

Budget/Scope of Work 449 King Street Brewery Building

This is the Revised Budget/Scope of Work for the Brewery Arts Center - former Carson Brewery Building. We had originally requested \$363,518.88

New Minimum Ask: \$100,467

HVAC Replacement/repair \$58,017

Since March 2022, the BAC has spent \$25,569 on Maintenance and repairs to our HVAC systems on the campus. The age of the units is the primary cause of failure.

The Brewery Arts Center has one out of the 3 Rooftop HVAC Package Unit (Heat & A/C) for the west part of the black box theater that is totally dead, and due to the age of the unit, parts are no longer available to repair it, and it would not be worth trying to repair as it is 2X past its useful life. \$21,000

The rooftop package unit that feeds the NAA Gallery has been serviced as much as it can – parts are no longer available, and the unit leaks into the gallery below during heavy precipitation. \$23,320

The smaller package unit that runs the BAC office is operating at twice its serviceable lifespan at 46 years in service, and parts are no longer available. \$13,697

Elevator Upgrades/Code Compliance \$29,950

The BAC was notified by the State of Nevada that our elevator, the only one on the campus, is not in compliance with current code. The state is requiring us to install a Door Lock Monitoring System, and a Door Restrictor System to bring the elevator up to code. During the last annual maintenance and inspection, it was noted that the Jack Packing at the base of the elevator is leaking, and must be replaced.

The cost to bring the elevator up to codes is \$29,950

Gutter Installation/replacement **\$10,000**

The current gutters on the Brewery Building are leaking, rusting, and coming off of the main brewery building built in 1864. There is a significant section that is discoloring the on the east side of the building, along Division Street. \$10,000

Fire Sprinkler Code Compliance/Repairs **\$2,500**

The Brewery Arts Center campus is about to be out of compliance with the Carson City Fire Inspector. We do maintenance during the annual inspections, but we are due – almost overdue – for the 5-Year invasive inspection that involves draining, removing portions, and inspecting the piping system and heads for rust or wear. In addition, we are In Violation of the fire code that requires an additional sprinkler head to be added to the upstairs commercial kitchen. \$2500