flues, vents, drains, sign braces, railings, platforms or other equipment fastened to or set on the roof or if repairs or alterations are made to said roof, without notifying Contractor in writing prior to such work being commenced and giving contractor the opportunity to make the necessary roofing application recommendations or repairs occasioned by the work of others on the subject roof;
 - c) If any area of the roof is used as a promenade, walkway or work area or is sprayed or flooded, unless such use was originally specified with a defined area and the specification is noted in paragraph 9 below.
5. **Transferability.** This warranty shall accrue only to the benefit of the original owner named above. It is not transferable to any other person, except with the prior written consent of Contractor.
6. **No other Warranties.** No other express warranty is given by Contractor to Owner. The repair, described in paragraph 1, is the exclusive remedy. ALL IMPLIED WARRANTIES, AND SPECIFICALLY THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED AND WAIVED BY OWNER. This warranty is separate and apart from any warranty which may be issued to Owner by the Roofing materials Manufacturer. CONTRACTOR EXPRESSLY EXCLUDES AND DISCLAIMS ANY RESPONSIBILITY TO OWNER IN CONNECTION WITH OR ATTRIBUTABLE TO THE ROOFING MATERIALS AND ANY SUCH ROOFING MATERIALS MANUFACTURER'S WARRANTY.
7. **Incidental or Consequential Damages.** UNDER NO CIRCUMSTANCES SHALL CONTRACTOR BE LIABLE TO OWNER OR ANY OTHER PERSON FOR ANY INCIDENTAL, SPECIAL, CONSEQUENTIAL, OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO: LOSS OF PROFITS; DAMAGE TO THE BUILDING OR ITS CONTENTS; MOLD; MILDEW; FUNGUS; DAMAGE TO CEILINGS, WALLS OR FLOORS; WHETHER ARISING OUT OF BREACH OF WARRANTY, BREACH OF CONTRACT OR UNDER ANY OTHER THEORY OF LAW.
8. **Payment to Contractor.** This warranty shall not be effective unless and until Contractor has been paid in full for said roof in accordance with agreement pursuant to which said roof was applied. Delayed payment shall not extend the period of warranty. If not paid in full, there is NO warranty of any kind, expressed or implied.
9. **Additional conditions or exclusions.**
None Noted in Contract
10. This warranty has been duly executed this _____th day of _____month_____, 2016

By: _____
Scott Roofing, LLC

Building Owner

5i

Grant Number:

CCCHP-19-18

Grantee:

Nevada Northern Railway Foundation

Historic Resource:

McGill Depot

Project Name:

McGill Depot Interior Renovation, Phase 4

Additional Request Amount:

\$28,876

Carla Hitchcock

From: Mark Bassett <president@nnry.com>
Sent: Friday, November 13, 2020 1:49 PM
To: Carla Hitchcock; Rebecca Palmer
Subject: Re: CCCHP Redistribution of Reverted Funds
Attachments: Nevada Northern Ry Additional Funding Request.pdf

Good afternoon,

Attached is the Foundation's request for \$28,876 to complete the floor repairs in the Station Master's office in the McGill Depot CCCHP Grant 19-18. Completing these repairs completes the restoration of the offices and waiting rooms of the McGill Depot. Completing this work will allow the Foundation to install displays and open the building to the public.

Thanks,

Mark

Mark S. Bassett
President, Nevada Northern Railway

Direct: (775) 289-0103
Depot: 1100 Avenue A, Ely Nevada • Mail: PO Box 150040, Ely NV 89315

Web: www.nnry.com
Facebook: <https://www.facebook.com/nnry1>

On Mon, Oct 19, 2020 at 4:12 PM Carla Hitchcock <chitchcock@shpo.nv.gov> wrote:

Dear Grantees,

On October 13, 2020 the Commission for Cultural Centers and Historic Preservation (CCCHP) voted to reallocate \$100,000 of CCCHP grant funds originally awarded to Lyon County in the 2019-2020 grant cycle. These funds are now available for redistribution to another project or projects receiving a grant award in the 2019-2020 grant cycle. Please see the attached letter regarding steps necessary to be considered for additional funding.

Thank you,

Carla

Carla Hitchcock

Grants & Projects Analyst

Nevada State Historic Preservation Office

Department of Conservation & Natural Resources

901 S. Stewart Street, Suite 5004

Carson City, NV 89701

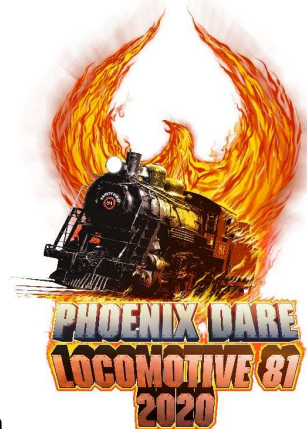
775-684-3441

chitchcock@shpo.nv.gov



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**





Nevada Northern Railway Foundation

A Nevada 501 (c) 3 Non-Profit Corporation

Depot: 1100 Avenue A, Ely, Nevada 89301

Mailing Address: PO Box 150040, Ely, Nevada 89315

Voice: (775) 289-2085 • Web: www.nnry.com • E-mail: info@nnry.com

November 12, 2020

Rebecca Palmer
Nevada State Historic Preservation Office
901 S. Stewart Street, Suite 5004
Carson City, NV 89701-4285

Dear Ms. Palmer:

I would like to thank the Commission for the opportunity to request additional funds for the 2019-2020 grant cycle. The Foundation is requesting \$28,876 to complete the floor repairs in the Station Master's office in the McGill Depot CCCHP Grant 19-18.

Thanks to the Commission's generosity in the current grant cycle, funds were provided for water and sewer installation, a HVAC system and funds to design and construct restrooms. Granting this request to repair the floor in the Station Master's office would complete the restoration of the office area and waiting rooms in the McGill Depot.

The completion of this project would allow us to build the planned displays in these rooms and at long last open the building to the public to tell the story of immigration and copper. This would be a major accomplishment on behalf of the Foundation and the Commission. Our joint efforts saved a very historic building from collapse, restored it to its former glory, and opened it to the public to tell the story of this amazing time in Nevada's history.

I have included some photos that explain the work in greater detail. Please let me know if you need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark S. Bassett', is written over the word 'Sincerely,'.

Mark S. Bassett

President

Email: president@nnry.com

Direct: (775) 289-0103

Award Winning Destination

Best Tour in Rural Nevada – 2017

Nevada State Treasure – 2013 & 2012

Best Adrenalin Rush in Rural Nevada - 2020

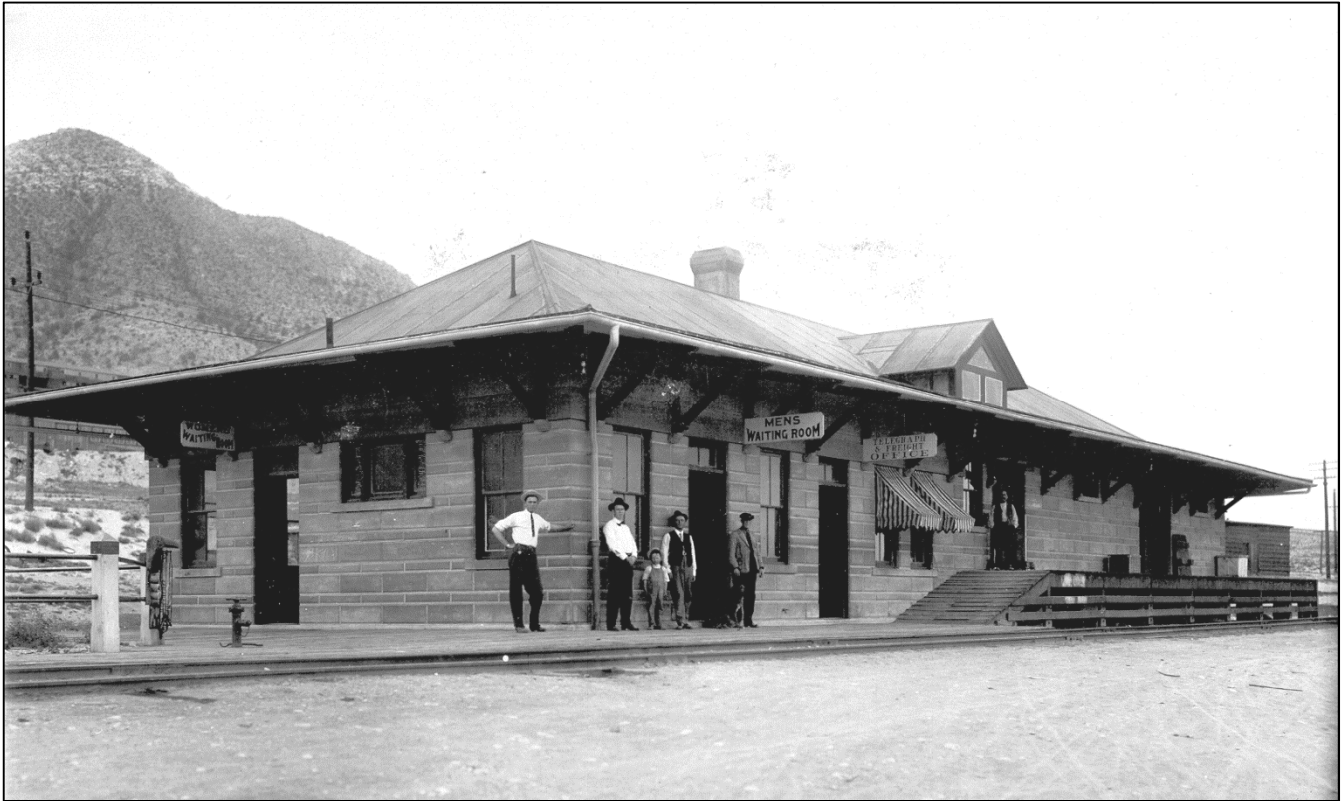
Best Preservation Effort in the West • Attraction of the Year – 2012

Trip Advisor Certificate of Excellence – 2020, 2019, 2018, 2017, 2016, 2015, 2014

Best Museum in Rural Nevada – 2020, 2017, 2016, 2014, 2013, 2010, 2009, 2008

Best Event in Rural Nevada – The Polar Express – 2017, 2016, 2015, 2014 & 2013

Best Place to Take the Kids in Rural Nevada 2020, 2019, 2018, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007



The McGill Depot in 1912. The second sign to the right says “Telegraph and Freight Office”. The two windows with awnings that are further to the right are the Station Master’s office. Funding this request would allow the front half of the building to be open to the public.



This was the condition of the building when the project started.



Above is the Men's Waiting Room; below is the Women's Waiting Room. Both rooms have had the ceilings, walls and floors repaired. New electrical service has also been installed.



This is a view of the Women's Waiting Room; the doorway leads to the Station Master's office.



This is the Station Master's office. The above photo was the starting point, showing twenty years of neglect and weather. The lower photo is the office as it appears today. The only repair that needs to be made is to the floor. Once the floor is repaired, all of the offices and waiting rooms are completely restored! This will allow us to open the building to the public.



5j

Grant Number:

CCCHP-19-20

Grantee:

Goldfield Historical Society

Historic Resource:

Goldfield High School

Project Name:

Goldfield Historic Building Restoration Project

Additional Request Amount:

\$97,000

Carla Hitchcock

From: jekman2@verizon.net
Sent: Wednesday, November 11, 2020 12:50 PM
To: Carla Hitchcock
Subject: CCCHP-19-20 Request for Reverted Funds per 10/19/20 SHPO Letter
Attachments: CCCHP-19-20 Request for Reverted Funds Letter 11-8-20.docx; CCCHP-19-20 Request for Reverted Funds Budget 11-8-20.jpg

Carla,

Attached is The Goldfield Historical Society's application letter and budget for Subject reverted funds.

I will be happy to supply any additional information requested. However, I will be on the road tomorrow afternoon traveling from Goldfield to SoCal and out of communication range much of the time.

Thanks,

John

11-8-20

Rebecca Palmer
State Historic Preservation Officer
901 S. Stewart St. Suite 5004
Carson City, NV 89701-5248

RE: Application for reverted funds for CCCHP-19-20

Dear Ms. Palmer,

The Goldfield Historical Society requests the award of \$97,000 in available reverted funds, per your letter of October 19, 2020. The funds will be utilized within the scope of our CCCHP-19-20 grant for repair and replacement of our 1907 Goldfield High School roof. The roof is in extreme disrepair, with sections of the metal roofing blowing off in windstorms a common occurrence. Leakage continues to damage the structural integrity of the roof support structure and the recently stabilized exterior wall inner wythes. Temporary repairs with donated metal mobile home siding cannot keep up with the continued loss of roofing. Failure of this 117-yr. old roof, original to the building, is accelerating and the Society feels that we are in an emergency situation.

Previous work on the High School addressed the structural stabilization of the exterior walls. The current project involves structural repair/stabilization of the roof support structure and replacement of the flat roof and 50% of sloped roof.

The request for \$97,000 will allow for replacement of an additional 37-1/2%, or a total of 87-1/2%, of the sloped roof. As an alternative, an award of \$66,000 would allow for replacement of an additional 25%, or a total of 75% of the sloped roof. Any additional funding will permit more of the needed roof replacement to be done.

Also, requested funding for any additional portion of the roof includes funding to repair/replace perimeter outlooker rafters/soffits/gutters. It also includes funding to point/rebuild the upper wall extension to safely support the roof and to rebuild the chimneys that penetrate the roof in that area.

Scope of work will increase in proportion to the size of the award. Budget sheet attached.

Sincerely,

John Ekman, President
The Goldfield Historical Society

11/8/20

Goldfield Historic Building Restoration Project
 CCCHP-19-20
 High School Roof Repair/Replacement - Attic Floor to Roof
 CCCHP-19-20 Proposed Revised Budget
 Projecting Reverted Grant Fund Use

<u>Component</u>	<u>Original Proposal</u> 100%	<u>Current Project</u> 50%	<u>% Project Completion with Reverted Funds</u> 75% 87-1/2%	
1. Skylight/Light Shaft /Flat Roof(must be done as one job) Structural support (\$20K) Roof framing around skylight(\$5K) Flat metal roof: 2,500 sq. ft. (labor \$37.5K/matl's \$37.5K)*	\$100K	\$100K	-	-
2. Perimeter Outlooker Rafters/Soffits/Gutters Repair/replace	\$24K	\$12K	\$6K	\$8K
3. Upper Wall/Chimneys	\$24K	\$12K	\$6K	\$8K
4. Engineering Design/plans/specs	\$20K	\$15K (+\$10K match)	-	-
5. Sloped Metal Roof: (7,300 – 2,500) x 1.5 = 7,200 sq. ft. \$81K 7,200 sq. ft. (labor \$108K/matl's \$108K)*	\$216K	\$108K	\$54K	\$81K
Totals	<u>\$384K</u>	<u>\$247K</u> (+ \$10K match)	<u>\$66K</u>	<u>\$97K</u>

*NOTE: Use Labor \$15 sq. ft. and Materials \$15 sq. ft.

5k

Grant Number:

CCCHP-19-24

Grantee:

Thunderbird Lodge Preservation Society

Historic Resource:

Thunderbird Lodge

Project Name:

Thunderbird Lodge Wind and Water Incursion
Damage, Repair, and Prevention

Additional Request Amount:

\$10,000



November 13, 2020

Ms. Carla Hitchcock
State Historic Preservation Office
CCCHP Grant Program
901 South Carson Street, Suite 5004
Carson City, NV 89701-5248

RE: Request for Emergency Supplemental Funds
CCCHP-19-24 Thunderbird Lodge Water and Weatherproofing Grant

Dear Carla,

I understand that supplemental CCCHP funds may be available in addition to the funds recently awarded to Thunderbird Lodge Preservation Society under CCCHP grant 19-24. Thunderbird requests \$10,000 in additional funding for an emergency repair we identified just this week.

As I write this, I am just off the phone with a former employee of historic masonry contractor, Abstract Masonry, of Salt Lake City. This professional explained the repair process to me and supplied the budget estimates.

SCOPE



Lake Tahoe's George Whittell Estate is listed as a Historic District on the National Register of Historic Places. The estate's centerpiece is the Tudor Revival-style Thunderbird Lodge, capped on each end with massive chimneys each serving two fireplaces within the mansion.

While preparing for the work to be performed under CCCHP grant 19-24, Thunderbird employees discovered **water penetration from an unidentified source within the interior spaces adjacent to the chimneys**. Further

investigation revealed water is passing through the chimney cap, down the chimney flue, and into the gaps of the masonry flue. The entire chimney flue is lined with 1930's era tightly-grouted fire brick.



Outside the scope of work planned for CCCHP-19-24, the remedy will include:

1. Survey both chimney flues (and their branches) with a remotely operated camera.
2. Disassemble interior Soletti ironwork fireplace doors, andirons, grates, and flue dampers.
3. Mobilize 60' of scaffolding on the east end and 25' of scaffolding on the west end.
4. Disassemble the chimney caps and spark arresting apparatus.
5. Remove damaged masonry at chimney caps.
6. Fabricate approximately 66' of steel flue liner in a custom size: the Thunderbird Lodge chimneys do not align with any commercially-available flue liner.
7. Install flue liner with blanket insulation.
8. Flare liner at chimney cap and integrate into masonry.
9. Adapt bottom end of liner into flue damper assembly.
10. Reinstall interior Soletti ironwork. (The fireplace doors are molded into the fireplace's perimeter masonry.)
11. As necessary, fabricate new chimney caps and spark arrestors to meet current building codes, and integrate into chimney cap structure. (These items are embedded into the masonry chimney cap so the masonry must be taken apart and then restored and weatherproofed.)
12. Assess new chimney liner with another camera survey to ensure proper installation.
13. Demobilize scaffolding.



**BUDGET**

Activity	Requested from CCCHP	Matching Funds
Initial Camera Survey		\$ 750
Scaffolding Rental and Installation		\$ 2,000
Flue liners and related material	\$ 3,000	
Fabricate new chimney caps and spark arrestors	\$1,000	
Labor (Masonry Professional, Ironworker/Welder, and Laborer)	\$6,000	
Follow-up Camera Survey		\$750
TOTALS	\$10,000	\$3,500

We thank the Commission and SHPO staff for its support.

Best regards,

William Watson
Thunderbird Lodge Preservation Society
Chief Executive and Curator

51

Grant Number:

CCCHP-19-25

Grantee:

Western Missionary Museum Corporation

Historic Resource:

St. Paul the Prospector Episcopal Church

Project Name:

St. Paul the Prospector Episcopal Church

Additional Request Amount:

\$103,125 total in several alternatives

Carla Hitchcock

From: Heidi Swank <heidi.swank@nevadapreservation.org>
Sent: Monday, November 9, 2020 2:58 PM
To: Carla Hitchcock
Subject: Re: CCCHP Redistribution of Reverted Funds
Attachments: WMMC_RedistributedFunds_Proposal.pdf

Carla,

I've attached a brief proposal from the Western Museum Missionary Corporation. I wasn't sure if I should send it to you or to Rebecca. Please let me know (1) if this format for the proposal is acceptable and (2) if I should send it to Rebecca.

Thank you. Stay safe and healthy!

Best,
Heidi Swank
Executive Director | Director of Neighborhood Stabilization

Nevada Preservation Foundation
330 W. Washington Avenue
Ste. 106
Las Vegas, NV 89106
(855) 968-3973, Ext. 701

Please note: Access to our offices is from C Street and Jefferson Avenue.

From: Carla Hitchcock <chitchcock@shpo.nv.gov>
Sent: Monday, October 19, 2020 4:11 PM
To: Carla Hitchcock <chitchcock@shpo.nv.gov>
Subject: CCCHP Redistribution of Reverted Funds

Dear Grantees,

On October 13, 2020 the Commission for Cultural Centers and Historic Preservation (CCCHP) voted to reallocate \$100,000 of CCCHP grant funds originally awarded to Lyon County in the 2019-2020 grant cycle. These funds are now available for redistribution to another project or projects receiving a grant award in the 2019-2020 grant cycle. Please see the attached letter regarding steps necessary to be considered for additional funding.

Thank you,

Carla

Carla Hitchcock

Grants & Projects Analyst

Nevada State Historic Preservation Office

Department of Conservation & Natural Resources

901 S. Stewart Street, Suite 5004

Carson City, NV 89701

775-684-3441

chitchcock@shpo.nv.gov



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**



Western Missionary Museum Corporation
Rehabilitation of St. Paul the Prospector
Virginia City, Nv

Much of the work that is being proposed to be undertaken is critical to St. Paul's at this juncture. With the weather and the wind that is seen in Virginia City, this small church is in dire need of repair. Repairs have been divided into two general phases. Phase I will address issues that are critical to the stability and functioning of the building. Several of these components will stabilize the building as well as make its systems safe for current use. It is Phase I on which our fundraising efforts currently are focused.

Earlier in 2020, WMMC received \$150,000 to match the \$153,000 awarded by the National Park Service through their Save America's Treasures grant. Together these grants will cover most of the costs of replacing the church roof, including reinforcing the roof to assist with stabilizing the building against the winds Virginia City experiences.

Below are several options for additional funds that WMMC could use the reallocated money toward. We are providing various levels of funding for the committee to choose from. At the recent CCCHP committee meeting, it was made clear that it was unknown how the remaining \$100,000 would be distributed and depended on which organizations asked for additional funding and how much those requests were. It is our hope that by providing various levels, the committee can select which fits best with the money available.

Projects are not listed in order of priority but in order of amount. WMMC would be happy to receive additional funds to work on any of these projects. All amounts are taken from our original CCCHP grant application, page 9.

Project 1: Replace electrical system (\$56,250)

- St. Paul's electrical system is the 1903 knob-and-tube. A new electrical will need to be installed throughout the church. The knob-and-tube will be left intact, albeit, non-functioning. (see pg. 4 of original application)
- This project is anticipated to cost \$112,500.
- \$56,250 would trigger the one-to-one Sacred Places match.

Project 2: Close funding gap for roof repair (\$37,500)

- A new plywood roof will serve as horizontal structural diaphragm, basically a deep horizontal beam that will stabilize the building in high winds. A new layer of insulation will be laid, and new, fire-resistant, historically compatible shingles will be installed. (see pg. 4 of original application)
- We estimate that the cost of the roof and roof repairs will be \$375,000.

- Our current CCCHP grant and the matching Save America's Treasures grant total \$300,000.
- The last \$75,000 could be made up of \$37,500 in additional CCCHP funding that would be matched one-to-one by the Sacred Places grant.

Project 3: Snowshed canopy replacement (\$9,375)

- A new snow shed protection canopy is in need over the southeast lower level entry to shelter the entry ramp to the lower level of the building. Currently, this area is subject to sliding snow load impact from the slope of the high roof creating a serious life/safety threat. (see pg. 4 of original application)
- This project is anticipated to cost \$18,750.
- \$9,375 would trigger a one-to-one Sacred Places match.