

Nevada Northern Railway Foundation

A Nevada 501(c)3 Non-Profit Corporation • Tax ID (88-0203211)

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October 20, 2023

Commission for Cultural Centers and Historic Preservation
Nevada State Historic Preservation Office
901 S. Stewart Street, Suite 5004
Carson City, Nevada 89701

Dear Commissioners:

The Nevada Northern Railway Foundation staff, volunteers and members would like to thank you for awarding us \$247,000.00 for CCCHP Grant 21-20 Urgent Building Repair - Engine House/Machine Shop Building. Unfortunately, this will not be enough funding to complete the authorized Scope of Work.

Replacing the engine house/machine shop roof is now \$316,668. The work for the drainage is now \$95,000. The total project cost is now \$411,668. That leaves a shortfall for the project of \$164,668 and this does not include seismic stability of the parapet walls, the repair of the smoke jacks and the building windows as well as weatherizing the windows by replacing the window seals. The reason for the increased costs is the unprecedented rise in building materials and labor costs of up to 33% in the recent past.

It is imperative that the engine house/machine shop roof be replaced, as well as the storm sewer system drainage issues be addressed. This is the status: the engine house/machine shop building is core to the mission of the Nevada Northern Railway National Historic Landmark. This is the building where our locomotives, our tools and machine tools are stored, and it is our major attraction for our visitors.

With the roof failing, the inside of the building gets waterfalls which create dangers to the protection of historic machines, the people working on them, and the tourists visiting the building. When we get the waterfalls, we have to shut the power off to the building. The water is getting into the high-voltage cables that power the machines. This has led to some interesting electrical displays, hence, we now shut the power off when it rains.

Furthermore, the storm sewer that takes the water from the roof and drains it away from the building is failing too. This is causing the roof water to back up into the machine shop, undermining the building's foundation. So, if we fix the roof and not address the drainage, we have just pushed the problem off the roof onto the building's foundation.

In short, the Foundation is requesting the Commission increase our grant funding by the needed \$164,668. This will allow us to make the very critical roof repairs and the storm sewer repairs. This in turn will protect the building, the historic artifacts, the staff and volunteers and tourists by addressing the existing life-safety issues, so the building is safe to work in and visit.

Award Winning Destination

Best Historic Railroad of the West – 2022

Best Adrenaline Rush in Rural Nevada – 2020

Best Museum in Rural Nevada – 2022, 2020, 2017, 2016, 2014, 2013, 2010, 2009, 2008

Trip Advisor Certificate of Excellence – 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014

Best Place to Take the Kids in Rural Nevada - 2020, 2019, 2018, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007

A fair question is, why doesn't the Foundation finance these repairs? This past summer all three of our steam locomotives were out-of-service. Locomotive 40 is in the middle of a complete rebuild of her boiler and running gear with an estimated cost of over \$1,000,000. Locomotive 81 needs about \$375,000 worth of repairs and Locomotive 93 needs about the same amount. Additionally, we are facing \$100,136 in needed track repairs. Operating steam locomotives are critical to our program, as is having track to operate them on.

The Foundation, staff, volunteers and members deeply appreciate all of the past support that we have received from the Commission. Your investment has allowed the Nevada Northern Railway National Historic Landmark to grow from an organization with 4 employees and visitation of 2,000 annually; to a vibrant tourist destination that brings almost 40,000 visitors to rural Nevada annually with a staff of 28 employees to serve them.

Sincerely,



Mark S. Bassett
President/CEO

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Oct. 2023

NATHAN ROBERTSON (775) 293-0010
Ely Historic Northern Rail Road Engine shop
Ely, Nevada 89301

RE: Re-roofing bid for **Ely Historic Northern Rail Road Engine Shop**

We've spent some hours walking all parts of this shop roof and have put together some re-roof options. There are many of the walls and especially the outside walls and tops of the walls that need some attention. Lots of freeze and thaw deterioration. Lots are in very bad condition. On the outside visual walls, we suggest attaching 2x8 lumber on the tops both pinning into the wall and adhering. Followed by roofing over the tops of the walls and installing nice 2 pc Kynar color coated compression metal fascia detail. Looks just like full copings from the ground, but functions much better with the old deteriorated wall tops preventing any further deterioration. Also, we could do close color match to the brick, but it would trim it off very nice. Also, our bid includes totally encapsulating some of the bad interior inside, non-visual walls with roof membrane. This bid includes doing a high-quality coating system for water proofing of the pop-up window roof top areas. This should work very well, given the right preparation. It could be grey in color as not to draw attention away from the historic nature of the building.

We appreciate the opportunity to provide you with a quote for the above-mentioned project. The quoted price includes;

- Prepare roof and pop up window roof areas. Tear up, and replace out where needed, any areas where the old roofing and underlayment board are deteriorated or saturated. *(see line item #1)* Prepare pop up roof areas by scraping and power washing all loose paint, old coatings plus dirt and coal residue. The roof decking is metal and seems to be in functional condition.
- Re-roof the **Ely Historic Northern Rail Road Engine Shop Building** with a **60 mil PVC**, mechanically fastened roofing system. (White) And coating the window pop up roof areas with a high-quality roof coating. (could be white, or grey in color)
- The flashing of all curbs, pipes, vents, drains, and scuppers and parapet walls with membrane pre-fabricated flashings plus the installation of two-way vents every 1000 ft.
- The membrane will be terminated over the edges and wall tops with termination bar detail, coated metal drip edge detail, and the outside visual walls with a nice 2pc compression metal fascia detail. **This bid also includes preparing and applying a high-quality roof coating on the pop-up window roof areas.**
- Upon completion the membrane manufacturer technical department will inspect the roof membrane areas, then issue the **20-year NDL warranty on the roofing membrane system**, which includes all labor and materials.
- All labor performed by factory trained personnel.

TOTAL BID PRICE: \$316,688.00

(Line Item #1) \$2.00 a square ft. for water damage underlayment board replacement on roof deck. not much anticipated

The above bid is valid this day in Oct. 2023 It is assumed that the roof deck and structural systems are sound. Should this bid be acceptable and agreed to, our terms are 50% up front and 50% upon completion.

Thank you for considering this proposal. If I can answer any questions, please call me at your convenience, 1-801-910-1925. E-mail contract to dthomas@brokenarrowusa.com or russcsba@yahoo.com

Russell L. Nielson
Broken Arrow Construction Corp.

Approved

Date



PO Box 151372
Ely, NV 89315
(775) 289-2772

Date: 10/17/2023

ESTIMATE

Provided to:

Nevada Northern Railway
PO Box 150040
East Ely, NV 89315

Service Description:

Machine Shop. Southside Shop Drainage Project

Item	Description	Unit	Price	Quantity	Total
1	Mobilization				
2	Demo Existing Surface				
3	Excavate to Footing				
4	Clean & Prep Walls				
5	Water Proof Exterior Wall				
				Total	\$95,000.00

NOTES:

We appreciate you contacting Reck Brothers LLC and for the opportunity to provide you with this proposal. You can be assured of our complete cooperation, a job safely performed, a project constructed properly, and your work completed on time. If you have any questions during this process, please call.

Reck Brothers LLC reserves the right to withdraw this estimate if not accepted within 30 days.

Terms of payment is Net 30 from the date of project completion.

Estimated Accepted by:

_____ Date: _____