



Nevada State Prison Preservation Society
3301 E 5th St
PO Box 1991
Carson City, NV 89701
General Manager: 530-412-3521

SUBJECT: Request for Additional Funds

TO: Commission for Cultural Centers & Historic Preservation (CCCHP)

CC: Carla Cloud, Nevada State Historic Preservation Office

DATE: April 23, 2025

PROJECT: Repair of Cellhouse Steps

GRANT NO.: CCCHP-23-19

VENDOR NO.: T27043459 A

Ms. Cloud and Commission:

Nevada State Prison Preservation Society (NSPPS), with the support of CCCHP, is restoring the staircase found in the oldest surviving part of Nevada State Prison in the northeast corner of the prison yard leading to cell block A. Once complete, this staircase will serve as a critical part of the prison's fire escape route.

NSPPS originally proposed to repair the heavily-eroded cellhouse stairway leading to cell block A (Grant No. CCCHP-23-19) by demolishing and replacing unstable concrete stairs, and re-pointing the masonry underneath them with Jahn mortar from Cathedral Stone Products, the same product used to repair the Capitol. This approach would restore each stairway to exactly its original appearance and serve as the pathway for the prison's fire escape plan.

We have consulted with our contractor, Simerson Construction, after receiving Notice to Proceed on March 19, 2025. As you are aware, Simerson Construction brings significant expertise in historic preservation and restoration work. They have encouraged NSPPS to take a more surgical approach to the restoration. Consequently, we have modified the scope of work based on their recommendation.

Instead of "demolishing and replacing unstable concrete stairs and re-pointing the masonry underneath them", as described within our grant application, we propose to demo only the loose material necessary to repair any spalling or degraded concrete until a solid substrate is achieved.

Rebar dowels will be installed to stabilize the existing original stairs and then we will pour back to cover the rebar and re-point the sandstone block wall with Type M mortar. The refined approach also includes coring two below grade hydrostatic reliefs and backfilling with gravel. Once everything has been stabilized, we will fabricate a new railing to match the era-accurate railing coupler look, will paint the railing, and will apply a protective, fully transparent, non-staining, no gloss sealer to all the existing silica-based materials, sandstone blocks, concrete slab, stairs, and pillar.

NSPPS has submitted a Change Request Form (#1) seeking approval to revise the scope of work and to move funds within existing budget categories within the approved budget amount of \$79,348.

Upon approval for the modified scope of work, the project budget will require an additional \$10,435. This letter is to respectfully request additional funds to cover that shortfall. Should additional funds from CCCHP not be available, NSPPS will shift existing funding within our 2025 operational budget to cover the match and will complete the project with the revised scope. Additional funding from CCCHP will allow us to maintain budgeted operations for the 2025 tour season while also restoring the stairs for our fire escape route.

A comparative budget table is included below.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lee Perks".

Lee Perks, Project Manager, NSPPS

Attachment A-2

Budget

Participant: Nevada Prison Preservation Society
Project Title: Repair of Cell House Steps
Termination Date: 5/31/2026
Project ID #: CCCHP-23-19

Itemized Budget

	Funding Agreement STATE Share (Approved)	SHPO Change Request #1 (Submitted)	Revised SOW Budget (Simerson)
Engineering	\$3,500.00	\$3,000.00	\$3,000.00
Drawings	\$4,200.00	\$1,500.00	\$1,500.00
Permit Fees	\$800.00	\$1,400.00	\$1,400.00
Labor	\$56,900.00	\$64,445.00	\$72,280.00
Materials	\$8,948.00	\$7,103.00	\$7,103.00
Equipment	\$5,000.00	\$1,900.00	\$1,900.00
Project Management			\$2,600.00
Subtotal STATE Share	\$79,348.00	\$79,348.00	\$89,783.00
Difference between Approved and Revised			\$10,435.00



PROJECT CHANGE REQUEST

Grantee: Nevada State Prison Preservation Soci Grant Number: CCCHP-23-19
 Address: PO Box 1991 Carson City, NV 89701 Granting Period
 Project: Repair of Cell House Steps From: 3/18/25 To: 5/31/26
 Vendor Number: T27043459 A Request Number: 1 Date: 4/23/2025

The Grantee must provide a written explanation of what the requested changes are and why. This includes if money needs to be shifted (increased/decreased) among other budget categories.

The Grantee cannot act upon the request until it has been approved in writing.

☒ Revise Budget

Category	Current Budget	Request Budget	Net Change
Engineering	\$ 3,500.00	\$ 3,000.00	\$ 500.00
Drawings	\$ 4,200.00	\$ 1,500.00	\$ 2,700.00
Permit Fees	\$ 800.00	\$ 1,400.00	(\$ 600.00)
Labor	\$ 56,900.00	\$ 64,445.00	(\$ 7,545.00)
Materials	\$ 8,948.00	\$ 7,103.00	\$ 1,845.00
Equipment	\$ 5,000.00	\$ 1,900.00	\$ 3,100.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
Total	\$ 79,348.00	\$ 79,348.00	\$ 0.00

☐ Change Project Director From: _____ To: _____

☐ Attach new Director's Resume

☐ Change Grant Period From: _____ To: _____

☒ Change Project Scope

**PROJECT CHANGE REQUEST CONT.**Grant Number: CCCHP-23-19Report Number: _____ Date: 4/23/2025**Change Request Summary and Justification**

Describe all proposed changes. (Attach additional pages if needed.)

NSPPS has consulted with our contractor, Simerson Construction, who has recommended a more surgical approach to this project. Instead of "demolishing and replacing unstable concrete stairs and re-pointing the masonry underneath them", as described within our grant application, we propose to demo only the loose material necessary to repair any spalling or degraded concrete until a solid substrate is achieved. Rebar dowels will be installed to stabilize the existing original stairs and then we will pour back to cover the rebar and re-point the sandstone block wall with Type M mortar. The refined approach also includes coring two below grade hydrostatic reliefs and backfilling with gravel. Once everything has been stabilized, we will fabricate a new railing to match the era-accurate railing coupler look, will paint the railing, and will apply a protective, fully transparent, non staining, no gloss sealer to all the existing silica-based materials, sandstone blocks, concrete slab, stairs, and pillar. A quote from Simerson construction has been attached to this change order. This change order request is to revise the scope of work and to move funds within existing budget categories within the approved budget amount of \$79,348.

Signature of Project Director

4-23-2025

Date

Signature of SHPO

Date

Proposal



B2 NV LIC #80755 C1 NV LIC #82010
C2a&f NV LIC #82401 C3 NV LIC #80046
C21b NV LIC #82382 C21NV LIC #82382
C14 NV LIC #85823 MHD LIC #B1538X

1617 Forrest Way
Carson City, NV 89706
Phone: (775) 883-3133

Date	Estimate #
3/25/2025	2310 R1

Proposal Submitted To:

NSPPS
P.O Box 1991
Carson City, NV 89701

Work To Be Performed At:

Nevada State Prison
Cell House Stairs

We hereby submit specifications and estimates for:

Item	Description	Qty	U/M	Rate	Total
03 Historical	<p>Demo any loose material from concrete corner pillar. Install dowels in column as needed to ensure proper bonding of repair material. Apply Arimatec 110 rust inhibitor on any exposed rebar. Form and pour column with Sika 211 SCC plus. Strip forms and patch and screw holes left from forms.</p> <p>Install temporary fall protection system. Demo handrail that was installed along the temp stairs and ADA ramp. Remove top 1/4" at a minimum from slab and any spalling or degraded concrete until a solid substrate is achieved. Demo temp stairs over existing stairs. Apply Arimatec 110 rust inhibitor on exposed rebar. Form up and pour the flat slab with Sika 1000.</p> <p>Drill and install epoxy coated rebar dowels into the existing original stairs. Install continuous "horizontal" #3 rebar from top to bottom of stairs. Leave an expansion gap in between the top of the stairs and the existing slab and another gap at the bottom of the stairs and the landing to allow for thermal expansion. Form stairs and apply Arimatec 110 rust inhibitor on any exposed rebar. Pour back stairs with Sika 1000. Seal expansion joints at the top and bottom of new stair with SikaFlex 1A</p> <p>Fabricate railing to match the era accurate railing coupler look. To achieve this the ball look bondo will be added to the railing joints. Paint the railing post install.</p> <p>Repoint the sandstone block wall with Type M mortar</p> <p>Core two below grade hydrostatic reliefs into the sandstone wall. Backfill with gravel.</p> <p>Apply the Sinak HLQ125. A protective, fully transparent, non staining, no gloss sealer to the all existing silica based materials; sandstone blocks, concrete slab, stairs, and pillar.</p> <p>Includes either installing an owner supplied block in void at the end of the railing or building a temp set of railing for that location.</p> <p>Includes Robison Engineering fees for stamped structural drawings.</p> <p>Excludes; Prevailing wages Permit Fees</p>			85,283.00	85,283.00

Excludes anything not specified in this proposal. All changes or additional work must be in writing and put through official office documents.

Total Proposed Cost:

Note: This estimate may be withdrawn by us if not accepted within 10 days and the above prices are no longer valid after 30 days

ACCEPTANCE OF PROPOSAL:

The above prices, specifications and conditions are satisfactory and are hereby accepted. Simerson Construction LLC is authorized to do the work as specified. For non-financed projects fifty percent of the project total will be required before work begins. Financed projects will be required to provide proof of future payment by lender.

Authorized Signature:

Page 1

Date:

1617 Forrest Way
Carson City, NV 89706
Phone: (775) 883-3133

Proposal Submitted To:
NSPPS P.O Box 1991 Carson City, NV 89701

Work To Be Performed At:
Nevada State Prison Cell House Stairs

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Carson City, NV 89706
Phone: (775) 883-3133

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NSPPS P.O Box 1991 Carson City, NV 89701

Work To Be Performed At:
Nevada State Prison Cell House Stairs

Excludes anything not specified in this proposal. All changes or additional work must be in writing and put through official office documents.	Total Proposed Cost:	\$85,283.00
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ACCEPTANCE OF PROPOSAL:

Authorized Signature: Lucia Halpern Page 3 Date: 3/27/25

Carla Cloud

From: NSPPS General Manager Lucia Maloney <nspps.manager@gmail.com>
Sent: Wednesday, April 23, 2025 4:45 PM
To: Carla Cloud
Cc: Lee Perks; Maurice White
Subject: 23-19 NSPPS Stairs Project
Attachments: 1-CCCHP-23-19-ProjectChangeRequestForm1-042325.pdf; 2-CCCHP-23-19SimersonSOW2025-3-25 R1.pdf; 3-CCCHP-23-19-RequestforAdtlFunds-042325.pdf

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Carla,

Fingers crossed that I've got all this straightened out this time. Attached, please find:

- (1) Change Request #1 for our NSPPS Stairs Project: Requests approval for a revised scope of work and shifted funds within existing budget categories and within the approved budget.
- (2) Quote from Simerson with additional information on the revised scope of work.
- (3) Letter to the Commission requesting additional funds.

As discussed on the phone last week, we are continuing forward with engineering and preliminary activities within the existing approved budget unless or until we hear from you in the meantime.

Please let me know if additional information is needed, or if/when you're able to get a commission meeting scheduled and we will have a representative in attendance.

Thank you,
Lucia

--

General Manager
Nevada State Prison Preservation Society
530-412-3521 / manager@nevadastateprison.org

Carla Cloud

From: Carla Cloud
Sent: Friday, June 6, 2025 9:05 AM
To: NSPPS General Manager Lucia Maloney
Cc: Lee Perks; Maurice White; gywhorton
Subject: RE: 23-19 NSPPS Stairs Project

Good morning,

The SHPO has completed the review of the proposed change in scope of work. Please see the comments below:

Regarding the proposed change in scope of work, the proposal to repair the steps is appropriate for this historic building.

However, our office requires that the following items be revised to be consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation*, before we are able to issue approval:

1. Type M mortar is not appropriate for the soft sandstone that exists at the Prison. Please see NPS Preservation Brief 2, page 7 especially and the chart on page 13: [Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings](#). Please submit a revised appropriate mortar mix for SHPO review and comment.
2. Our office does not allow sealers of any kind to be applied to historic masonry as sealers may damage the stone. Please delete the Sinak product from the scope of work. For guidance, please see NPS Preservation Brief 1: [Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings](#).
3. SHPO requires a sketch or manufacturer's cut sheets and more details for the proposed design for the railing.

Regarding Glen's voice message this week, our office will finish reviewing the other scopes of work during the week of June 16.

Thank you for your patience with our staffing issues.

Carla Cloud
Grants and Projects Analyst
Nevada State Historic Preservation Office
ccloud@shpo.nv.gov
775-684-3441

From: NSPPS General Manager Lucia Maloney <nspps.manager@gmail.com>
Sent: Wednesday, April 23, 2025 4:45 PM
To: Carla Cloud <ccloud@shpo.nv.gov>
Cc: Lee Perks <54leeperks@gmail.com>; Maurice White <fishingrampa@gmail.com>
Subject: 23-19 NSPPS Stairs Project

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Lucia

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General Manager
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530-412-3521 / manager@nevadastateprison.org