

**COMMISSION FOR CULTURAL CENTERS AND HISTORIC PRESERVATION
PROGRESS REPORT FOR CCCHP GRANTS FY19-20
September 1, 2021**

This summary is a brief overview of the status of all grants. Staff notes that some grantees are experiencing difficulties in both acquiring contractors willing to undertake the grant-funded projects and material shortages in the current Covid-19 affected climate. Staff will keep the Commission apprised of future difficulties in the next few months to ensure that all bond proceeds are spent in a timely fashion.

CCCHP-19-01 – White Pine Community Choir Association – Stabilization and Restoration of the Centennial Fine Arts Center

- Architect Mercedes de la Garza developed several design possibilities for the ADA access. Choir members, Mercedes, and SHPO staff chose the final design, which will be in the NW corner of the Centennial Fine Arts Center through the northern-most window on the west side.
- Drawings are in construction document phase. The final designs and specifications have been distributed to Mercedes' team.
- The structural engineer is calculating loads and developing a plan based on the specified elevator.
- The electrical engineer is researching the electrical load and the specified elevator that will be put on the building if the existing system will support the additional load.
- The mechanical engineer hasn't yet begun the scope of work regarding the required ventilation for the elevator machine room and the potential sump pump system that may be required.
- Additional site visits by the architect and engineers are in the schedule for the next four months depending on the construction dates.
- The grantee has expressed that there several factors in 2021 that they hadn't anticipated, including scarcity of construction materials, difficulty in getting contractors, etc. They are working to reach the bidding and construction phase of the project but are worried that even once they do, they may encounter additional delays.

CCCHP-19-02 and CCCHP-17-03 – Historic Fourth Ward School Foundation – Bell Tower Entry and West Elevation North Section

- Scaffolding is in place. Repair, limited in-kind replacement of wood elements, and painting are in progress.
- West Elevation Bell Tower Entry Section is 80% complete.
- West Elevation North Section is 90% complete.
- Anticipated overall completion date is 10/31/2021.

CCCHP-19-03 – Comstock Cemetery Foundation – Story Platform and Visitor Center

- NV Energy is expected to finish bringing power to the building by January 2022.
- Electrical work is in progress, including new wiring and installation of light fixtures.
- The floor was leveled, and suitable new wood flooring was procured.
- Subfloor repairs were made at the bathroom.

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- Wall repair is ongoing.

CCCHP-19-04 – Eureka Restoration Enterprise – Charles Lautenschlager Building Rehabilitation

- The north side (center) window has been converted to a single entrance and a new custom door has been created and installed.
- Painting, flooring (which includes rehabilitation of the existing wood flooring), electrical, and plumbing has been completed for the middle section of the building.
- The State of Nevada Health Inspector determined that the middle section of the building is approved for use as a coffee shop and one is now open for business in the location.
- Materials for a new wood ceiling for the rear room in the building have been purchased.
- The two existing wood and glass doors in the north side (east end) have been taken down and are in the shop of a wood restorer in Elko. The door opening has been temporarily covered with plywood.
- Contract signed for the plaster repair in the rear room.
- New electrical wiring and plumbing was installed in the rear room.
- Measurements for the new rear (east elevation) exit door have been taken. Fabrication of this door has not yet started. Anticipated completion and installation is January 2022.
- Removal of dirt in the basement and construction of basement stairs has not begun. That portion is expected to be completed by January 2022.
- Minor repairs to the existing concrete dock are complete.
- Finishes and wood repair/rehabilitation in the rear room are expected to start in October and be completed by January.

CCCHP-19-05 – Nevada State Prison Preservation Society – Visitor Room Floor and Roof Joint Repair

- Roof joint repairs are complete, including flashing, installing a three-course coating along the joint, and installing a sealant and coating.
- Abatement of asbestos in the floor adhesive is complete.
- Received permission from SHPO to proceed with final floor preparation and painting.
- As part of their match, NSPPS completed additional floor preparation including filling cracks and holes.
- Acquired a contractor to apply a two-part epoxy coating to the floor. The gray color epoxy will be consistent with floors throughout the historic Nevada State prison site.

CCCHP-19-06 – Nevada Division of State Parks – Red House Phase 3 Bunkhouse Restoration

- The design and contracting phase is complete and the project is underway.
- The structure was lifted temporarily and a permanent concrete foundation was poured.
- New rafters and ridge were installed in preparation for a new roof.
- Deteriorated siding was removed in preparation for new siding to be installed.
- Structural stabilization and finish carpentry are 30% complete with an anticipated completion date of 10/31/21.

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**CCCHP-19-07 – Brewery Arts Center; Carson Brewing Company – BAC Brewery and Annex
Energy Efficient Rehabilitation**

- Kitchen faucet repairs are complete.
- Installation of handicapped door opener is complete.
- Four leaking skylights have been removed.
- Re-roofing Main Building, Annex, and Theater volumes is complete.
- HVAC system repair is 75% complete.
- Electrical work has not yet begun, although the contractor has ordered materials.

CCCHP-19-08 – Brewery Arts Center; BAC Performance Hall Energy Efficient Rehabilitation

- Completed repairs to 2 hose bibs.
- Installed a handicapped door opener.
- Installed a main center speaker and two balcony speakers.
- HVAC system repair is 75% complete.
- Electrical work has not yet begun, although the contractor has ordered materials.
- Flooring has been ordered and installation will begin after most of the electrical is work is done.
- Windows have been ordered and should be installed late October 2021.

CCCHP-19-09 – Fallon Community Theatre, Inc. – Renovation of the Historic Fallon Theatre

- According to the grantee, the project is in a “holding pattern.”
- Testing confirmed asbestos in the existing roofing materials, and the original roofing contractor is not equipped to remove asbestos, so it was necessary to find a new contractor.
- A proposal from another contractor that includes asbestos abatement was received, which their Board is currently reviewing.
- Once the proposal is approved, the scope of work and budget will be submitted to the SHPO for review and approval.

CCCHP-19-10 – Friends of Dangberg Home Ranch – Rehabilitation of the Carriage House, Garage and Gateway at the Dangberg Home Ranch Historic Park

- An architectural services contract was signed and arrangements were made for Douglas County personnel to provide project management support.
- The architectural team provided a Design Development Submittal (drawings, specifications, cost estimate and light fixture cut sheet). This material is currently being reviewed by the grantee for correctness and possible revision before finalization.

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CCCHP-19-11 – Reno First United Methodist Church - Roof Replacement, Concrete Repairs, and Lighting Upgrades

- Project is 100% complete. Final report and final reimbursement request received on August 20, 2021.
- The roof was successfully replaced.
- Interior light fixtures were replaced or retrofitted with LED bulbs.
- Concrete repairs were made at both exterior stairs and at the decorative corbels.

CCCHP-19-12 – St. Mary’s Art Center – Exterior and Print Room Restoration Project

- The engineer completed their preliminary drawings and notes for the contractor’s review. These may be adjusted once the contractor is fully engaged and other creative solutions or ideas are presented and agreed upon between contractor, engineer, St. Mary’s Art Center and the SHPO.
- The grantee has had a challenge identifying contractors that are qualified and available for this project due to the high demand for construction at this time. The grantee finally identified a contractor with experience, interest, and availability. The contractor walked the site, confirmed the overall scope, and offered ideas for the porch drainage problem.
- The contractor is currently working on submittals and other paperwork for St. Mary’s to submit to the SHPO for review and approval. St. Mary’s anticipates having preliminary options for review within the next two months.
- The proposed work schedule by the contractor is:
Scope, Pricing & Submittals: Fall 2021
Permit, Approvals & Materials Order: Winter 2021
Work to Commence: March 2022
Project Completion: May 1, 2022, with punch list items possibly extending to May 8, 2022.

CCCHP-19-13 – North Central Nevada Historical Society – Repainting of Three Historic Structures at the Humboldt Museum

- All painting work is complete.
- Painting work included light exterior cleaning and removal of loose paint from the exterior of the buildings, visual inspection of all three structures for wooden features in need of repair, one minor repair of wood decorative element, and application of fresh primer and paint.
- During work, the grantee identified a small number of windows that require reglazing. This can be accomplished using the remaining grant funds. The grantee is currently searching for a contractor to complete this work and anticipates it happening later this fall.

CCCHP-19-14 – Douglas County Historical Society – Genoa Courthouse Museum Entrance Improvement

- The porch and concrete repair was completed without closing the museum.

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- The concrete steps and porch were patched and resurfaced.
- Brick repair was accomplished using existing brick only, and repointing is complete.
- The porch posts received new, in-kind, wood bases.
- The porch deck was resurfaced after the removal of the balustrade by using a lift to avoid entering the museum to reach the second floor.
- The upper porch balustrade was temporarily removed and the upper porch deck surface received the new membrane.
- The balustrade is being redesigned and rebuilt to meet code requirements. The SHPO approved raising the balustrade and installing thin stainless-steel cables between each baluster.
- The balustrade will be reinstalled once the alterations are complete. The product production and supply chain back-ups have delayed the project. The anticipated completion date is November 2021.

CCCHP-19-16 – Tonopah Historic Mining Park Foundation – Silver Top Trestle Rehabilitation

- Project is 100% complete.
- The Silver Top Grizzly and extant sections of trestle were repaired and stabilized.
- Missing sections of trestle were reconstructed in-kind.
- The lumber arrived “green,” which will require unforeseen future work: 1) Mining Park staff will be applying linseed oil or similar after the wood has dried for several months; and 2) all nuts and bolts will need to be tightened in the future after shrinkage occurs, under the existing contract and budget with the engineering company.

CCCHP-19-17 – Nevada Northern Railway Foundation – Transportation Building and Records Vault Upgrades and Repairs

- The architect has conducted two site visits and plans should be completed in late September.
- The next steps will be plan reviews by the NNRy, SHPO, and the local building authority before the work is put out to bid.

CCCHP-19-18 – Nevada Northern Railway Foundation – McGill Depot Interior Rehabilitation

- Design for the water/sewer utilities to the building are 95% complete. They are currently being reviewed by the local utility provider.
- The next steps will be submitting the design to SHPO for review, putting the utility work out to bid, and completing designs for the bathroom remodels.

CCCHP-19-19 – City of Ely – Ely City Hall Concrete and Window Repair

- Five deteriorated windowsills have been successfully replaced. American Heritage Window Rebuilding
- Rehabilitation of the second story windows will begin on September 13, 2021. The upper and lower sashes will be removed and taken to a shop for repair and refinishing.

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- Replacement of the concrete parapet cap is expected to be completed by May 10, 2022.

CCCHP-19-20 – Goldfield Historical Society – Goldfield High School Roof Repairs

- The grantee continues to work with the engineer to develop plans and specifications for repairing/reinforcing/leveling the light shaft and roof structure. The grantee also reviewed details on roofing type, construction joints, details of outlookers, gutters/downspouts, chimney's, masonry walls, and metal trim.
- The grantee met with SHPO to discuss the existing roofing material and proposed in-kind replacement.
- The grantee indicated that there is difficulty finding contractors who are interested in the work and able to travel to Goldfield due to COVID-19 and the remote location.

CCCHP-19-21 – The Western Folklife Center, Inc. – Pioneer Hotel Waterproofing Renovation

- The stucco repair and resurfacing of the Penthouse section of the Pioneer Hotel building was completed in April.
- All five of the building's roof zones were re-roofed in May.
- No additional repairs were identified during work; therefore, the grantee did not need to use the contingency monies set aside for this purpose.
- With the roofing and stucco projects complete, a Project Change Request was submitted and approved by the Chair to use the remaining funds (\$22,600) to repair damage to the ceiling and wood flooring that occurred due to roof leakage. The leak-related water damage was a known problem and was discussed at the June 9th grant hearing.

CCCHP-19-22 – Carlin Historical Society – Carlin School House Rehabilitation

- Exterior painting is 100% complete.
- Concrete Demo and Construction is on hold due to the contractor suffering a physical injury. He hopes he can begin in October but may have to be pushed to Spring 2022.
- The grantee may be discussing the project with another contractor in the coming weeks as they would prefer to have it completed sooner.

CCCHP-19-23 – Neon Museum – La Concha Lobby Water Remediation

- See Agenda Item 6.

CCCHP-19-24 – Thunderbird Lodge Preservation Society - Wind and Water Incursion Damage Repair and Prevention

- Work has been completed on the Dreyfus-Old Lodge Connector and the chimney. Invoices have not yet been received from those contractors.
- The SHPO did not receive detailed information or photographs of that completed work in the recent progress report. Our office has requested the information.
- The grantee reports that progress on the project has been difficult. There have been delays due to contractors not showing up, inability to get estimates, and material and

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labor shortages. Dense hazardous smoke from wildfires shut down the Lodge and contractors are now rescheduling for next spring.

CCCHP-19-25 – Western Missionary Museum Corporation

- The Funding Agreement was mailed to the Grantee February 18, 2021 for signatures.
- Email sent to Grantee on April 30, 2021 inquiring on grant signatures, reminding Grantee that even though they could not start work yet, to please still send a progress report to provide an update on what their plans were moving forward and where they were in the planning process.
- The SHPO received the signed Funding Agreement on April 30, 2021. The Agreement was executed on May 13, 2021 and covenants were recorded on May 24, 2021.
- The grantee did not submit Progress Report #1 (due April 30, 2021).
- The grantee did not submit Progress Report #2 (due August 31, 2021).
- Staff notes that the Funding Agreement was executed 112 days ago. The Funding Agreement (Page 2, Line 19) states:

“Required progress reports are to be submitted on or before the due dates above. If the GRANTEE fails to provide the required progress reports during the first 180 days (one hundred and eighty) from execution of this Agreement, the STATE reserves the right to revert the entire Grant amount from the GRANTEE. If the GRANTEE allows two quarters to pass without contacting the STATE to submit a reimbursement request and/or required progress reports, the STATE reserves the right to revert any remaining grant funds from the GRANTEE.”