

1 ATTACHMENT A-1

2 SCOPE OF WORK

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5 Project Scope: **Comstock Cemetery Foundation Visitor Center at Silver Terrace Cemeteries**

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7 This project shall support the completion of the following:

- 8 • **Bringing power from a nearby pole to the site and installing a meter and other**
- 9 **required equipment (in collaboration with NV Energy and a local electrical**
- 10 **contractor);**
- 11 • **Installing new electric at the building and surrounding site, including outdoor**
- 12 **wiring, interior wiring, wiring for a smoke alarm system, and outlets;**
- 13 • **Installing new lighting fixtures including security lighting;**
- 14 • **Installing smoke/fire detectors;**
- 15 • **Inspecting the foundation and installing additional piers if needed;**
- 16 • **Removing non-historic floor coverings;**
- 17 • **Inspecting subfloor and replacing deteriorated subflooring as needed;**
- 18 • **Installing new wood flooring;**
- 19 • **Inspecting the ceiling structure and stabilizing/strengthening it where needed.**
- 20 **Methods of stabilization may include additional/new cross beams or in-kind**
- 21 **replacement of wood structural members;**
- 22 • **Removing damaged ceiling boards;**
- 23 • **Retaining sound ceiling boards and repairing holes, reattaching, and sealing them;**
- 24 • **Installing new ceiling boards where needed. The new ceiling will match the historic**
- 25 **ceiling;**
- 26 • **Removing existing non-historic kitchenette and installing a new kitchenette**
- 27 **including cabinets;**
- 28 • **Connecting water to the building;**
- 29 • **Remodeling the bathroom addition, including new plumbing fixtures, door, closet,**
- 30 **wall repair, plumbing repair, and molding;**
- 31 • **Sitework to redirect water away from the foundation;**
- 32 • **Limited repair of the non-historic front porch if damage occurs during**
- 33 **construction; and**
- 34 • **Installing a new rock walkway to the porch.**

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36 **After the foundation and ceiling structure are inspected, the Comstock Cemetery**

37 **Foundation will submit the proposed methods of repair/reinforcement to SHPO prior to**

38 **work commencing.**

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40 Stipulations:

- 41 1. All work shall conform to the *U.S. Secretary of the Interior's Standards for*
- 42 *Rehabilitation* unless otherwise approved by the State Historic Preservation Office.

- 1           2.    The GRANTEE is required to submit drawings and specifications (or the equivalent)  
2                    for State Historic Preservation Office review prior to the start of construction. All  
3                    work shall conform to visual and/or written specifications submitted to and approved  
4                    by the State Historic Preservation Office before work begins.
- 5           3.    The GRANTEE is required to submit the contractor's itemized budget including a  
6                    break-down for materials and labor with the finalized drawings and specifications  
7                    described in Item #2 for State Historic Preservation's review before work begins.
- 8           4.    If any changes are made to the project, the GRANTEE must submit updated visual  
9                    and/or written specifications for the proposed work before any work commences and  
10                   wait for written approval from the State Historic Preservation Office before work  
11                   commences/resumes. All completed work shall conform to visual and/or written  
12                   specifications submitted to and approved by the State Historic Preservation Office  
13                   before work begins.
- 14          5.    The GRANTEE shall provide the State Historic Preservation Office with updates on  
15                   project progress.
- 16          6.    The GRANTEE shall provide the STATE with full access to all documents necessary  
17                   for a comprehensive audit. Should the STATE find costs that are not allowed by State  
18                   accounting practices or that are outside the terms of this agreement; the GRANTEE  
19                   shall refund the amount to the STATE.
- 20          7.    The GRANTEE agrees to notify the STATE when there are fundamental changes to  
21                   its programming, to its structure as an organization, or to its leadership, and the  
22                   Commission may consider these changes in future funding decisions.

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**ATTACHMENT A-2  
BUDGET**

<b>Participant:</b>	Comstock Cemetery Foundation	
<b>Project Title:</b>	Story Platform and Visitors Center	
<b>Termination Date:</b>	MAY 10, 2022	
<b>Project ID #</b>	CCCHP-19-03	
<b>Itemized Budget</b>	<b>STATE Share</b> <u>Contractual Services</u>	
	NV Power	\$ 10,250.00
	Power to Center	\$ 10,400.00
	Internal wire; fire; outlets	\$ 6,900.00
	Fixtures	\$ 6,640.00
	Kitchenette; cabinets; shelves; counter; storage	\$ 10,500.00
	Ceiling stabilization	\$ 1,200.00
	Ceiling restoration	\$ 2,500.00
	Ceiling materials	\$ 450.00
	Sub-floor/floor	\$ 9,100.00
	Water Hookup	\$ 580.00
	Clean Up	\$ 450.00
	Bathroom Repair	\$ 4,620.00
	Repair Walls, install molding-crown & base-bathroom	\$ 850.00
	Construction impacted repairs; walkway & porch	\$ 560.00
	<b>Subtotal CCCHP Share:</b>	\$ 65,000.00
	Personnel	\$ 5,925.00
	Internal wire; fire; outlets	\$ 1,000.00
	Construction impacted repairs; walkway & porch	\$ 3,000.00
	<b>Subtotal Non-CCCHP Share:</b>	\$ 9,925.00
	<b>Total Project Costs:</b>	\$ 74,925.00