



To: Commission for Cultural Centers and Historic Preservation

From: Brewery Arts Center

RE: CCCHP-21-09 Additional Funding Request

17 October, 2023

The Commission for Cultural Centers and Historic Preservation granted funding in the amount of \$302,452 to the Brewery Arts Center for the Brick Restoration Project of the Brewery Building, located at 449 W King Street in Carson City, Nevada.

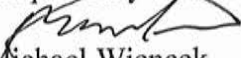
The work was performed by Abstract Masonry, out of Salt Lake City, Utah, and the work was done to our satisfaction. They removed years of leaded and other paints, and removed most of the old mortar and replaced it with Mortar Mix that was approved by SHPO. We knew there would be some brick replacement in a few areas, and SHPO staff approved the proposed bricks that were provided by Abstract Masonry. The contractor used a needle gun to distress the face of the new bricks so that it would match the texture of the existing brick from 1864 when the building was built.

Once the layers of paint were removed, we discovered why the brick was painted in the first place. There were numerous areas that had been patched with concrete pre-1975. Some were areas that were cracked, and had missing bricks, and some patches were done where beams came out of the brick building and attached to another structure that was torn down many years ago (roughly 1948).

Abstract Masonry informed the Brewery Arts Center in the initial proposal that the proposal did not include replacement of bricks. Once the damaged areas were uncovered, Abstract Masonry provided the Brewery Arts Center with a proposal to replace the bricks in the damaged and missing areas in the amount of \$38,250. Since the building was already outfitted with the scaffolding, and the contractor was already here, we had little choice but to authorize them to go ahead and replace the brick in the damaged area. It would have cost more to do it at a later date, and the project would be unfinished, with bad patches all over the building.

Attached, please find photos of the damaged and missing bricks, as well as the invoice from Abstract Masonry for the amount of the brick repair/replacements.

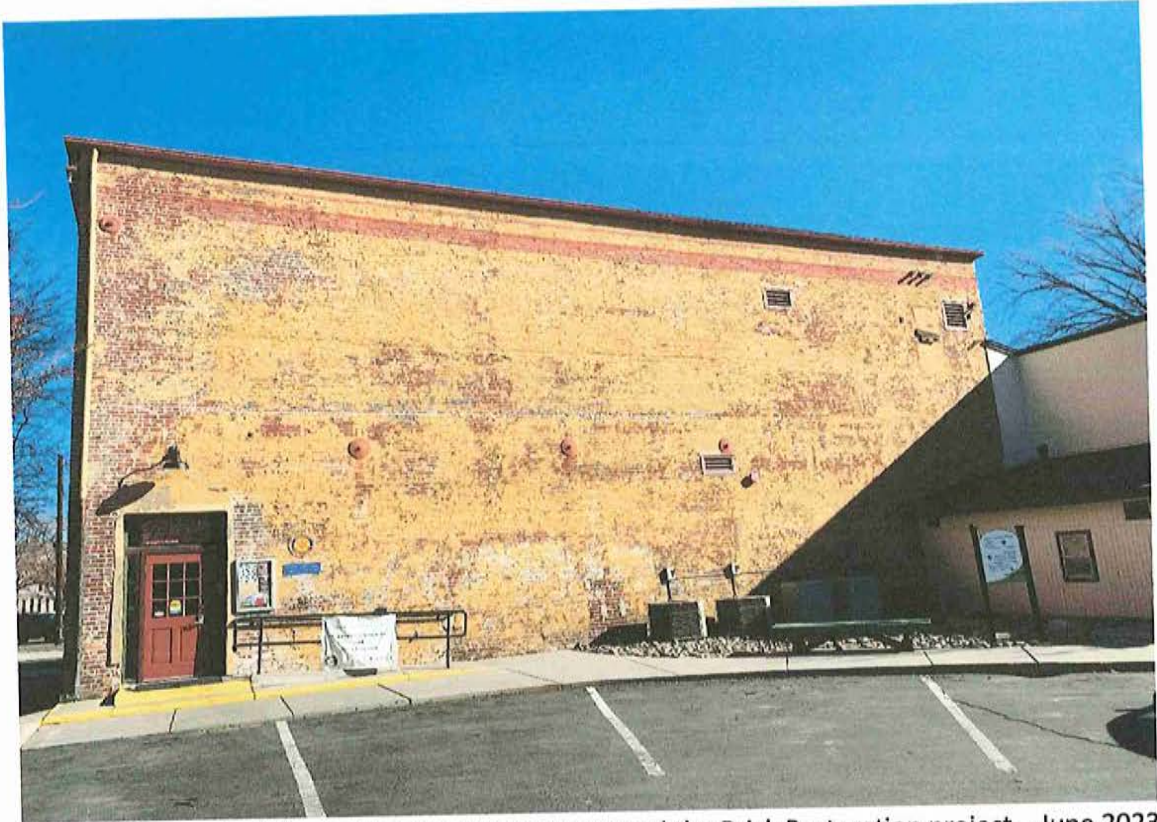
Respectfully Submitted,


Michael Wiencek
Operations Director

Brewery Arts Center
449 W. King Street
Carson City, NV 89706

rev.10/17/2023

(775) 883-1976
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breweryarts.org



West side of the Brewery Building looked like before we started the Brick Restoration project – June 2023



Bad concrete patch on corner



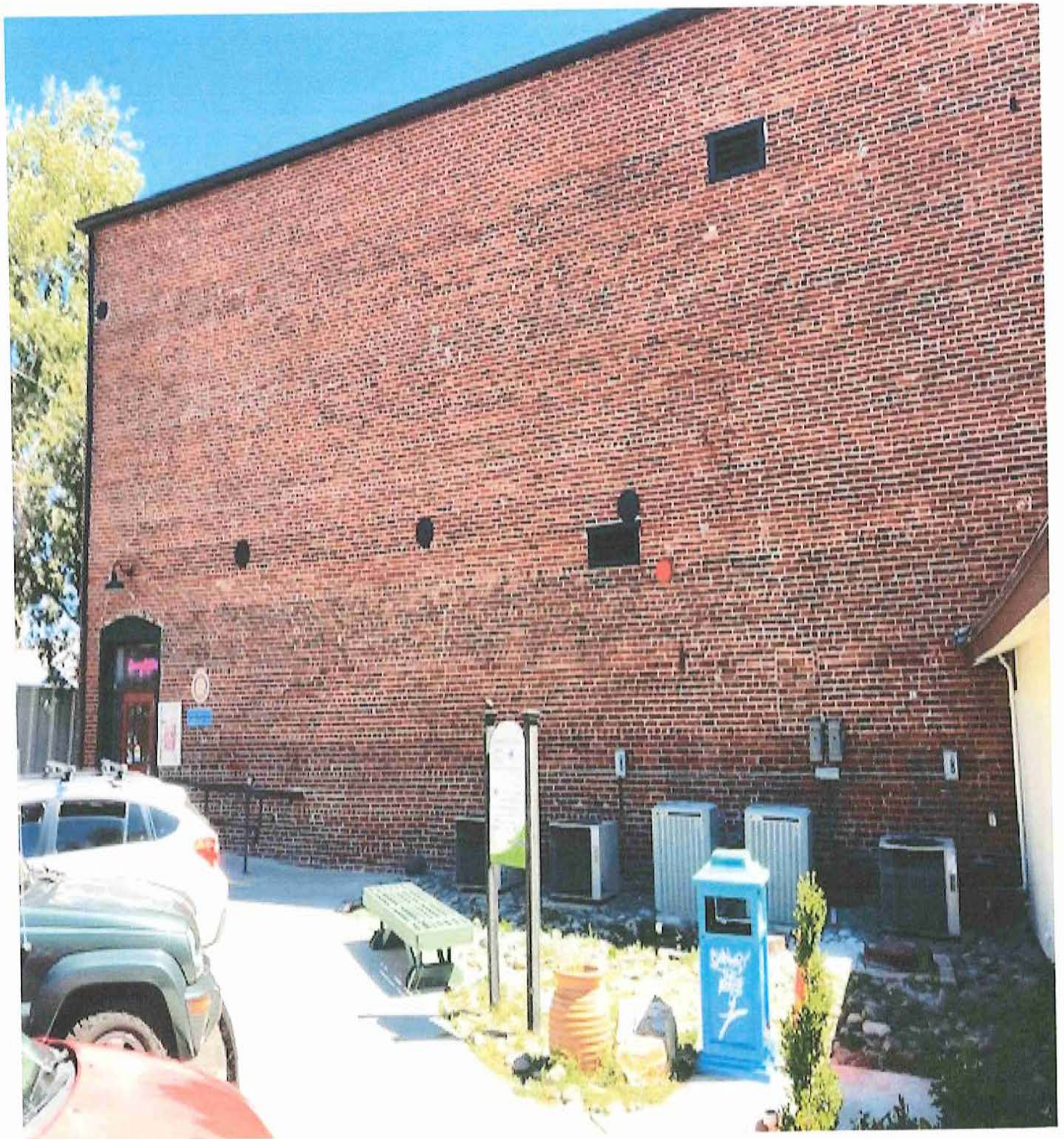
Blown-out large crack in brick wall



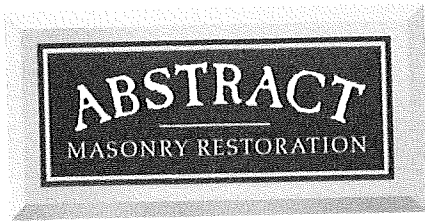
Open Holes where beams connected to old building



In this photo pre-1950, you can see the building that was attached on west side of building



Here is the west side of the Brewery Building – stripped, patched, sealed, and completed!!



Abstract Masonry Restoration, Inc.

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INVOICE

BILL TO
Michael Wiencek
Brewery Arts Center
449 West King Street
Carson City, NV 89703

INVOICE 23-2535
DATE 09/21/2023
TERMS Due on receipt
DUE DATE 09/21/2023

REP
KH

DATE	DESCRIPTION	AMOUNT
Sales	Additional work discovered after the paint was removed. Replacing spalled brick and replacing mismatched masonry.	38,250.00
	SUBTOTAL	38,250.00
	TAX	0.00
	TOTAL	38,250.00
	BALANCE DUE	\$38,250.00