



ST. MARY'S ART CENTER

September 29, 2021

Department of Conservation and Natural Resources
Commission for Cultural Centers and Historic Preservation
901 S. Stewart St., Suite 5004
Carson City, NV 89701

RE: Additional Funding Request for Grant CCCHP-19-12

Dear Commissioners and State Historic Preservation Office,

As you are aware from the SHPO staff reports, it has been an incredible challenge to identify contractors interested in working on our project during this construction boom and concurrent staffing challenges in most industries. We are thrilled to have finally identified a qualified construction company, Simerson USA, that is excited to work on this grant project.

They have recently submitted their proposal and unfortunately, as with most projects right now, it is dramatically higher than the estimate we received from Central Sierra Construction in February of 2020, for use in the grant application. Central Sierra Construction is no longer able to perform the work, although based on our research of current project costs in the area, that initial quote would be out of date at this time.

The CCCHP 19-12 \$100,000.00 grant was awarded to include construction, engineering fees, blueprints, photocopying, and contingency, for porch replacement/restoration, print room rehabilitation, chimney repairs, and east façade window rehabilitation (see pages 9, 11 and 12 of the Grant Funding Agreement). The Simerson proposal is \$206,864.00 for construction alone.

BUDGET IMPACT:

With the inclusion of engineering fees, blueprints, photocopying and contingency, this puts our project \$118,014.00 over the CCCHP Grant Award Amount.

- Porch Removal and Replacement: \$74,842.00
- Print Room Rehabilitation: \$17,085.00
- 31 East Facing Windows: \$97,867
- Temporary Polycarbonate Windows: \$8,620
- Chimney Repairs: \$8,810.00
- Engineering: \$4,000.00
- Blueprints: \$200.00
- Photocopying: \$50.00
- Contingency \$6,900.00
- TOTAL: \$218,014.00

We understand it is highly unlikely to receive the full \$118,014.00 in additional funding required to complete the work with this request. In lieu of that, and the tight remaining budget, we are diligently working on potential savings, where feasible as you will note below, though we do not anticipate further significant reduction due to current construction labor and material costs, and any surprises during construction in an 1876 building. Unfortunately, due to the pandemic, programming impacts, and our modest operating budget, we are not able to supplement this project budget.

PRIORITIZATION:

The porch, print room and chimney are all very high priority items which must come first. The porch is failing now at an alarming rate, the chimney is losing bricks that drop onto the driveway and pose a safety hazard, and the print room is our secondary classroom that has now been out of commission for nearly three years. The loss of the print room functionality has absolutely impacted our programming and revenue, especially during these trying times. The construction bid exclusively for these three scopes of work is \$100,737.00.

The engineering contract is \$4,000.00, 50% of which has been invoiced to date. To complete these three scopes of work, including engineering, blueprints, photocopying, and contingency, will require an additional \$11,887.00 above the existing \$100,000.00 grant award. The contingency remains included for the inevitable unknowns once we begin the work, particularly with the considerable front porch challenges.

The 31 window rehabilitation bid is \$97,867.00, but we created a priority list of 18 second and third floor windows on the east façade that are in severe disrepair. We are very concerned these 18 windows will degrade further, and perhaps not survive another grant cycle without some of them exposing the interior to the elements or becoming unusable to our guests who depend on them for air circulation. The pricing for 18 windows is \$56,826.

The contractor also noted an additional savings of \$8,260.00, if we use plywood in lieu of fabricated polycarbonate and wood temporary windows. This is only an option if we are able to do this work during the winter/early spring season when we do not have any guests, nor open to the public. Our current project schedule is slated for March and April, 2022, and would accommodate the plywood solution without impacting our ability to continue our programming or guest use as the property would remain closed during this work.

In a perfect world, we would request the full \$118,014.00 to complete the entire grant scope of work and retain the contingency buffer. Understanding this is unlikely due to the number of grantees, we request your consideration for the following additional funding request options:

- A) Complete the full scope of work per the original grant application, substituting plywood for window rehabilitation coverage: \$109,754.00 (\$118,014 - \$8,260)
- B) Complete the Porch, Print Room, Chimney, Engineering work, and 18 windows w/plywood: \$68,713.00
- C) Remove all east facade windows from the current CCCHP Grant Scope: \$11,887.00 to complete the balance of work.

Attached are photographs of many of the worst windows, as well as the current porch condition, for your consideration. The print room and chimney photographs will not show anything additional than in the grant application.

Thank you very much for your time, consideration, and support of our historic building.

Best Regards,



Arika Perry
Executive Director

Cc: St. Mary's Art Center Board of Trustees

Enclosed:

Bid Breakdowns

Current Photographs

Contractor Bids

Contractor Scope of Work

CONSTRUCTION BID BREAKDOWNS:

CCCHP Scope	Full Scope (excluded from request)	Option A	Option B.1 (excluded from request)	Option B	Option C
Remove and Replace Porch	\$74,842	\$74,842	\$74,842	\$74,842	\$74,842
Print Room Restoration	\$17,085	\$17,085	\$17,085	\$17,085	\$17,085
Chimney Repairs & Repointing	\$8,810	\$8,810	\$8,810	\$8,810	\$8,810
Engineering	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Blueprints/Copy	\$250	\$250	\$250	\$250	\$250
Contingency	\$6,900	\$6,900	\$6,900	\$6,900	\$6,900
Window Rehabilitation	\$97,867	\$97,867	\$56,826	\$56,826	\$0.00
Polycarbonate Temporary Windows	\$8,260	\$0	\$8,260	\$0	\$0.00
Temporary Window Options:	polycarbonate temporary windows	plywood included in window work	polycarbonate temporary windows	plywood included in window work	n/a
	31 windows w/polycarbonate temporary windows	31 windows w/plywood	18 windows w/polycarbonate temporary windows	18 windows w/plywood	window rehabilitation work removed from scope
Option Totals:	\$218,014	\$209,754	\$176,973	\$168,713	\$111,887
Current CCCHP Grant Award Amount:	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Additional Grant Funding Request Totals:	\$118,014	\$109,754	\$76,973	\$68,713	\$11,887

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 - \$4.5 Million Bid Limits
MHD LIC #B1538X

1617 Forrest Way
Carson City, NV 89706
Phone: (775) 883-3133
Fax: (775) 888-9117

Proposal Submitted To:

St Marys Art Center
55 North R Street
Virginia City
Nevada 89440

We hereby submit specifications and estimates for:

Date	9/29/2021	Estimate #	1948 R1
Work To Be Performed At:			
2022 Repairs SHPO/CCCHP Grant			

Item	Description	Qty	U/M	Rate	Total
	Please see our proposed costs below and our separate scope of work. This project is bid as non-prevailing wage.				
01 Remodel	Remove and Replace Porch			74,842.00	74,842.00
01 Remodel	Print Room			17,085.00	17,085.00
01 Remodel	East Facing Windows. The scope can be reduced to a minimum of 18 windows at the \$3,157 per window as long as the 18 are on the 1st, 2nd, and 3rd floor.	31		3,157.00	97,867.00
01 Remodel	Fabricate a sufficient amount of temporary windows utilizing polycarbonate and wood that resemble the current windows. This cost is fixed no matter how many windows replaced and also can be removed as it is not necessary as we can use plywood.	1		8,260.00	8,260.00
01 Remodel	Chimney			8,810.00	8,810.00

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

Total Proposed Cost: \$206,864.00

Conditions: Acceptance of this offer by the purchaser shall constitute an order and contract for the purchase of the items described herein. Simerson Construction LLC's (Simerson) standard 1 year warranty shall apply unless noted otherwise. All work to be completed in a workmanlike manner according to standard practices. This proposal is based on information provided by the purchaser. Any alteration or deviation from supplied information, to the above specifications, or to our standard exemptions will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. The Owner must carry fire, tornado, course of construction, and other necessary insurance. **Standard Exemptions:** Simerson shall not be responsible for protection of installed materials or for damage to our materials by acts of God, thermal stress, vandals or other crafts. **Terms:** Net 30 days, with 1 1/2% monthly service charge (18% annual rate) on past due accounts. Progress billings made to meet project requirements will be invoiced when applicable and subject to the same terms. In the event it shall become necessary for Simerson. To enforce any of the provisions of this agreement, purchaser agrees to pay all costs, and expenses associated with such enforcement including without limitation, the fee of a collection agency and all reasonable attorney fees.

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: _____

Date: _____

2022 SCOPE OF WORK

SHPO/CCCHP Grant

1. Remove and replace Porch

- Demo deck and sub deck to joists
- Remove any trim and hand rail as needed
- Construct temporary deck with hand rail for access to building
- Install custom built pans, run drain pipes out each side of porch throw wall / with scuppers.
- Seal all joints with mastic or poly caulk
- Put ice guard on top of joist over the pan for water proofing.
- Install New 2x4 DF CVG tight grain decking leaving a gap between boards for drainage.
- Remove temporary deck and handrails as new decking allows
- Re install any trim and hand rail that was removed
- Paint new deck and any trim and handrail as needed

2. Print Room

- Drywall ceiling
- Reinstall or replace lighting
- Build a faux beam to cover drain pipe from above deck
- Paint walls, ceiling and trim

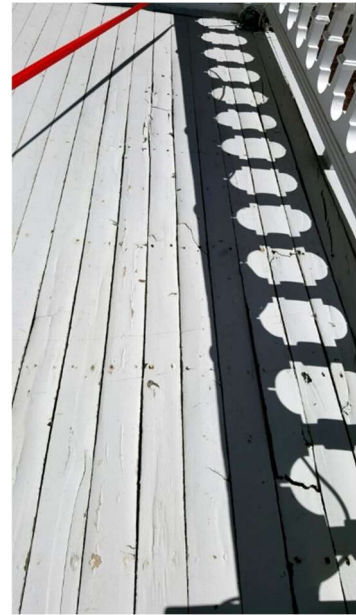
3. Windows

- Remove Existing windows and frames as needed
- Remove and replace or repair 4x4 sub sill as needed
- Build and Install temporary wood and polycarbonate windows as needed
- Remove glass from frame and save glass for reuse
- Make repairs as needed to window, sash, frame and trim
- Reglaze windows
- Reassemble window using existing hardware and replace rope
- Prime and paint exterior and interior of window
- Install repaired window and re-trim
- Lead safe renovation practices will be performed during window repairs

4. Chimney

- Remove old communication equipment
- Clean joints to a uniform depth of 2-1/2 times the width of joint
- Brush and clean with water
- Re grout per specs and plans
- Remove and replace loose and

Example of Current 9.2021 Front Porch Condition:



South and Southwest Area of Porch



North and Northwest Portion of Porch

Examples of Current 9.2021 East Façade Window Conditions:







- End of Photographs