

NEVADA COMMISSION FOR  
CULTURAL CENTERS AND HISTORIC PRESERVATION (CCCHP)  
**GRANT APPLICATION FOR FY2021-2022**  
**FOR RESUBMISSION TO CCCHP**

For SHPO use only  
Initials: C.C.  
Received: 8-10-22  
Postmarked: 8-8-22  
Delivery Svc:  
USPS Priority Mail

Grant Number:

Applicant Organization: White Pine Community Choir Association

EIN (Taxpayer Identification Number): 83-1494034

Mailing Address: P. O. Box 150996

City: \_\_\_\_\_ County: White Pine ZIP: 89315

Project Contact: Mary Eldridge Title: Grants Director

Daytime Phone: 775-296-0830 Evening Phone: 775-296-0830

Fax: \_\_\_\_\_ Email: eldridge3974@gmail.com

Property Owner Name and Address: White Pine Community Choir Association

Project Title: Centennial Fine Arts Center Foundation Stabilization

Project Address: 910 Aultman Street

City: Ely County: White Pine ZIP: 89301

Project Type:  Rehabilitation/Construction  Planning/Construction

Architectural/Engineering Study/Construction

Historic Property Name: LDS Stakecenter and Tabernacle Date Built: 1927

Property Insured:  Yes; please enclose one copy of policy  No; please explain: \_\_\_\_\_

Project Synopsis (brief):

**PLEASE DESCRIBE REVISION TO PROJECT (if applicable): Project is to correct the subsidence in the southwest corner of the building. Project includes costs for the architecture and design phase and for excavation, leveling and installation of helical piers to maintain the integrity of the foundation.**

Proposed Start Date: November, 2022

Proposed End Date: June 2023

**Project Budget Summary:**

Revised Amount Requested: \$ 83,200.00

Proposed Match: Cash \$

In-Kind/Donations: \$

**Applicant's authorized signature:**

Mary D. Eldridge  
Total Project Budget: \$ 83,200.00

Grant Number:

Name (please print): Mary R. Eldridge

Title: Grants Director

Date: August 8, 2022

I HAVE READ THE 2021-2022 CCCHP APPLICATION  
GRANTS MANUAL\*

**\*PLEASE NOTE—IF THIS PAGE IS NOT SIGNED, THE APPLICATION IS  
CONSIDERED INCOMPLETE, AND CANNOT MOVE FORWARD IN THE FUNDING  
PROCESS.\***

I HAVE READ THE GRANTS MANUAL AND COMPLETED THIS CCCHP  
APPLICATION FOR 2021-2022 AND CERTIFY THE INFORMATION CONTAINED  
HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

**Applicant's authorized signature:**

Mary R. Eldridge

Title: Grants Director

Name (please print): Mary R. Eldridge

Date: August 8, 2022

**Requested Documentation Attached to this Coversheet (please list):**

- 1. Answer for question concerning the nature of the seismic study. Is this proposal for one corner or has there been a study of the entire building? Commission needs to understand that this project is not being piecemealed.
- 2. An itemized lists or contractor quotes showing the breakdown of materials and labor costs for all proposed work items. No itemized list or contractor quotes attached. Must have firm quotes.
- 3. Photographs of all exterior elevations with views, identified and oriented to a site plan.
- 4. Photographs of all major rooms and project rooms, labeled and keyed to a floor plan.
- 5. The organization's mission statement, history, and length of time established.
- 6. A detailed report on current CCCHP grant status, as well as the outcome of previous CCCHP or CCA grants (required only if current or former grantee).

Grant Number:

- 7. Resumes (two-page maximum) for all principal professionals involved in the planning, design and/or management of the proposed project.
- 8. List of current board members for the organization.
- 9. A copy of the organization's long-range plan including information on how frequently the plan is updated.
- 10. A list of the organization's activities for the past fiscal year (i.e., July 1, 2020 – June 30, 2021).
- 11. One copy of their latest audit. If no audit is available, the applicant should state why this document is not available.
- 12. A printout from the County Assessor website that shows the current owner of the property with the APN number clearly displayed.

GRANT APPLICATION FOR 2021-2022  
 PART III BUDGET FORM

Applicant: White Pine Community Choir Association

1. Personnel:

	Position Title	Hours	Hourly Rate (HR)	✓ if HR includes Fringe Benefits	% of HR that is a fringe benefit	Amount of fringe benefit	Total Amt	State Share	Non-State Share	
a.	set scaffolding	laborer (2)	32	105	✓		0.00	3,360.00	3360	
b.	excavation	laborer (1)	32	105	✓		0.00	3,360.00	3360	
c.	Prep brick for lift	laborer (2)	32	105	✓		0.00	3,360.00	3360	
d.	Relevel	laborer (4)	64	105	✓		0.00	6,720.00	6720	
e.	Installing Piers	laborer (4)	256	105	✓		0.00	26,880.00	26880	
f.	Supervision	supervisor	60	125	✓		0.00	7,500.00	7500	
g.							0.00	0.00		
h.							0.00	0.00		
i.							0.00	0.00		
j.							0.00	0.00		
<b>Sub-total:</b>							<b>\$51,180.00</b>	<b>\$51,180.00</b>	<b>\$0.00</b>	

2. Travel: (see GSA rates in the application document)

		Rate	Miles/# of days	Total Amount	State Share	Non-State Share
a.	<b>Mileage</b>					
	1. Person #1-			0.00		
	2. Person #2-			0.00		
b.	<b>Per Diem (Breakfast)</b>			0.00		
	<b>Per Diem (Lunch)</b>			0.00		
	<b>Per Diem (Dinner)</b>			0.00		
c.	Transportation costs (parking fees, taxi, etc.)			0.00		

d.	<b>Lodging</b>					
	1. Weeknight (Sun-Th)			0.00		
	2. Weekend (Fri-Sat only)			0.00		
e.	Other:			0.00		
f.	Other:			0.00		
<b>Sub-total:</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

GRANT APPLICATION FOR 2021-2022  
PART III BUDGET FORM

**3. Contractual Services: Attach itemized lists or contractor quotes showing the breakdown of materials and labor costs for all proposed work items. Add columns as needed.**

\*When listing materials, break out by type \*When listing labor, define specific activities

	<b>Contractual Service</b>	<b>Total Amount</b>	<b>State Share</b>	<b>Non-State</b>
a.	Architecture and Design	14,400.00	14,400.00	
b.	Helical Piers 8 @ \$1400/pier	11,200.00	11,200.00	
c.				
d.				
e.				
f.				
g.				
h.				
i.				
j.				
<b>Sub-total:</b>		<b>\$25,600.00</b>	<b>\$25,600.00</b>	<b>\$0.00</b>

**4. Operating: List estimated operating expenses relating to the proposed project.**

		# of	Rate	Flat Rate	Total Amount	State Share	Non-State
a.	Photocopying						
b.	Film and Processing						
c.	Maps						
d.	Postage						
e.	Telephone						
f.	Utilities						
g.	Supplies (specify):						
h.	Other (specify):						
i.	Other (specify):						
<b>Sub-total:</b>					<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**5. Other (please specify or attach detailed budget):**

		Rate	Amount	State Share	Non-State
a.	Mobilization -excavator- 32 hours	92.98	2975.36	2975.36	
b.	Mobilization - helical piers 16 hours	74.38	1190.08	1190.08	
c.	Mobilization - scaffolding	1000	1000	1000	
d.	Mobilization - Jacks	1250	1250	1250	
<b>Sub-total:</b>			<b>\$6,415.44</b>	<b>\$6,415.44</b>	<b>\$0.00</b>





## Supplemental Information

### CCCHP Application 21-10 White Pine Community Choir Association Centennial Fine Arts Center Foundation Stabilization

**1. Answer for question concerning the nature of the seismic study. Is this proposal for one corner or has there been a study of the entire building? Commission needs to understand that this project is not being piecemealed.**

The WPCCA commissioned a building assessment in 2018. An architect and structural engineer completed the assessment and prepared a report completed September 27, 2019. In the document only the southwest corner of the building and foundation were cited as needing restoration. Attached are pages from the assessment with mention only of the southwest corner.

**2. An itemized lists or contractor quotes showing the breakdown of materials and labor costs for all proposed work items. No itemized list or contractor quotes attached. Must have firm quotes.**

Quotes have been obtained for the Architecture and Design aspect as well as the construction. K2 Engineering located in Reno, Nevada has quoted \$14,400 for project design and preparation of construction documents. Madole Construction located in Reno, Nevada has quoted \$68,795.44. See attached page.

**3. Photographs of all exterior elevations with views, identified and oriented to a site plan.**

See attached.

**4. Photographs of all major rooms and project rooms, labeled and keyed to a floor plan.**

See attached.

**5. The organization's mission statement, history, and length of time established.**

White Pine Community Choir Association (WPCCA) was originally organized in 1966 and formalized in 1986 when Articles of Incorporation were filed with the State of Nevada. The property was listed on the National Register of Historic Places in July 1993. After reactivation of the membership and a change in leadership, WPCCA gained 501(c)(3) status from the internal Revenue Service in September 2018. Since that time, the membership has developed a multi-year plan to renovate the Centennial Fine Arts Center, a building constructed in 1927 and designed by Brigham Young's Grandson, Joseph Van Carlos Young. The mission statement for the association is:

*The mission of the White Pine Community Choir Association is to restore the historic facility known as the Centennial Fine Arts Center, and to provide the community with this facility to use*

*as a gathering place and as a place where the arts, business, and educational development will be encouraged.*

In 2018, the WPCCA held a charette sponsored by Partners for Sacred Places to determine interest in the restoration of the Centennial Fine Arts Center. Over 30 people participated in the charette and overwhelmingly supported saving this important part of White Pine County's history and make-up of Ely's downtown area. Discussion identified over 100 future uses for the center. The WPCCA commissioned a building and engineering assessment completed by Parallel Lines Architecture, whose founder has deep roots in White Pine County, and Shen Engineering. This assessment and the restoration phases recommended has been the guide for WPCCA members in seeking funding and carrying out projects to save the building. While the active choir numbers are small, parties interested in saving the building have joined the association with a long term goal of building interest in enlarging the choir's singing membership.

**6. A detailed report on current CCCHP grant status, as well as the outcome of previous CCCHP or CCA grants (required only if current or former grantee).**

WPCCA was awarded grant funds in the 19/20 CCCHP funding cycle for the construction of an American with Disabilities Act (ADA) access for the Centennial Fine Arts Center. WPCCA solicited proposals from architects and contracted with De La Garza Studio. The architect worked with the choir to develop a design plan and selecting an access location for the construction, which was approved by SHPO. Work and site visits began on the assessment by the Architect's team including the structural, mechanical, and electrical engineers. As work proceeded through the design process, it became evident the electrical capacity of the building would not meet the load required by the upgrades and elevator. WPCCA applied for and was awarded additional CCCHP funding to support the electrical upgrades required. This entailed the electrical engineer to revise information for the architect to include in the construction documents. The final design and construction documents were submitted to SHPO for approval in January 2022. WPCCA also was approved by CCCHP for a project extension until January 3, 2023.

A Request for Proposals went out on February 25, 2022, by notifying contractors who had submitted notices of intent, advertisements in the Ely Times, Reno Gazette Journal and NevadaBlue.com. No bids were received in response to this request. The WPCCA members began calling contractors and requesting referrals from architects, engineers, building trade listings, and historic preservation sites in adjoining states. At least 17 firms were contacted. After many discussions with interested parties, we are continuing conversations with Schell Creek Construction in Fernley, Nevada. Schell Creek's project developer has been working on a proposal. The barrier to completion is the issue of the elevator. The original elevator model quoted by the architect was \$60,000 with accessible delivery. As the COVID pandemic continued that delivery time increased to 6 months. Investigation by Schell Creek and WPCCA members learned that demand and supply chain issues had pushed the delivery date to 12-14 months with a price of approximately \$120,000. Contacts for other elevator providers were

accessed and, in a July 26, 2022, conversation with Schell Creek, the Developer stated he had found an elevator close to the budgeted price which could be delivered in 4-6 weeks after order. This elevator has a different configuration, and he has ongoing conversations with De La Garza Studios to see if the original configuration can be adapted. Once that design element is resolved, and changes submitted to SHPO for approval WPCCA's intent is to contract with Schell Creek Construction to proceed with the project.

**7. Resumes (two-page maximum) for all principal professionals involved in the planning, design and/or management of the proposed project.**

Resumes for proposed contractor and choir principals are attached.

**8. List of current board members for the organization.**

WPCCA Board

President	Susan Wetmore
Vice President	Bill Wilson
Secretary/Grants Manager	Mary Eldridge
Treasurer	Carla Wilkin
Financial Director	Lori Drew
Member-at-Large	Lexie Brown
Member	Bill Holht
Member	Chris Christensen
Member	Anthony Ithurralde

**9. A copy of the organization's long-range plan including information on how frequently the plan is updated.**

Long Term Plan of White Pine Community Choir Association

Within 18 Months

Complete CCCHP funded ADA Access – January 3, 2023

Stabilize Southwest Corner of Foundation – proposed CCCHP funding, Spring 2023

Roof Asbestos Abatement and Roof Replacement – Funded through ELA Brownfields Program – Spring 2023

Seismic Stabilization – funded by donation from Ely City Council – Spring 2023

Long Term plans will follow the plan outlined in the Building and Engineering Assessment completed in 2019 by Parallel Line Architecture Studio and Shen Engineering. This includes:

Exterior Restoration

- Masonry Restoration
- Exterior Openings
- Insulation
- Electrical Lighting

- Fascia/Trim Replacement
- New Side/Rear Stairs
- New Handrails/Guardrails
- Building Signage

#### Building Systems

- Electrical/Lighting
- Heating/Venting

#### Finishes

- Demolition
- Refinishing Hardwood Floors
- Refinishing Doors
- Finish Carpentry (Trim)
- Framing
- Insulation
- Drywall/Painting
- Building Signage
- Hardware

#### Landscape and Hardscape

- Outside Landscaping
- Sidewalk Replacement (Approach City)

#### New Programmatic Functions

- Kitchen Flooring
- Plumbing
- Venting (exhaust hood)
- Doors
- Countertops
- Wall Finish

Progress reports are provided during each monthly meeting with discussion of priorities and possible funding sources.

**10. A list of the organization's activities for the past fiscal year (i.e., July 1, 2020 – June 30, 2021).**

#### **Activities related to construction of the new roof**

- Purchase of additional 'tarps' to cover The Centennial Fine Arts Center roof (Includes travel to Salt Lake City to purchase used billboard covers)
- Installation of billboard covers on roof, including rental of man-lift to reach the roof

- Approval of our 106-consultation package at SHPO
- Hired an architect for the new roof design
- Worked through EPA, Section 106, and SHPO procedural requirements for the new roof
- Article about the CFAC and renovations published in the Bristlecone Tribune
- Roof design currently at SHPO for final approval (7-15-22), then roof building documents can be sent to contractors for bidding

#### **Activities related to CCCHP 19-20 grant cycle—ADA access**

- WPCCA applied for and received an additional \$35,500 for design phase and installation of electrical work and upgrades. The electrical engineer's plan to be included in the contractors' bid package to go out in spring, 2022.
- WPCCA applied for and received a 19-20 project extension to January 3, 2023.
- Intents to bid received by the WPCCA in March 2022, fell through in April, with no bids received. The choir spent May and June trying to solicit bids on the ADA project, including speaking with elevator companies. This contractor solicitation process is still underway (7-15-22).
- Choir confers with Mt Wheeler Power about the proposed electrical upgrades

#### **Activities related to CCCHP 21-22 Grant cycle—SW corner stabilization**

- Application sent to CCCHP for this stabilization project, and money was set aside at the June meeting, contingent on the WPCCA revising its application as requested by the commission. This will be revisited at the August 30 CCCHP meeting.

#### **Activities related to increasing WPCCA visibility plus ongoing activities**

- Increased social media presence with activation of Facebook page.
- WPCCA booth at White Pine County Fair to increase awareness of CFAC restoration projects.
- A local artist makes art prints of the CFAC to sell as a fundraiser.
- Choir sings at Veterans' Day (11-21), and Memorial Day (5-22 community observances).
- Monthly WPCCA business meetings held at CFAC.
- Tax return filed (complete 990 required for 2021 calendar year).
- SAM registration renewed; and insurance renewed.
- Revision of WPCCA by-laws completed and adopted in June 2022.
- Fall Follies planned for October 2022 event to raise awareness of the CFAC. Organizing event began in April 2022.
- Fire extinguishers recharged.
- WPCCA asked for and received \$80,000 from the City of Ely for the electrical upgrade, the roof stabilization, and the additional elevator expense.
- Winterization as needed (windows and outside water.) Summer irrigation as needed.
- Began temporary projects approved by SHPO to "spruce up" the exterior of the building to attract community interest. Includes painting Masonite window boarding to look like real windows, uncovering windows and signage, posting banners to advertise events.

**11. One copy of their latest audit. If no audit is available, the applicant should state why this document is not available.**

The White Pine Community Choir Association (WPCCA) to date has not had an official audit.

When the choir reorganized in July 2018, one of the main areas we focused on was financial transparency, since that had been an area of contention and lack of clarity in the preceding years, and the choir learned some difficult and useful lessons through this experience.

Here are the safeguards that have been in place over the last four years.

- 1) Every check must have two signatures. (The four resident board officers are signatories.)
- 2) Each expenditure must be approved by the choir members at their monthly meetings.
- 3) The WPCCA purchased a computer and Quickbooks for Non-Profits, and our finances were transferred to this program.
- 4) The monthly bank statement is sent to all WPCCA officers as soon as it arrives.
- 5) The treasurer gives a financial report to the choir at its monthly meetings, using both Quickbooks reports and her own customized report form. The treasurer also meets with our bank prior to each meeting to make sure that what is on paper agrees with the bank records (to the penny).
- 6) The treasurer and financial officer confer regularly to discuss any problems or concerns.

The choir members believe that having many eyes continually looking at our finances is one of the best safeguards for financial integrity.

Until the last year, the WPCCA's financial flow was so minimal that the IRS did not require anything more than the yearly green postcard in terms of filing taxes. This past year was a different story, and the full 990 was filed. This tax preparation required another pair of eyes looking at our finances; these eyes belong to our financial officer, a choir member who has extensive experience through her employment with responsibilities for budget planning, management, and analysis at the Ely State Prison.

Although we have not had an official full-fledged audit, our choir members keep a very close eye on costs, allowable expenses, and correct tracking, and we are fortunate that our financial officer has a great deal of expertise that we can turn to for guidance when we have a question.

**12. A printout from the County Assessor website that shows the current owner of the property with the APN number clearly displayed.**

See attached.

**#1**

**Documentation from  
Building and Engineering Assessment  
Foundation Subsidence Limited to  
Southwest Corner**

**BUILDING ASSESSMENT AND RECOMMENDATIONS****PHASE I - STRUCTURAL UPGRADES, WEATHERIZATION, ACCESSIBILITY  
a) STRUCTURAL STABILIZATION**

The following is a comprehensive list of recommendations for structurally stabilizing the building in order of most critical to least critical for the life-safety of the public. The details associated with the listed items are integrated throughout this report in the corresponding section.

***Shen Engineers, Inc.*** Structural/Seismic Consultants

2225 E. Murray Holladay Rd., Suite 208  
Holladay, UT 84117  
801.277.2625  
801.277.2626fax

100 S. Alameda St., Suite 463  
Los Angeles, CA 90012  
858.699.2275  
801.277.2626fax

**To Do List Based on Most Urgent to Less Urgent:**

1. Brace existing chimney as shown on detail 1.
2. Fix wall cracks by using detail 2.
3. Upgrade existing hip beams on the two wings as shown on page 2-1.
4. If re-roofing, anchor the existing structure to the existing wall as shown on detail 3
5. Re-build interior south-west stairs and landing from lower level to main level.

Based on the historical building code, if the existing members perform 50% or over the building code, it's acceptable without upgrading them. But as an option, the following items can be upgraded to increase the building's strength to the new 2018 IBC code:

1. Upgrade existing roof joists and floor joists
2. Upgrade existing roof trusses.
3. Install holdowns to upgrade the lateral system.
4. If furring the existing wall with new 2x4 or 2x6 walls, follow detail 4 to make existing building better laterally and gravity.

*NOTE: Shen Engineer's full analysis, including calculations and specific building code references, can be found in the Appendix of this report.*



**APPENDIX****REHABILITATION RECOMMENDATIONS REPORT****Old LDS Tabernacle, Ely, Nevada****Rehabilitation Recommendations and Suggested Program of Activities**

The following discussion summarizes our observations based on the site meeting held November 14, 2017.

**Goal and Site Visit Intent** – The Tabernacle is owned by a local choir group in Ely. Ely is a mining town and has numerous historic resources. The Tabernacle is virtually intact on both the exterior and interior. Architecturally most of the historic fabric remains intact. This site visit is to do a quick condition assessment of the building and observe the general condition. Then to suggest a set of activities for its restoration. The building is currently in use for the choir and several other community uses. Ownership appears to be with a non-profit group. The building is listed on the National Register of Historic Places.

**First Aid** – In preparation of the upcoming winter it is necessary to weatherize the building. This involves patching the roof as needed and fixing or replacing the eave boards at the edges of the roof to keep the weather, as well as the pigeons, out. The building interior is in generally good condition and it is important to keep the water and snow from entering the building. Site water flow should be corrected where the water flows to the base of the building.

**Phase I – Planning and Weatherization** – The first phase of rehabilitation is seismic retrofit and a new roof covering. The first phase of the seismic work can be accomplished from the roof and is most economical when integrated with a new roof covering. At that time the chimney should be braced and the gables strengthened.

A study of use options should be conducted. This should include any income generating activities that might use the building. Then an architectural programming options plan developed. There are many rooms in the building that may have a use other than storage. The plan should include access design per ADA standards. Access should be considered from the street (parking place) and on to an entrance. An elevator may be necessary to access all floors.

**Phase II** – A major element is exterior restoration. The building is in good condition. Some repointing is necessary to repair brick cracks. Also the cast stone around the doors should be stripped of paint and repaired if necessary.

**Phase III** – Interior restoration should go along with the exterior work. Obviously the plan should develop the building to be used for a number of community purposes and discussed above. Interior work will include a rational, conforming, exit system, building accessibility, and interior restoration.

Mel Green, Structural Engineer/Historic Preservation  
Melvyn Green & Associates, Inc  
3868 Carson Street, Suite 300  
Torrance, CA 90503  
Tel: 310/792-9252

**Shen Engineers, Inc.** Structural/Seismic Consultants

2225 E. Murray Holladay Rd., Suite 208  
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Based on the historical building code, if the existing members perform 50% or over the building code, it's acceptable without upgrading them. But as an option, the following items can be upgraded to increase the building's strength to the new 2018 IBC code:

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3. Install holdowns to upgrade the lateral system.
4. If furring the existing wall with new 2x4 or 2x6 walls, follow detail 4 to make existing building better laterally and gravity.

**#2**

**Itemized list of breakdown of material and labor costs**

**Quotes from contractors**

CCCHP 21-10  
 White Pine Community Choir Association  
 Centennial Fine Arts Center Foundation Stabilization

Architectural and Design Services

K2 Engineering Brandt Kennedy Reno, Nevada	Project Design and Preparation of Construction Documents	\$14,400
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Construction

Quote is from Madole Construction located in Reno, Nevada provided by Ray Madole. The company will provide all materials and undertake all work. There will not be subcontractors required in this project.

Item	Equipment/Materials/Task	Hours	Workers	Rate	Subtotal	Total
<b>Mobilization</b>	230 Excavator	32	N/A	92.98	2975.36	
<b>Transportation</b>	Helical piers	16	N/A	74.38	1190.08	
	Scaffolding			1000	1000.00	
	Jacks			1250	1250	\$ 6415.44
<b>Pier Materials</b>	8 Helical Piers @ \$1400/pier			1400	11200	\$11200.00
<b>Labor</b>	Set Scaffolding	16	2	105	3360	
	Excavation	32	1	105	3360	
	Prep Brick for Lift	16	2	105	3360	
	Relevel	16	4	105	6720	
	Installing Piers	64	4	105	26880	
	Supervision	60	1	125	7500	\$51180.00
<b>TOTAL</b>						<b>\$83195.24</b>

CCCHP 21-10 Grant Request    \$83,200

**#3**

**Photos of Exterior and Site Plan**



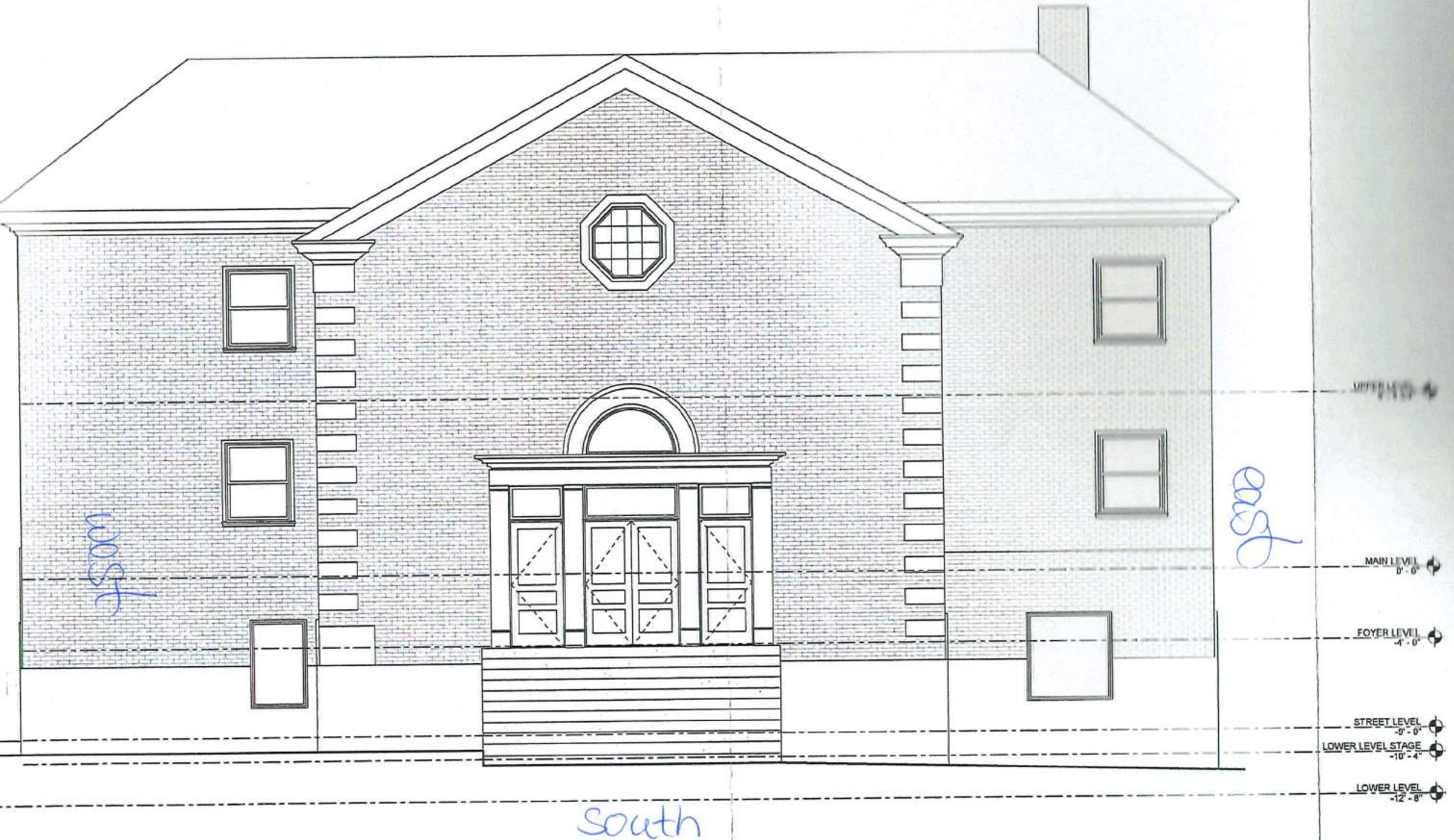
CENTENNIAL FINE ARTS CENTER  
910 AULTMAN STREET

Site plan

① SITE PLAN  
1" = 20'-0"



picture E1 shows subsidence compared to opposite corner





E1

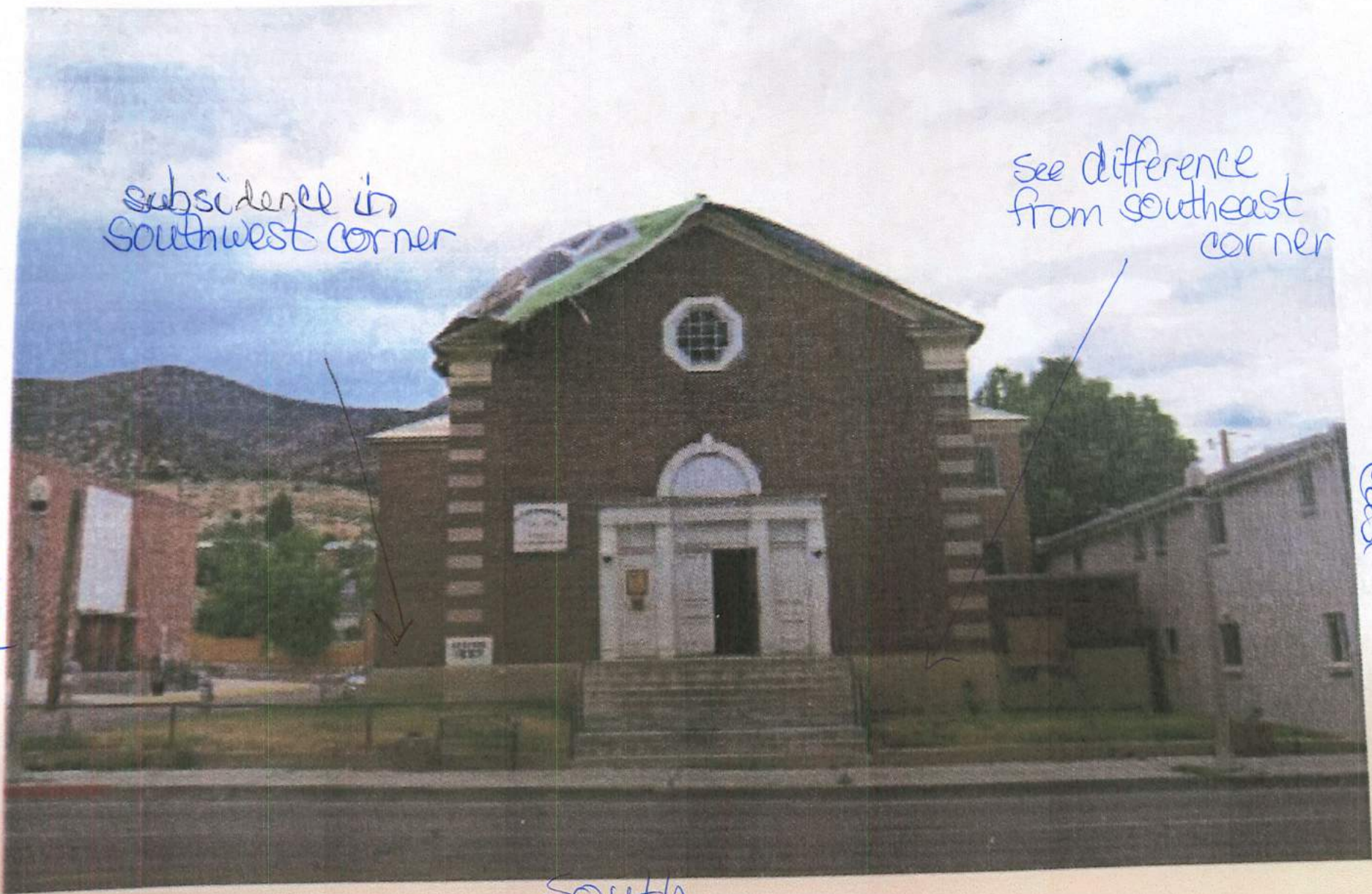
subsidence in  
southwest corner

see difference  
from southeast  
corner

west

east

south





**ARCHITECT**  
 Parallel Lines  
 Thomas Oakley Ball, I  
 NV License #: 6637  
 850 S 400 W, Suite 11  
 Salt Lake City, UT 84111  
 thomas@parallellines.  
 801.441.2263

**STRUCTURAL ENGI**  
 Shen Engineers  
 Henry Shen, SE  
 2225 E Murray Hollada  
 Holladay, UT 84117  
 sheneng@msn.com  
 801.277.2625

**CLIENT**  
 White Pine Communi  
 Carol McKenzie  
 P.O. Box 150996  
 Ely, NV 89315

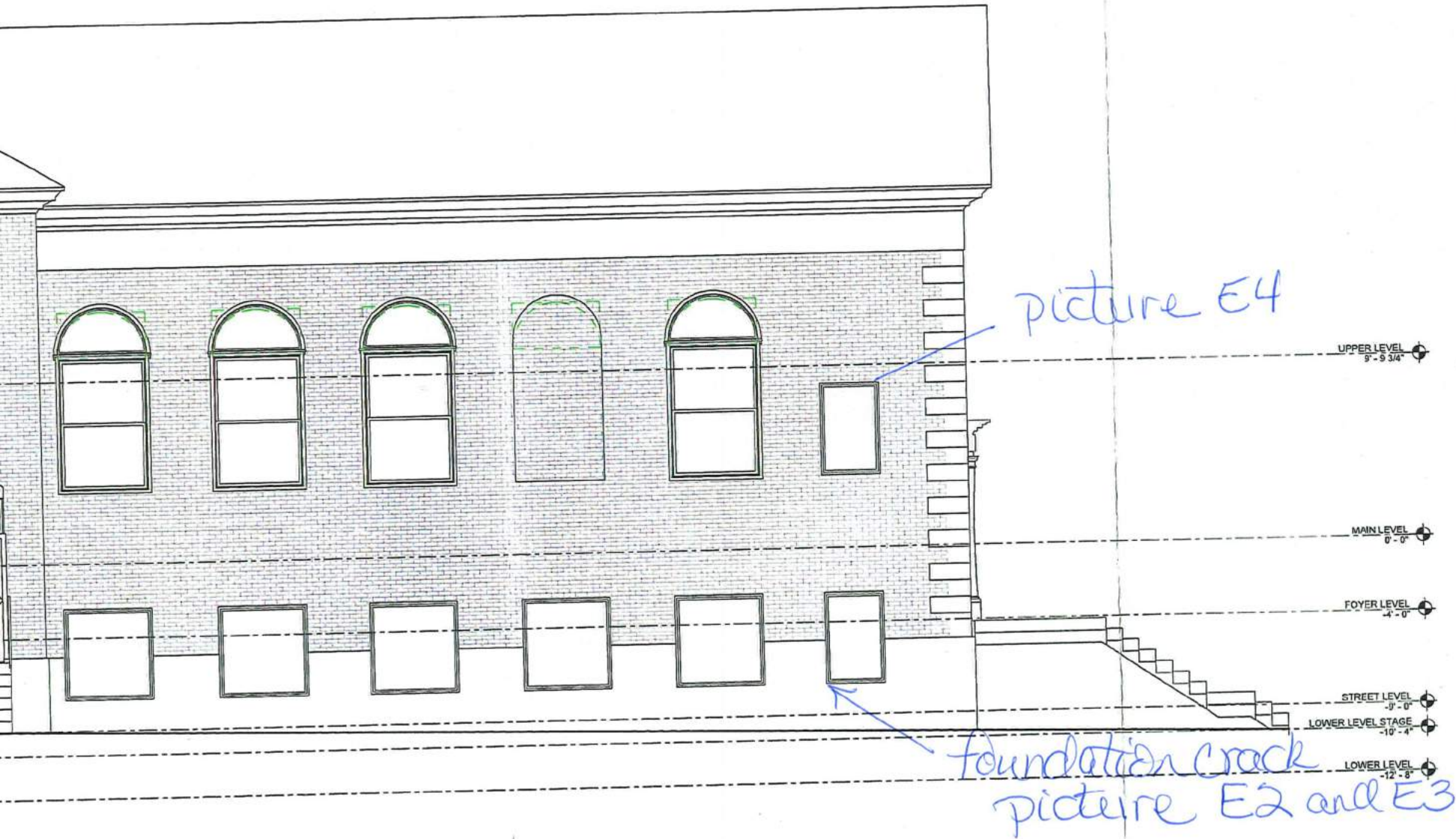
**REVIEW**  
**NOT**  
**CONSTR**

THESE DOC  
 INSTRUMENTS  
 REMAIN THE EXC  
 OF PARALLEL LIN  
 SHALL NOT BE  
 COMPLETE AU  
 WRITTEN  
 COPYRI

Date	Set Desc
09/27/19	AS-BUIL

**CENT**  
**FINE**  
**CE**  
 Ely, N

**EXT**



① WEST BUILDING ELEVATION



E2

ERECTED  
1927

foundation  
crack





Separation  
of brick

Foundation  
Crack  
SW corner



FYI -  
Please note the  
difference in the  
masonite covering  
the windows. A  
talented artist with  
renovation &  
restoration experience  
has joined our group.  
He secured a  
donation of new  
masonite and  
painted these faux  
windows to spruce  
up the building  
and draw interest.

BUILDING ASSESSMENT AND RECOMMENDATIONS

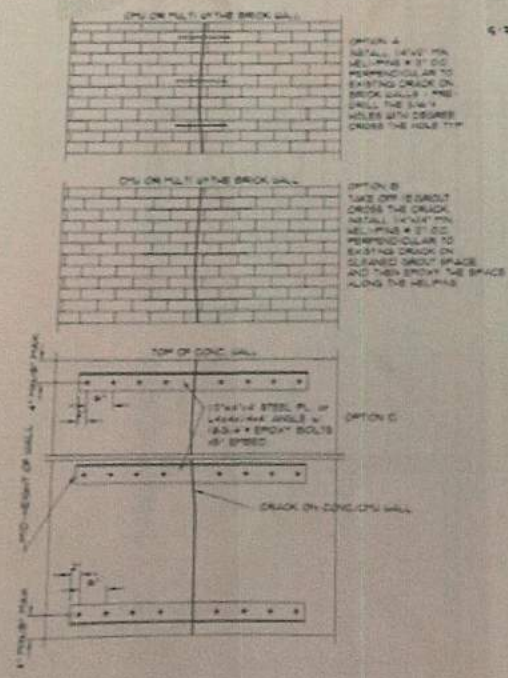
PHASE I - STRUCTURAL UPGRADES, WEATHERIZATION, ACCESSIBILITY  
a) STRUCTURAL STABILIZATION

ASSESSMENT

The unreinforced masonry load-bearing exterior walls exhibit substantial diagonal cracking in the Southwest corner of the building.

RECOMMENDATIONS

Follow the recommendations set forth in Detail 2 (below) to strategically reinforce the walls surrounding the cracking.



← cracking of brick facade from ~~side~~ subsidence (future project)

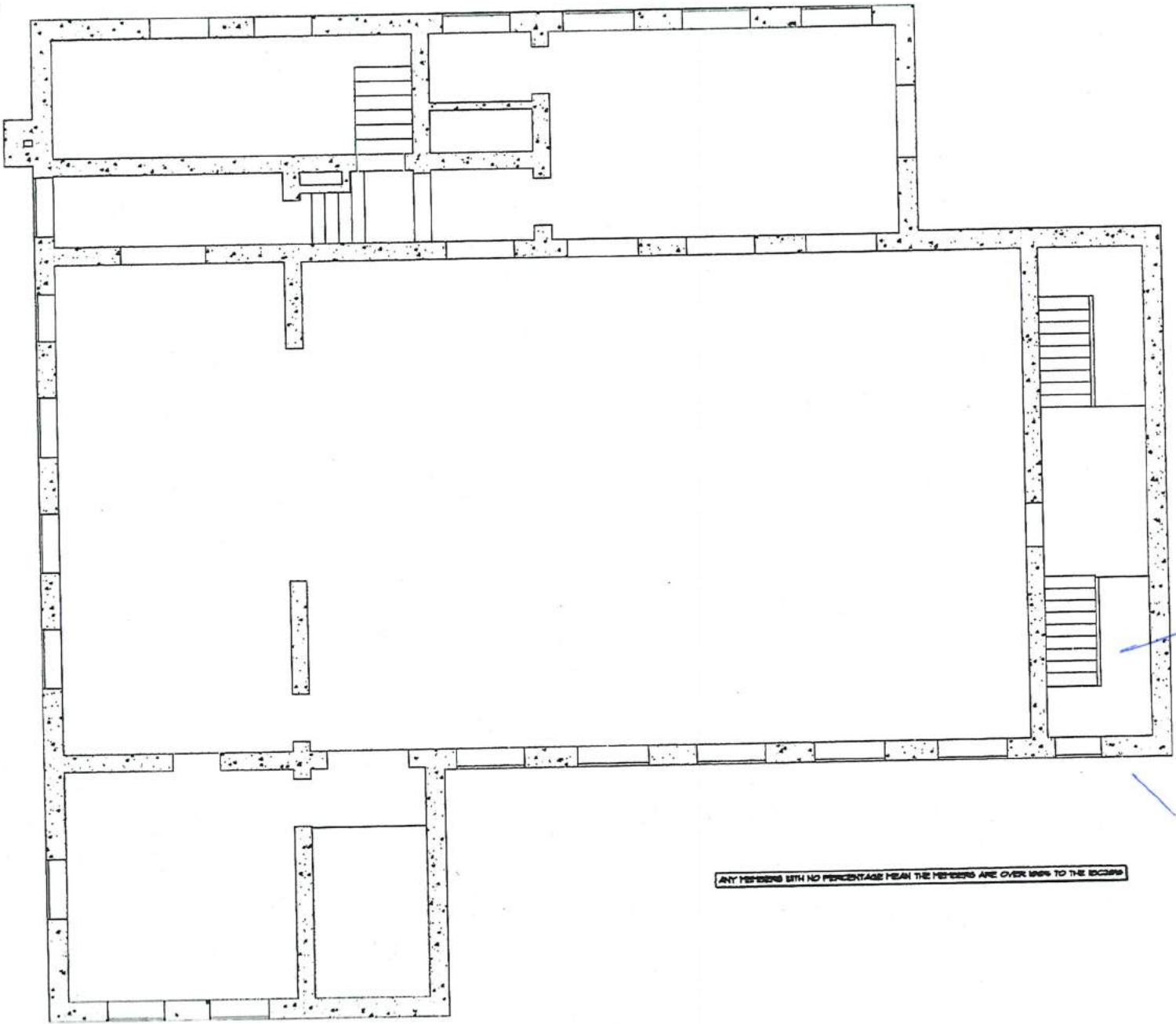
2 SUGGESTED DETAIL TO FIX THE WALL CRACKS TYP AND

**#4**

**Photos of Interior and Floor Plan**



4-23



pictures  
I2 + I3  
interior  
stairwell

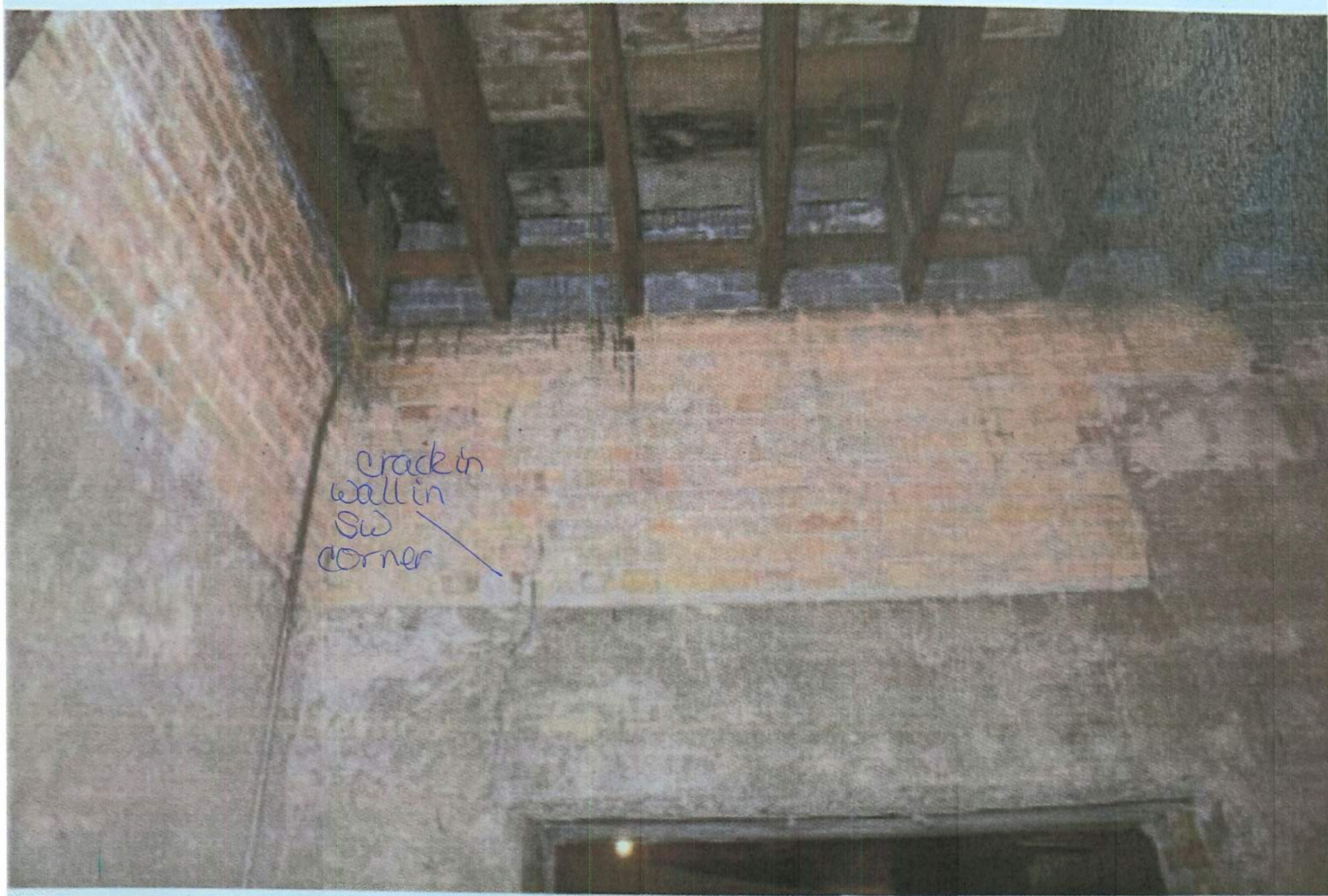
picture I1

ANY MEMBERS WITH NO PERCENTAGE NEAR THE MEMBERS ARE OVER 100% TO THE EDGE

LOWER LEVEL LATERAL PLAN  
SCALE 1/4" = 1'-0"

II

crack in  
wall in  
SW  
corner





interior stairwell - southwest corner

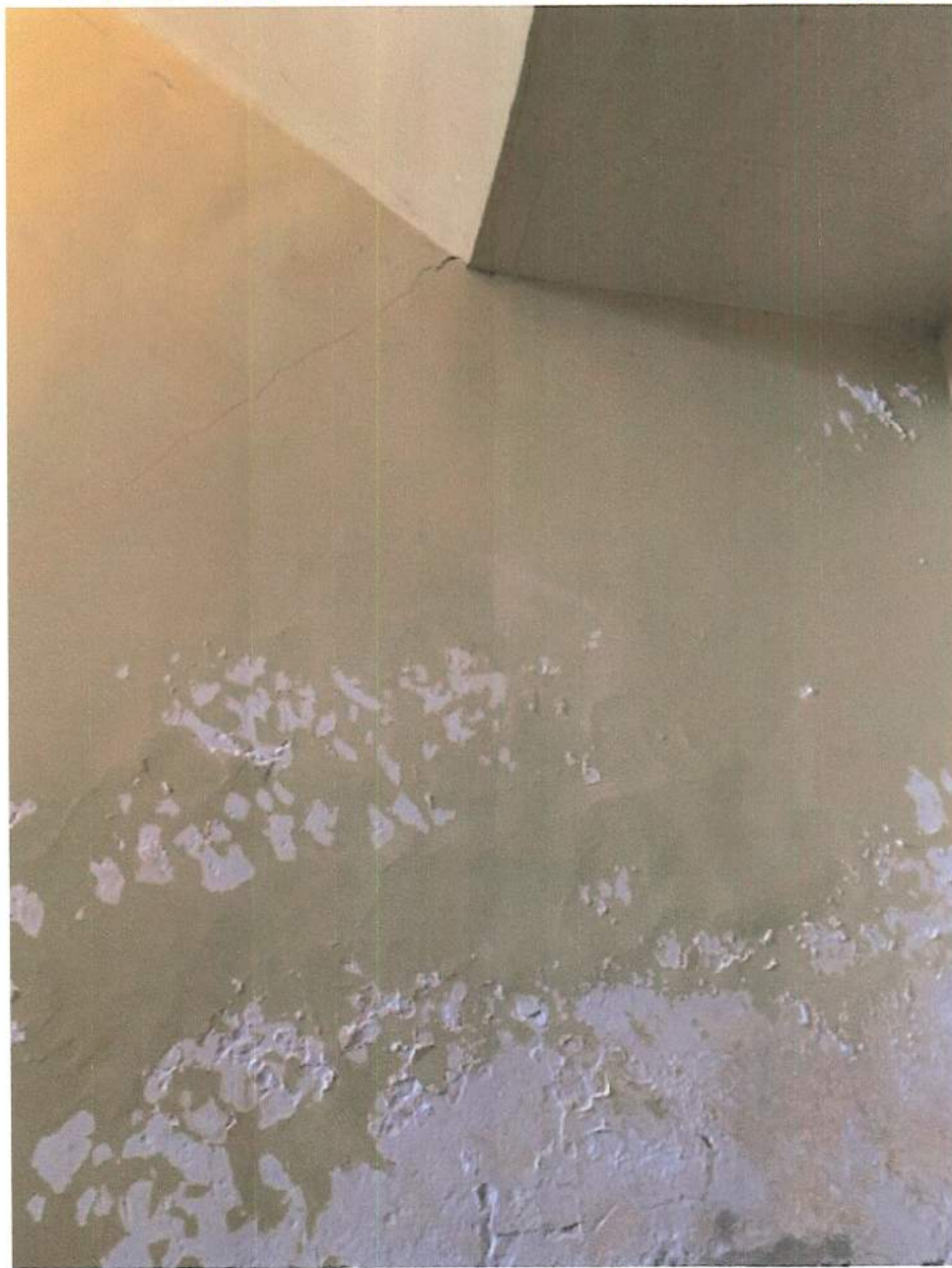
I2





Interior stairwell - southwest corner

I3



**#7**

**Resumes**

**Susan Wetmore, WPCCA President**

**Lori Drew, WPCCA Financial Director**

**Mary Eldridge, WPCCA, Grants Director**

**Brandt Kennedy, Principal, K2 Engineering**

**Ray Madole, Owner, Madole Construction**

## Resumes

### Susan Wetmore, President, WPCCA

Susan Wetmore has been a member of the White Pine Community Choir Association (WPCCA) since 1997. She served as secretary for the WPCCA from July, 2018 to January, 2022, and as president since then. She has also been instrumental in writing grants and exploring funding possibilities for the Centennial Fine Arts Center renovation projects.

She has a master's degree in elementary education from the University of North Carolina, and worked as a teacher for the White Pine County School District for 24 years. She also served in leadership positions in the local classroom teachers' association. She retired in 2006.

Susan was the bookkeeper for the Great Basin Heritage Area Partnership from 2007 to 2021.

### Lori Drew, Financial Director, WPCCA

Lori Drew has extensive experience in financial operations through her employment at the Bristlecone Convention Center and most recently as an Administration Analyst overseeing the budget planning, management and analysis of the \$63M operations at the Ely State Prison. She has also been involved in the Great Basin Heritage Area Foundation.

### Mary Eldridge

Mary Eldridge became WPCCA's Grants Director in Fall, 2021 and was elected Secretary in January 2022. Ms. Eldridge served 25 years as Director of Ely's Head Start program. Responsibilities included writing and oversight of federal and state grants. During her tenure she managed the construction of three facilities.

### Brandt Kennedy, Principal, K2 Engineering

Mr. Kennedy is a licensed professional engineer in Nevada and California and has been engineering structures and civil engineering projects since 1999. He graduated from University of Nevada, Reno in 2000 with a degree in Civil Engineering with advanced studies in Structural Analysis, Steel and Concrete Design and Pre-Stressed Concrete.

### Ray Madole, Owner, Madole Construction, Proposed Contractor

Mr. Madole has experience in residential and commercial construction, excavation with a specialty in foundation construction and repairs. His experience also includes an understanding of building codes and regulations, material and cost estimating, and job supervision and coordination. Mr. Madole is certified as an expert witness for construction defects and is recognized as an expert in foundations, soil remediation, underpinning, and soil nail walls. He has experience in the military and has college coursework from University of Nevada, Reno and

Long Beach City College. He is a member of several construction related professional organizations and has been the owner and project

**#12**

**Property Ownership**

**With**

**APN 001-199-06**

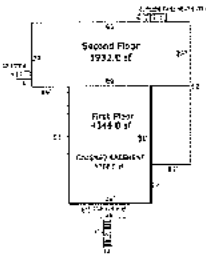
White Pine County Nevada

Property Information

Parcel ID	001-199-06	Parcel	0.1722
Tax Year	2022	Acreage	
Land Use	COM	Assessed Value	102,010
Land Use Group	400 - General Commercial	Tax Rate	3.6600
Zoning		Total Tax	\$0.00
Tax District	012	Fiscal Year (2022 - 2023)	
Site Address	910 AULTMAN STREET ELY, NV 89301	Total Unpaid All Years	\$0.00
Neighborhood	DWNT ELY & EAST ELY COMM		Pay Taxes

Property Photos & Sketches

Converted Sketch



Imported Image



Assessor Descriptions

Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
<b>Current Year 2023</b>						
2023	W75' of S1/2 OF BLOCK 35 ,CITY OF ELY	CITY OF ELY				BLK 35
<b>Selected Parcel Year 2022</b>						
2022	W75' of S1/2 OF BLOCK 35 ,CITY OF ELY	CITY OF ELY				BLK 35

No Personal Exemptions

No Billing Information

Payment History

	Fiscal Year	Total Due	Total Paid	Amount Unpaid
+	(1994 - 1995)	\$0.00	\$0.00	\$0.00
+	(1993 - 1994)	\$0.00	\$0.00	\$0.00

● Related Names

CURRENT OWNER FOR 2023 (2023 - 2024)		OWNER FOR 2022 (2022 - 2023)	
Name	WHITE PINE COMMUNITY CHOIR ASSN	Name	WHITE PINE COMMUNITY CHOIR ASSN
Mailing	BOX 150996	Mailing	BOX 150996
Address	ELY, NV, 89315	Address	ELY, NV, 89315
Status	Current	Status	Current
Account		Account	

● Structure 1 of 2

● Structure 2 of 2

● Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	18,300	273,157	0	291,457
Pers. Exempt				0
Total	0	0	0	0
Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	6,405	95,605	0	102,010
Pers. Exempt				0
Total	0	0	0	0
	New Land	New Const.	New P.P.	
Residential		0	0	0
Com / Ind.		0	0	0
Agricultural		0	0	0
Exempt		0	0	0
Totals		0	0	0

☰ Taxing Entities

Tax Entity	Tax Rate	Tax Amount
GENERAL FUND	1.8199	\$0.00
AG DIST. #13	0.0350	\$0.00
AG EXTENSION	0.0100	\$0.00
COUNTY IND.	0.0700	\$0.00
SENIOR CIT.	0.0500	\$0.00
EMS	0.0350	\$0.00
STATE IND.	0.0600	\$0.00
IND. ACCIDENT	0.0150	\$0.00
CHINA SPRINGS	0.0061	\$0.00
CAP IMPROVE.	0.0500	\$0.00
SCHOOL OP.	0.7500	\$0.00
SCHOOL DEBT	0.2490	\$0.00
HOSPITAL	0.5400	\$0.00
STATE	0.1700	\$0.00
CITY OF ELY	0.0000	\$0.00
DIST. 1.2 REDEVELOPMENT	0.0000	\$0.00
<b>Tax Entity Total</b>	<b>3.6600</b>	<b>\$0.00</b>
<b>Year Total</b>	<b>3.6600</b>	<b>\$0.00</b>

No data

No Sales History Information

No Genealogy Information

☰ Property Map

[View Full Screen](#)

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*For questions about property assessment information please contact 775-293-6542  
Email: [assessorsoffice@whitepinecountyrv.gov](mailto:assessorsoffice@whitepinecountyrv.gov)*