



Carlin School House Rehabilitation
REVISED Scope of Work

Commission for Cultural Centers and Historic Preservation
2019/2020 Grant Cycle

Grant Number: CCCHP-19-22
Prepared by: Ella B. Trujillo
Date: 10/15/2021

Project Update and Reason for Revised Scope of Work

The original Scope of Work includes demolishing a c. 1980s concrete ramp and walkway at the front of the building and construction of new concrete steps to the front entrance that match the steps depicted in historic photographs. Additionally, the damaged concrete sidewalks and walkways in the front of the building are to be replaced.

The contractor that was engaged to perform this work will be unable to provide his services due to an injury. The work was supposed to commence in August and we were informed of the contractor's withdrawal in September. We were able to find another contractor who reviewed the project and agreed to provide us with a quote for services.

Our budget for the proposed work is **\$37,511.00**. The cost estimate from the initial contractor for the project was for \$34,150.00. We allowed for an increase in material cost in the budget.

The cost estimate for the same project from the new contractor is **\$18,546.00**. We recognize this is a significant difference. When we submitted the original budget, we were unable to get a quote from the new contractor as they were very busy at the time. Additionally, the new contractor is a much larger business than the original. The difference in the cost estimate leaves a balance of **\$18,965.00**.

Revised Project Description

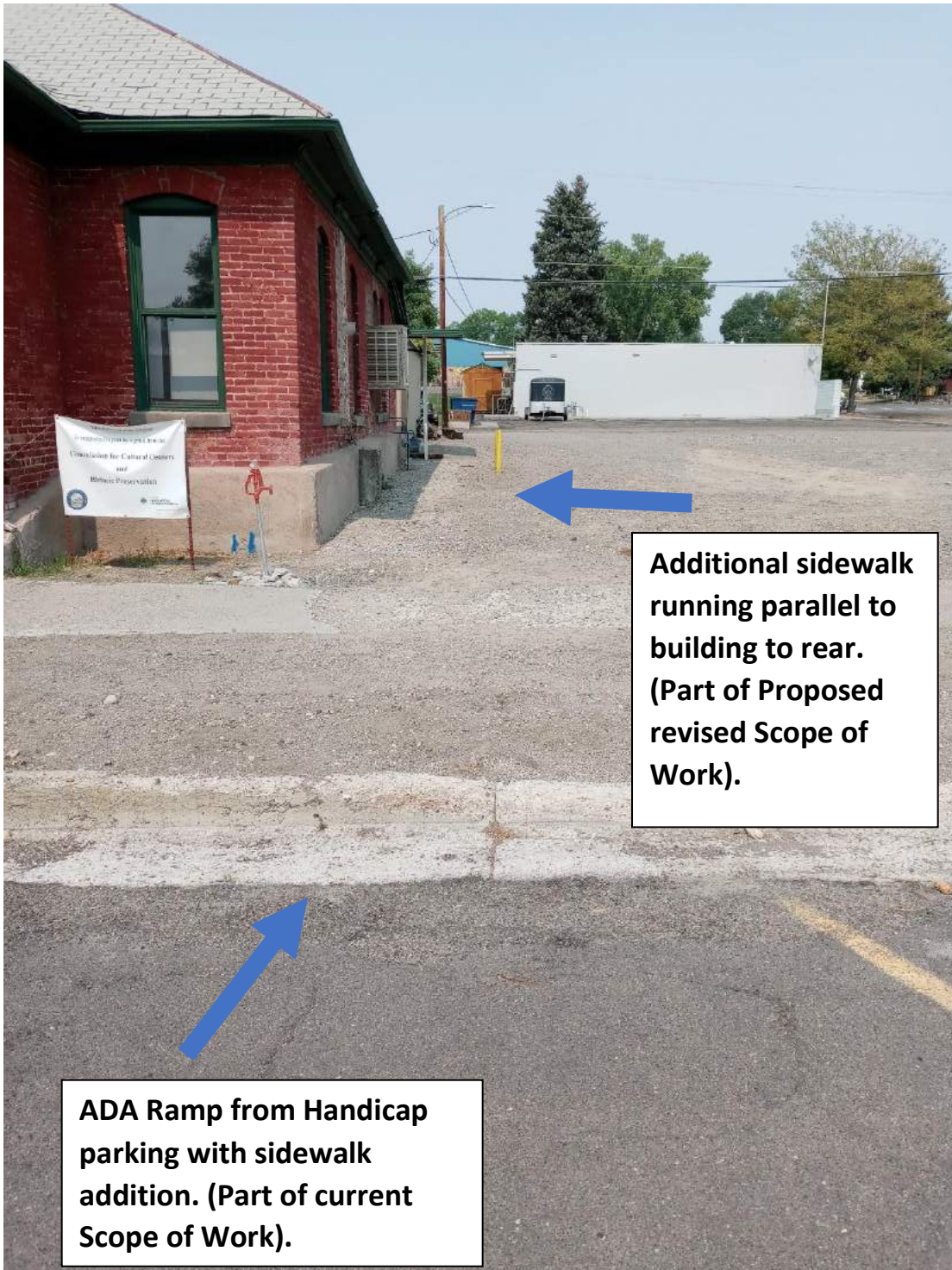
The removal of the concrete ramp at the front of the building (which is not ADA-compliant) and the restoration of the original stairs means that we intend to create an ADA-compliant access at the rear of the building. We recognize that a rear entrance is not preferred but it does allow increased access within the interior of the building. Specifically, when one enters at the front of the building there are immediately two doorways that must be gone through to reach the primary rooms. The width of neither door meets the requirements of the Americans with Disabilities Act. An ADA-compliant rear entrance allows two out of three primary rooms, including the main gallery, to be accessed. Ideally, we would like the entire building to be accessible but we will not know if this is feasible until we have an engineer look at the entire structure.

A rear entrance creates the most accessibility at this time. Consequently, we plan on having an additional concrete sidewalk poured along the east side of the

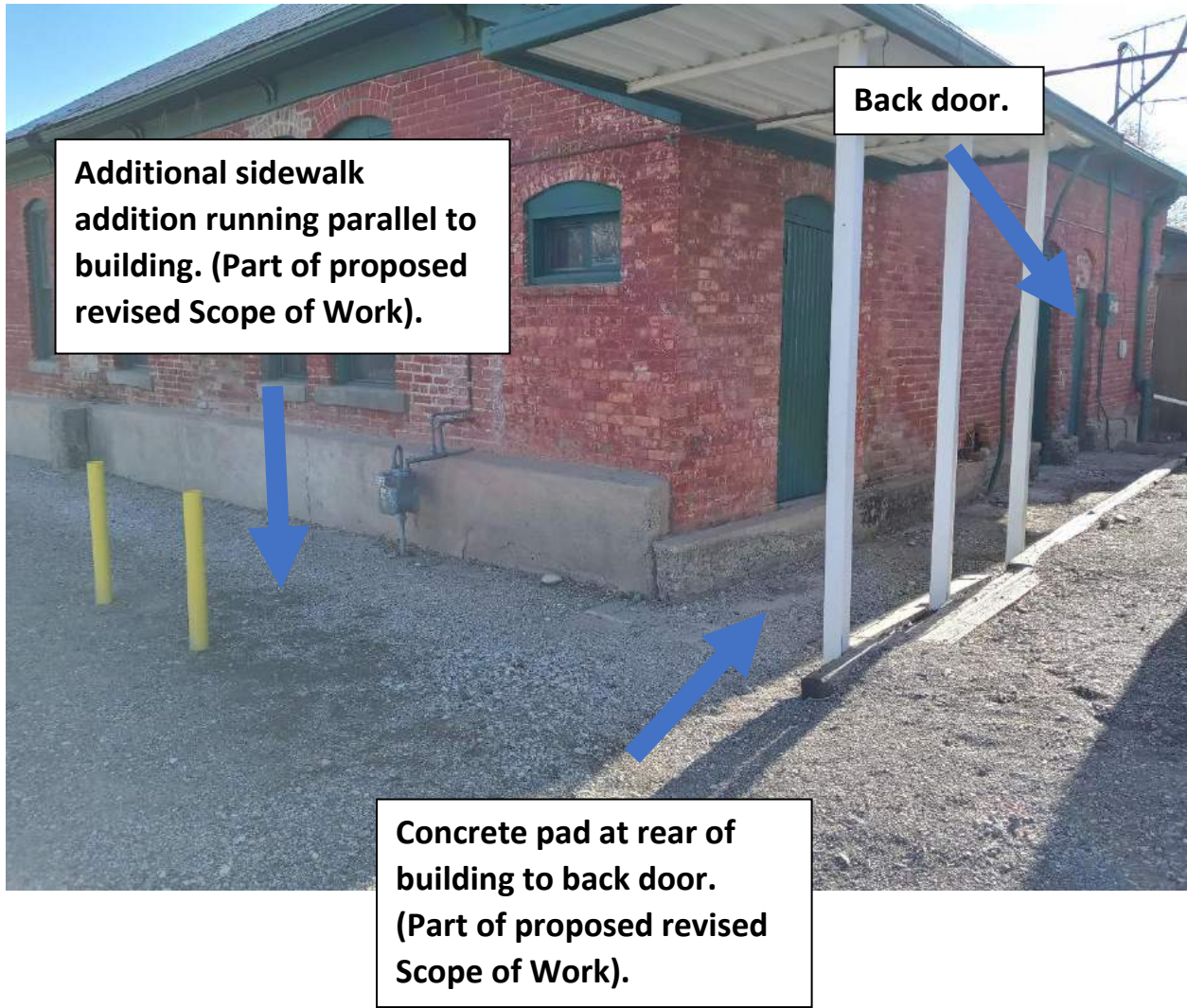
building to the rear. (See attached photo of east side of building). At the rear of the building, we plan on having a concrete pad poured with a slight grade to help with water runoff which is causing damage to the building's foundation. (See attached photo of rear of building). The concrete pad will provide access from the new sidewalk to the rear entrance. We are proposing that this work be completed during the 2019/2020 Grant Cycle with the monetary difference, between the initial quote and the second quote, in the amount of \$18,965.00.

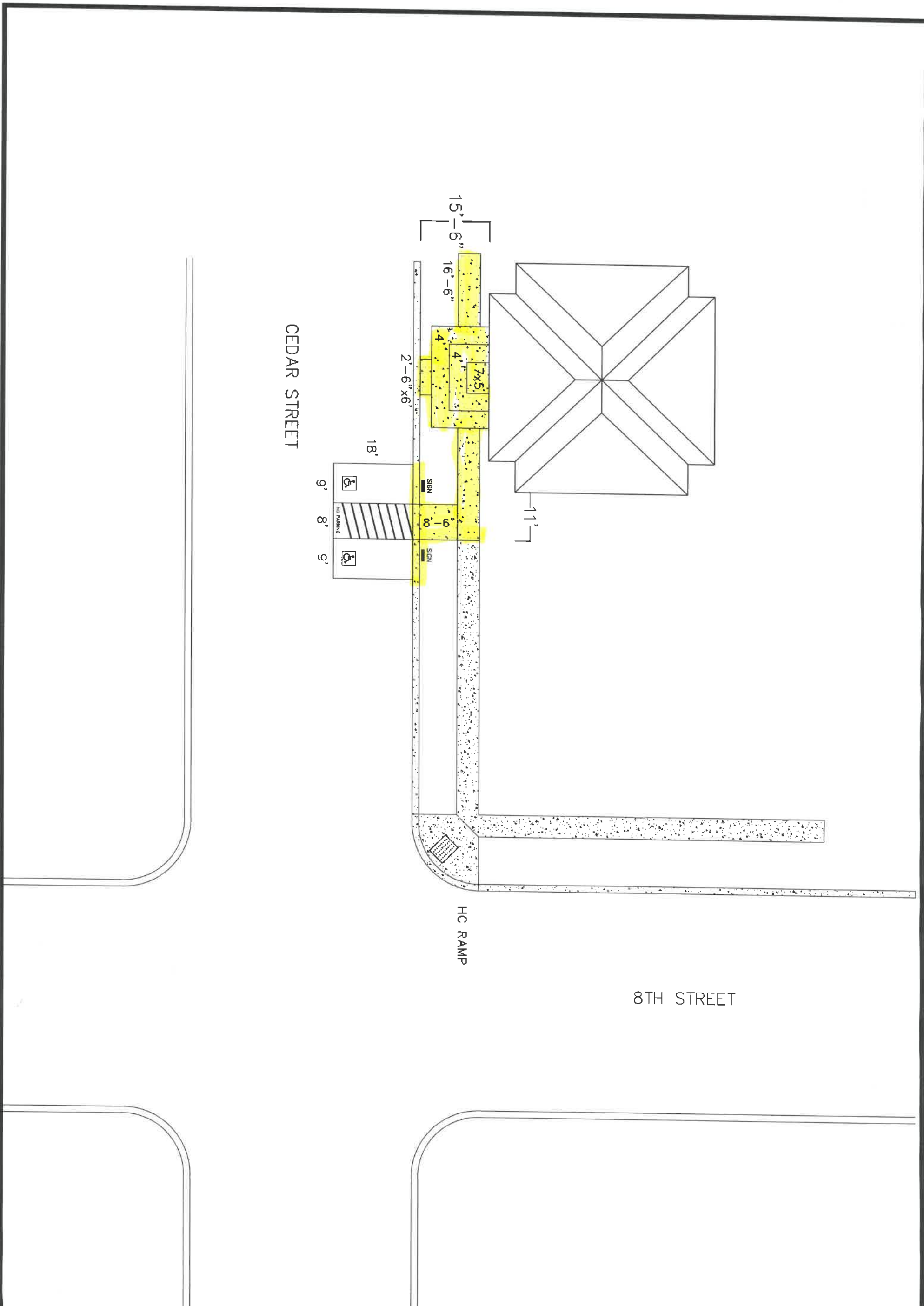
The rear entrance to the building will still need to be widened in order to make it ADA-compliant and we will be seeking funding to complete this final piece during the upcoming FY 2021/2022 grant cycle.

East Side of Building Showing Proposed Work and Additional Proposed Work



Rear of Building Showing Additional Proposed Work





P-1

CARLIN MUSEUM	
PLOT PLAN	
DESIGNED	
DRAWN BY:	
CHECKED BY:	
DATE: 09-29-2021	
REVISION	
SCALE: 1/32" = 1'	

8TH STREET

modern concrete, inc.

remote ready mix specialist

PROPOSAL

from the desk of **Scott Reutner, President** 775-753-5100 scott@modernconcrete.net

Date: October 13, 2021

[Carlin Historical Society](#)

CONTACT Ella

PHONE

CELL

EMAIL carlinhistoricalsociety@gmail.com

We here by submit specifications and estimates for the following:

Remove and replace front steps

1 removal of existing steps		\$2,412.00
	labor & equipment	\$2,170.00
	material & fees	\$242.00
1 Form, pour and finish steps, sidewalk, Handi capp access and rails see attached plan		\$16,134.00
	labor & equipment	\$9,680.00
	material & fees	\$6,454.00

THANKS FOR THE OPPORTUNITY TO QUOTE YOU

WE PROPOSE hereby to furnish material, to complete the above in accordance with the above specifications for the amounts and conditions listed above. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard industry practices. Any alteration or deviation from the specifications involving extra costs will be executed only upon written orders.

PAYMENT DUE UPON COMPLETION OF WORK.

AUTHORIZED SIGNATURE:

NOTE: THIS PROPOSAL GOOD FOR 30 DAYS FROM DATE ABOVE.



PROJECT CHANGE REQUEST

Grantee: <u>Carlin Historical Society</u>	Grant No. <u>CCCHP-19-22</u>
Project Title: <u>Carlin School House Rehabilitation</u>	Report No. <u>2</u>
State Vendor Number: <u>T40266900</u>	

BUDGET REVISION SUMMARY

Category	Current Budget	Request Budget	Net Change
Painting of Exterior Building	4,290.00	4,290.00	-
Concrete Demo & Construction	37,511.00	18,546.00	18,965.00
Hot Water Heater	199.00	199.00	-
Additional Sidewalk & Concrete Pad	-	18,965.00	(18,965.00)
	-		-
	-		-
			-
			-
TOTAL	42,000.00	42,000.00	-

OTHER CHANGES:

See Continuation Sheet

Change Project Director:

From: N/A To: N/A

Change Grant Period:

From: N/A To: N/A

Revise Scope of Work:

See Continuation Sheet

The Grantee must provide a written explanation of what the requested changes are and why money needs to be shifted (increased/decreased) among other budget categories. Ordinarily, shifting of funds should not change the scope of the project. The Grantee will receive a copy of the request and cannot act upon the request until it has been approved in writing.

 Signature of Project Director

 Date

 Signature of SHPO

 Date



(Continuation Sheet)

Grantee:	<u>Carlin Historical Society</u>	Grant No.	<u>CCCHP-19-22</u>
Project Title:	<u>Carlin School House Rehabilitation</u>	Request No.	<u>2</u>
State Vendor Number:	<u>T40266900</u>		

REVISION SUMMARY

(Describe proposed changes)

Current Scope of Work

This project shall support the completion of the following:

- Demolishing a c. 1980s concrete ramp and walkway at the front of the building;
- Constructing new concrete steps to the front entrance that match the steps depicted in historic photographs;
- Replace damaged concrete sidewalks and walkways;
- Repairing and repainting wood building elements including soffits, fascia, and windows by scraping, hand-sanding, spot-priming, and painting; and
- Replacing the hot water heater.

The Carlin Historical Society will submit plans for the new concrete stairs for review by the SHPO prior to work commencing.



CCCHP GRANT PROGRAM
PROJECT CHANGE REQUEST

(Continuation Sheet)

Grantee:	<u>Carlin Historical Society</u>	Grant No.	<u>CCCHP-19-22</u>
Project Title:	<u>Carlin School House Rehabilitation</u>	Request No.	<u>2</u>
State Vendor Number:	<u>T40266900</u>		

REVISION SUMMARY

(Describe proposed changes)

Proposed Additional Work

- Construct curb with A.D.A. compliant access (The City of Carlin will be paying to replace approximately 45 feet of curb and gutter at the same time we construct the A.D.A. compliant access connecting the handicap parking to the new sidewalk);
- Construct sidewalk to run parallel to the building on the west side from the front to the rear; and
- Construct a concrete pad at the rear of the building that connects the new sidewalk to the rear entry.

No additional funding is being requested for the additional proposed work.

The A.D.A. compliant access is being required by the City of Carlin so patrons can get from the handicap parking on the street to the sidewalk.

The concrete pad at the rear of the building will prevent further damage to the foundation of the building currently being caused by water run-off.

The rear door of the building will still need to be widened in the future to be A.D.A. compliant.