

NEVADA COMMISSION FOR
CULTURAL CENTERS AND HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION FOR FY2019-2020

Received: CH
Postmarked: _____
Delivery Svc: _____
RECEIVED
FEB 27 2020
STATE HISTORIC
PRESERVATION OFFICE

For SHPO use only

Initials: _____

APPLICATION COVER PAGE (This *unaltered* form must be submitted with the application.)

Applicant Organization: Nevada State Prison Preservation Society (NSPPS)

EIN (Taxpayer Identification Number): 46-0754347

Mailing Address: P O Box 1991

City: Carson City County: NV ZIP: 89701-1991

Project Contact: J M "Brew" Brewster Title: Project Manager (volunteer)

Daytime Phone: 775.461.0715 Evening Phone: -

Fax: - Email: brew.ccnv@gmail.com

Project Title: Nevada State Prison – Activities Required for Opening

Project Address: 3301 Warm Springs Court (APN 10-041-55)

City: Carson City County: Carson City ZIP: 89701

Project Type: Rehabilitation/Construction Planning/Construction Architectural/Engineering Study/Construction

Historic Property Name: Nevada State Prison Date Built: 1862-1940

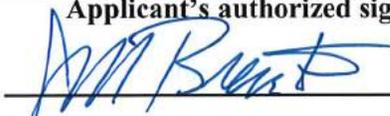
Property Insured: Yes; please enclose one copy of policy No; please explain: State property

Project Synopsis (brief): Activities to open the facility: Remove non-historic vinyl tile from Visitor Room Floor, remove and abate adhesive (contains asbestos, restore concrete floor to historic finish.

Proposed Start Date: upon receipt of funds

Proposed End Date: start date plus 60 days

Project Budget Summary:	
Amount Requested:	\$ <u>23536</u>
Proposed Match: Cash	\$ <u>19,455</u>
In-Kind/Donations:	\$ <u>825</u>
Total Project Budget:	\$ <u>43,816</u>

Applicant's authorized signature:

Name (please print): J M "Brew" Brewster
Title: Project Manager (Volunteer)
Date: 28 February 2020

**? I HAVE READ THE 2019-2020 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
2019-2020 AND CERTIFY THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE.

Applicant's authorized signature:



Title: Project Manager (Volunteer)

Name (*please print*): J M "Brew" Brewster

Date: 28 February 2020

**Application for a
Commission for Cultural Centers and Historic Preservation (CCCHP)
FY2019-20 Grant**

**Submitted by the Nevada State Prison Preservation Society (NSPPS),
a Nevada registered 501(c)3 non-profit organization**

28 February 2020

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**Application for a
Commission for Cultural Centers and Historic Preservation (CCCHP)
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**Submitted by the Nevada State Prison Preservation Society (NSPPS),
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PART II – NARRATIVE DESCRIPTION

1. Project Description.

What building(s), prehistoric feature, historic feature, or culturally significant feature are you restoring/rehabilitating?

We have been working on reopening the Nevada State Prison historic site to the public. As part of these efforts, we need to restore the floor of the Visitor's Room, which we plan to use as a gathering space, and eventually for exhibits.

The Visitor's Room is about 2,900 square feet within the main building, originally constructed in 1928, and is a contributing building to the site's historic status. The room has had many uses over the years, more notably as the License Plate Factory. Starting in the 1960s, it was repurposed, becoming a weight room, then offices used for various functions. Finally, in the 1980s, it became the Visitor's Room, and the previously painted concrete floor was covered with vinyl tiles.

What is the historical significance of the property?

First established as the Warm Springs Hotel around 1860, it was used by the Territorial Legislature in 1861-62, then as the Territorial Prison in 1862. It was in constant use as a prison until it decommissioned in 2012.

How do you propose to restore/rehabilitate it?

This specific project is part of a much larger set of projects to open the historic site to the public. Using CCCHP funding, we will remove the non-historic vinyl tile and the adhesive (asbestos abatement required). The tiles have aged badly over the years, and in some places, are buckled and missing. We will restore the floor to its original concrete finish to match how it was during the room's use as the first License Plate Factory in Nevada. This project was approved by SHPO on 12 February 2020.

Who will be doing the work?

Bruce Purves Construction of Sparks, Nevada, a licensed contractor. They have completed other projects at the historic prison site for us. NSPPS volunteers will provide oversight.

What is the timeline for the project?

We will start on the project soon as funds from this grant are available. We estimate project completion within sixty days from start.

Who holds title to the property?

The State of Nevada, Division of Public Lands.

2. Building Use/Community Involvement

How and by whom will the facility be used?

The site will be used for cultural, educational, and research purposes by the general public. Specifically, we will offer people a chance to see and experience the site, and provide information on its 150 year history. Several research teams have investigated the site over the years as it is geologically, architecturally, and archeologically interesting. These activities will continue into the foreseeable future.

Who will be responsible for management of the building and its programs/activities?

Volunteers from our organization, NSPPS.

How has the community been involved in your project?

The Carson City Chamber of Commerce (CoC), the Carson City Cultural and Tourism Authority (CCTA), private donors, and approximately 100 dues paying members of our organization have provided time, materials and funding to further our objective of opening the site to the general public.

How will the community continue to be involved in your project?

We expect our membership to double within a year of opening, and increased levels of support in the form of time, materials, and funding from the local and regional community. Our existing community partners are expected to continue their level of support, and we expect to recruit additional partners.

How will the community continue to be involved in the use of the building?

In conversations with the Chamber and the CCTA, they have advised us that the historic prison is one of the crown jewels of Carson City, and that there is pent up demand from motor coach tour operators to visit the site. Opening the prison will likely change a day trip to Carson City into a multi-day visit. This assertion is supported by surveying similar prison sites in the United States. (Survey available upon request.)

How are your restoration/rehabilitation plans related to the uses of the building?

All of our projects to date have been to provide ADA access throughout the site and for repairs. This specific project allows us the use the former Visitor's Room as a gathering space and for future exhibits.

What importance to tourism (cultural or otherwise) will the facility have?

Simply put, the historic prison site is at the heart of Nevada's story. The Territorial Legislature met here, and its 150 years of service as a prison, with numerous interesting inmates cannot be overstated.

There is a pent up demand to visit the site from the local, regional, and even wider community. "Prison tourism" is popular, and our research shows that the annual visitor flow at similar facilities numbers in the tens of thousands. Based on conversations with local experts, the Nevada State Prison site will become one of the five "must see" sites in Carson City, joining the State Museum, the State Railroad Museum, the State Capitol Complex, and the Stewart Indian School. This site might be "the one more thing" that moves Carson City up on people's list of places to visit.

3. Project Support/Financial

What specific contributions (cash, land, labor, materials, etc.) your community and other sources have already made to the project?

Our organization has raised over \$75,000 in local contributions, and over 2,000 volunteer hours (minimum \$17,000 in value). Some of the materials used so far have been donated.

What grants and additional funding (last three years), including amounts, has the organization received or will receive for this project?

We recently received a \$50,000 private donation, \$12,500 from CCTA, and \$500 from the Carson City Leisure Hour Club. We received a donation from the film, Mustang, for our on-site support during filming.

What additional contributions are projected in order to complete the project?

In addition to this grant, we have applied for a \$12,500 grant from Travel Nevada, and we are actively pursuing funding from foundations that support historic and cultural sites. In March, we will receive a \$15,000 donation for supporting a Live Action Role Play event approved by the Department of Corrections.

How will your facility sustain itself financially in the future?

Once we open the site to the general public, we expect donations for tours and events and sale of merchandise. We expect our membership to at least double. We receive multiple inquiries per month from film producers, and training entities. Surprisingly, prison tourism is incredibly popular, with Alcatraz accounting for more than one million visitors per year.

If we use existing State Prison sites for reference (Montana – 30,000 visitors, Idaho – 70,000 visitors, Yuma – 80,000, Laramie – 28,000) 25,000 visitors per year is not out of the question.

Please provide evidence that you can implement the project and maintain a viable program in the future.

We can point to our track record of completing projects and programs within the tight constraints of minimal funding and the lack of an occupancy permit. Most visits to the site must be approved by the Department of Corrections, and all of our projects are subject to a multi-step approval process.

Our dedicated base of volunteers, including unparalleled support from a board member, Lee Perks, who is a well respected contractor with a loyal customer base and decades of operation.

In December 2015, our organization signed an Operations Agreement with the Nevada Department of Corrections that implements AB 377 and Nevada Revised Statue section 321.004. This agreement makes us responsible for the operation and upkeep of the historic site, and states that the site be accessible by the general public. We have been working towards that goal since signing the agreement, we are very close to meeting that goal, likely this summer.

(We sent a copy of the Agreement to SHPO after submitting our Letter of Intent for this grant.)

4. Planning

If your project includes planning, please describe the process.

Who will participate in the planning? Who will coordinate it? How will the community be involved?

This specific project does not require technical planning. As is true of our other projects, this is a restoration, removing non-historic tile and restoring the concrete to its original finish. We have identified a licensed contractor for the work, and they will be supervised by volunteers from our organization.

If your project is based on previous planning, please describe.

As much of the work required to open the site is considered restoration or repair, we did not engage in any technical planning. We have consulted with, and received approvals from the Department of Corrections, the State Historic Preservation Office, and the State Public Works Division.

The historic Nevada State Prison site will remain the property of the State of Nevada for the foreseeable future. The entities mentioned above have identified accessibility issues that we are addressing with ramps, exit lighting, and an accessible restroom on site. We have obtained permits where required, and followed up on the necessary inspections.

In addition to answering the above, please include the following supplemental material in the following order:

- 1. Photographs of all exterior elevations with views, identified and keyed to a site plan**
See attachment #1
- 2. Photographs of all major rooms and project rooms, labeled and keyed to a floor plan**
See attachment #2, SHPO request dated 17 January 2020 and approved 12 February 2020.
- 3. Organization's mission statement, including length of time established, and history**
See attachment #3, our Business Plan.
- 4. A detailed report on current CCCHP grant status (if applicable), as well as the outcome of previous CCCHP or CCA grants (if applicable)**
This is our first request to the CCCHP.
- 5. An insurance policy for the building/facility (one copy only)**
Not applicable, the site is owned by the State of Nevada
- 6. A list of current board members for the organization (required)**
See Attachment #4.
- 7. Resumes (maximum two pages per resume) for all principal professionals involved in the planning, design and/or management of the proposed project (required)**
Not applicable, we do not have any paid staff.
- 8. A copy of the organization's long-range plan including information on how frequently the plan is updated (required)**
See attachment #3, our Business Plan. The plan is scheduled to be updated in late 2020.
- 9. A list of the organization's activities for the past fiscal year (ex. July 1, 2018 – June 30, 2019) or calendar year, if applicable.**
See Attachment #5.



NEVADA STATE PRISON CODE STUDY & ADA IMPROVEMENTS

3301 E. 5TH STREET, CARSON CITY, NV 89702

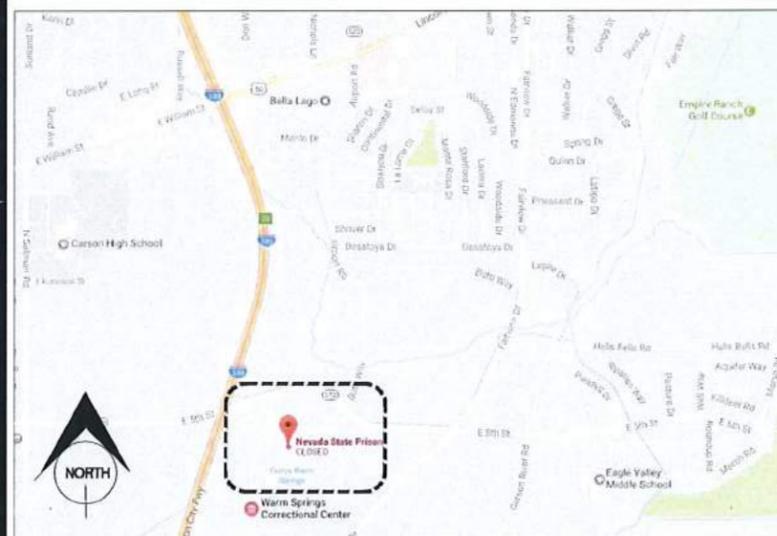
PROJECT DIRECTORY

OWNER:
NEVADA DEPARTMENT OF CORRECTIONS
5500 SNYDER AVENUE, BLDG. 17
P.O. BOX 7011
CARSON CITY, NEVADA 89702
PHONE: (775) 887-3265
HTTP://DOC.NV.GOV

CLIENT:
NEVADA STATE PRISON PRESERVATION SOCIETY
P.O. BOX 1991
CARSON CITY, NEVADA 89701
PHONE: (775) 297-0240
HTTP://NEVADASTATEPRISON.ORG

ARCHITECT:
THE DUBE GROUP
458 COURT STREET
RENO, NEVADA 89501
(775) 323-1001
WWW.THEDUBEGROUP.COM

VICINITY MAP



LOCATION ON SITE



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project title:
NEVADA STATE PRISON
CODE STUDY & ADA IMPROVEMENTS

job number: 16-400
date: 05-09-2016
drawn by: arl, amm
checked by: prd
revisions:

sheet description:
TITLE SHEET
APPLICABLE CODES
VICINITY MAP

sheet number:
T100

INDEX TO DRAWINGS

GENERAL
T100 - TITLE SHEET
ARCHITECTURAL
A100 - SITE PLAN
A101 - TOUR ROUTES
A200 - PROPOSED IMPROVEMENTS - UNIT 4
A201 - PROPOSED IMPROVEMENTS - HANDRAILS

APPLICABLE CODES

- 2012 INTERNATIONAL BUILDING CODE
- 2012 UNIFORM MECHANICAL CODE
- 2012 UNIFORM PLUMBING CODE
- 2011 NATIONAL ELECTRICAL CODE
- 2012 INTERNATIONAL FIRE CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE - "IECC"
- 2012 INTERNATIONAL EXISTING BUILDING CODE

PROJECT INFORMATION

PROPERTY ADDRESS: 3301 E. FIFTH STREET, CARSON CITY, NV 89702
APN: 010-033-01
PROPERTY OWNER: STATE OF NEVADA
1 NORTH CARSON ST, CARSON CITY, NV 89701
ACRES: 16.980 ACRES
YEAR BUILT: 1868
ZONING: P
NO. OF STORIES: 4

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sheet description:

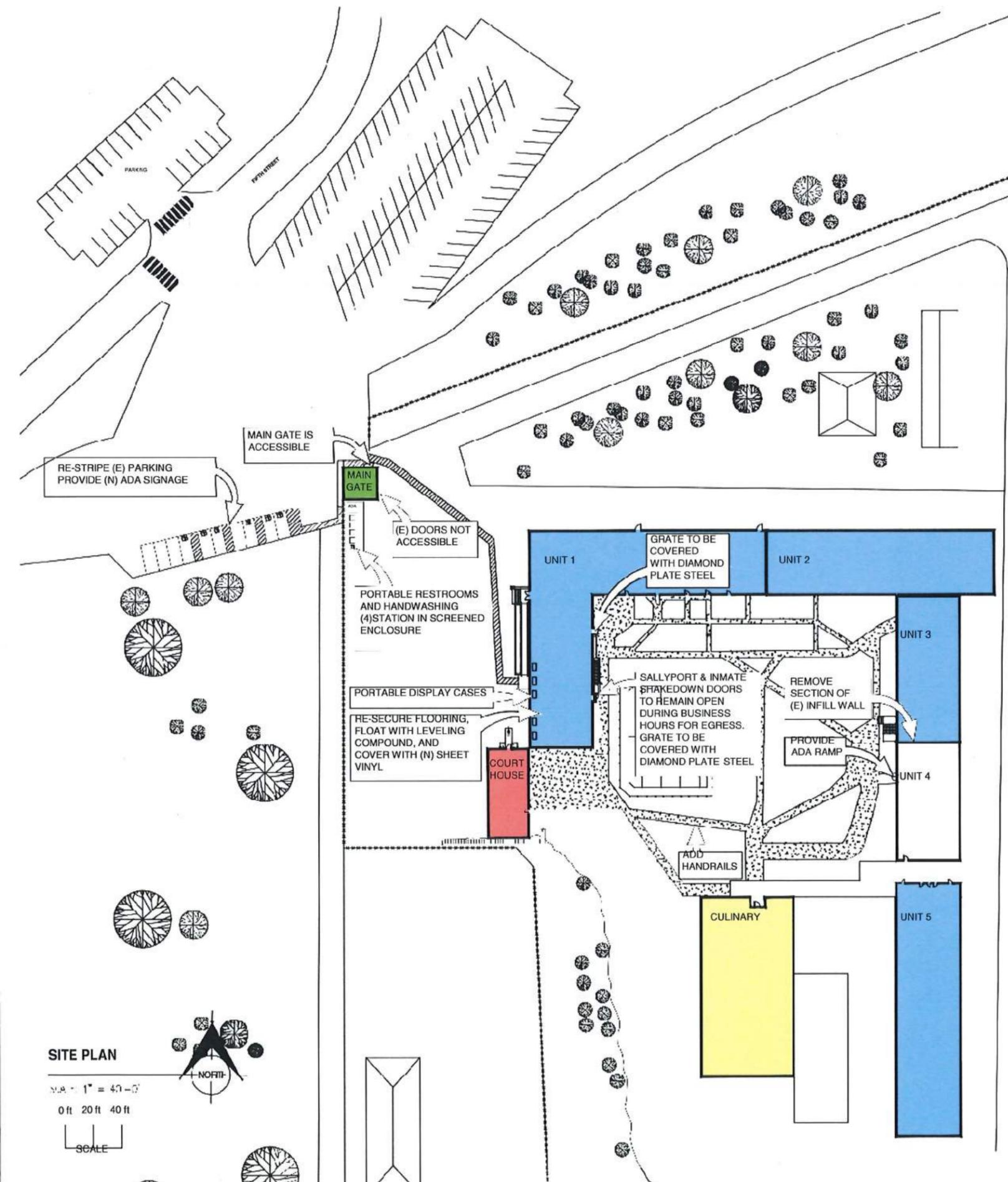
SITE PLAN

sheet number:

A100

Building Summary

Main Gate / Tower #1, Northwest B1410	
Description:	Painted precast concrete structure, two stories; lower level serves as visitor's check in and entry point; upper level is guard tower w/ restroom.
Gross Area:	450 sf
Year Constructed:	1963
No. of Floors:	2
Basement:	No
IBC Occupancy Type 1:	D
Type 2:	
IBC Construction Type:	III A
Fire Sprinklers:	No
Fire Alarm:	No
ADA:	No
Exit Sign & Egress Lighting:	No
Courthouse (Annex) B1402	
Description:	Stone masonry structure with single ply roof, attached to Administration / Cell Block Building.
Gross Area:	1,475 sf
Year Constructed:	1868
No. of Floors:	1
Basement:	No
IBC Occupancy Type 1:	D
Type 2:	
IBC Construction Type:	V-B
Fire Sprinklers:	No
Fire Alarm:	No
ADA:	No
Exit Sign & Egress Lighting:	No
Culinary / Dining Hall B0103	
Description:	Painted concrete masonry unit structure with single ply membrane roof; contains food prep, storage and dining services for the prison.
Gross Area:	11,334 sf
Year Constructed:	1966
No. of Floors:	1
Basement:	No
IBC Occupancy Type 1:	A-3 (60%)
Type 2:	D (40%)
IBC Construction Type:	III B
Fire Sprinklers:	Yes
Fire Alarm:	Yes
ADA:	No
Exit Sign & Egress Lighting:	No
Administration / Cell Blocks B0054	
Description:	The building houses cell blocks for approximately 300 inmates, administrative services, visitation, education and law library, laundry, infirmary, mattress factory and canteen. Other than window evaporative cooling units in individual spaces, there is no cooling in the majority of the building. Steam heat is provided from the Boiler Room structure. A roof-mounted packaged HVAC system serves the Administration portion of the building. The existing building exterior is primarily natural sandstone quarried directly from the site.
Gross Area:	106,251 sf
Year Constructed:	1925, 1948
No. of Floors:	4
Basement:	Yes
IBC Occupancy Type 1:	I-3 (80%)
Type 2:	B (20%)
IBC Construction Type:	III F
Fire Sprinklers:	Partial (60%)
Fire Alarm:	Yes
ADA:	No
Exit Sign & Egress Lighting:	No



SITE PLAN

N.A. 1" = 40'-0"

0ft 20ft 40ft

SCALE



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**

Department of Conservation and Natural Resources

Steve Sisolak, Governor
Bradley Crowell, Director
Rebecca L. Palmer, Administrator, SHPO

February 12, 2020

Mr. Glen Whorton
President
Nevada State Prison Preservation Society
P.O. Box 1991
Carson City, NV 89701-1991

RE: Proposal to install an exterior barrier rail and to restore the visiting room floors at the National Register-listed Nevada State Prison, 3301 E. Fifth Street, Carson City, Nevada

Dear Mr. Whorton:

The Nevada State Historic Preservation Office received your submittals regarding the above-referenced projects on January 15 and January 17, 2020 and has reviewed them pursuant to NRS 383.121.

Thank you for providing photographs and a scope of work for each project. The Nevada State Prison Preservation Society proposes the following work at the Nevada State Prison:

Barrier Rail

Installing approximately 200 feet of barrier rail/handrail along a walkway in the central yard of the prison. The rail will be a steel pipe railing powder-coated to match existing handrails at the prison. It will be attached to the walkway via metal plates and concrete anchors. Our office acknowledges that the railing is required for the proposed reuse of the prison and that it is a reversible alteration. This change will not adversely affect the prison and the project meets the intent of NRS 383.121.

Visiting Room Floor

Removing the c. 1980s floor tile and abating the asbestos tile adhesive. The concrete will be left exposed after removal. The submitted materials state that the concrete floor will be left exposed and that depending on its condition after abatement, it will be either left as is, repaired with concrete skim, waxed, polished, or painted grey. Our office acknowledges that removing and abating the tile meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the intent of NRS 383.121.

Please submit photographs and a description of the concrete condition after abatement occurs so that our office may assist with selecting the most appropriate treatment for the floor.

If you have questions concerning this correspondence, please feel free to contact me at (775) 684-3439 or by email at knbrown@shpo.nv.gov.

Sincerely,

Kristen Brown
Review and Compliance Architectural Historian

901 S. Stewart Street, Suite 5004 ✦ Carson City, Nevada 89701 ✦ Phone: 775.684.3448 Fax: 775.684.3442

www.shpo.nv.gov



Nevada State Prison Preservation Society

P.O. Box 1991 Carson City, NV 89701-1991
<http://nevadastateprison.org> 775-722-0394

17 January 2020

Ms. Kristen Brown
State Historic Preservation Office
901 South Stewart Street, Suite 5004
Carson City, Nevada 89701-5248

Submitted via Electronic Mail

Dear Ms. Brown:

The Nevada State Prison Preservation Society is seeking a change of use permit from the State Public Works Division for the Nevada State Prison. This permit would allow the general public to experience the historic, educational, and cultural aspects of the facility.

One of the issues to be addressed is the floor of the former Visiting Room of NSP. Visitors to NSP will pass through this area and it will serve as the location of exhibits and artifacts, and store.



NSP VISITING ROOM

NSPPS proposes to remove all of the tile on the floor of the visiting room and the corridor leading to the yard door. This is necessary because portions of the tile floor are totally deteriorated, and much of the rest of the floor shows signs of buckling and breakage. The appearance of the floor is undesirable, but the real problem is that there is asbestos in the adhesive used to secure the tiles. This represents an unacceptable health hazard.



This tile was laid on the floor during the remodel of the institution that took place in the 1980s. The building in which this room is located was constructed in 1928. It was the original license plate factory for the State.



Screen shot from the movie "State Penitentiary" filmed at NSP in 1949.

At some point, probably in the 1960s, the area was divided in two. The larger portion was used as a "weight room" for the inmates. The other portion was separated from the weight room by a wall and divided into three offices for Caseworkers. One of our members had one of the offices in this area in the middle 1970s and the floor at that time was simple concrete covered with worn patches of grey paint. In 1970s the offices were remodeled into a "Program Activity Center", housing Caseworkers, clerical staff, and inmate records. Finally, in the 1980s the entire area was reopened and structured as the visiting room. Only in this last iteration was the floor covered with any material other than some painted areas.

Because of the hazard represented by the asbestos adhesive this project will be carried out by a contractor licensed for asbestos removal. After the tiles and adhesive are removed, the floor will not be recovered. Depending on the condition of the concrete it may be necessary to do some skimming repair for appearance and safety. At this point we have not decided on whether the floor should be left in a raw state, waxed, polished, or painted grey. We invite you to view the floor before this action to provide guidance and approval of one of these options.

Regardless, it is our intent not to recover the area with either tile, carpeting, or other type of flooring. This will return the floor to its original state from the period of historical significance.

RESPONSE TO DEPARTMENT OF THE INTERIOR STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The only change requested herein is the removal of tile flooring that is not original to the space. This portion of the property does not represent the institution from its period of historical significance. The material change is minimal and restores the floor to its original configuration. The removal of the tile will not change the last representation of the area as a visiting room in any substantial way. It should be noted that until the 1980s the spaces used for visiting activities were concrete floors; not covered by any overlay material. No changes in the special relationships of the area are requested.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

There is nothing distinctive about the tile used in this visiting room. It is neutral colored and entirely unremarkable. This project entails no restoration as a license plate factory, weight room, or offices. This is simply removing dangerous, non-historic materials.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

This project will not create a false sense of historical development, as the current configuration is not representative of the historic period. This project cannot give a false sense of historical development because the floor was originally concrete in its original use.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

There is nothing distinctive about the tile used in this visiting room. It is neutral colored and entirely unremarkable. This project entails no restoration as a license plate factory, weight room, or offices. This is simply removing dangerous, non-historic materials.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Again, the tile is neither distinctive nor historic. Removing the tile actually preserves the historic character of the property.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

After removal of the tile, the concrete floor will be repaired as needed. It is not expected that this will be a significant issue because it is unlikely that there are major gaps or cracks in the floor. The surface will appear worn, which is appropriate.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The description of the project indicates we are considering polishing, waxing, or painting the floor. All three options are gentle, non-damaging treatments.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

No archeological resources are to be disturbed by this project. The tile was laid in the 1980s over a concrete surface

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

This project is not an addition. The surface is altered, but there is no destruction of historic materials as the tile is not from the historic period of the facility. As the project is not an addition there is no issue regarding differentiating between old and new work.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

This is not a new addition. In the unlikely event that replacing the tile is desired, this can be accomplished.

11. Rehabilitation as a treatment - When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

This project is necessary to deal with the deteriorated tiling. The depiction of the floor will be consistent with its appearance during the first 50 years of its use.

Thank you for your attention to our request. We welcome any guidance you may provide on this project. J M "Brew" Brewster is our point of contact and he is available to answer any questions. His email is brew.ccnv@gmail.com, phone 775.461.0715.

Cordially,



Glen Whorton, President
Nevada State Prison Preservation Society

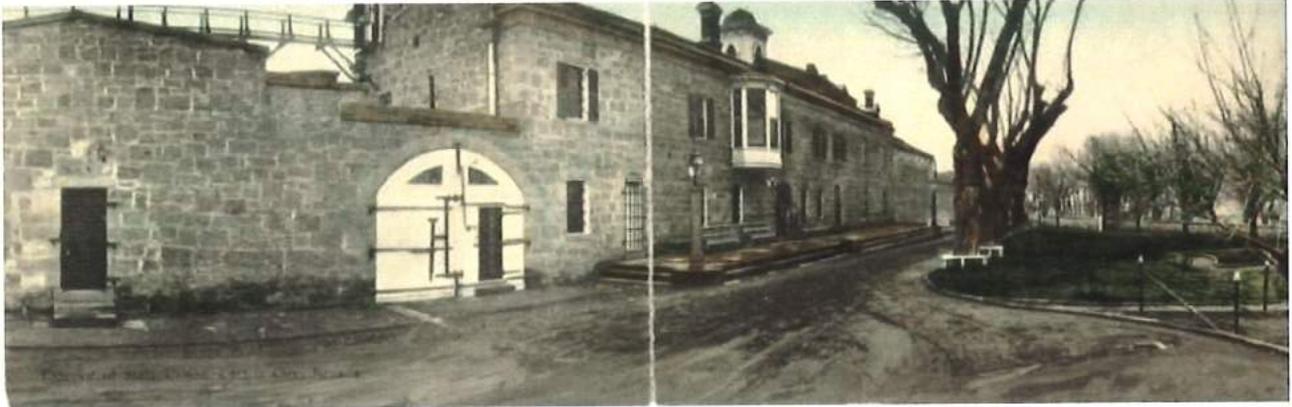
Submitted via Electronic Mail

NEVADA STATE PRISON PRESERVATION SOCIETY



BUSINESS PLAN

MARCH 2019



MISSION STATEMENT

Our Mission is the preservation of the Nevada State Prison for the education of the State's citizens and visitors regarding the role of the institution in the development of Nevada's Government, the architecture of Carson City and the protection of Nevada Communities.

VISION

Our vision is a structure and organization that presents a historic, cultural, and educational experience to Nevada's citizens and visitors; serving to enhance the visitor experience to the Carson City community and thus contribute to its economy

A museum which is accessible to all persons with interpretive tours, displays, and programs to educate its visitors regarding the institution's rich geologic, paleologic, anthropologic, architectural, and social history.

VALUES

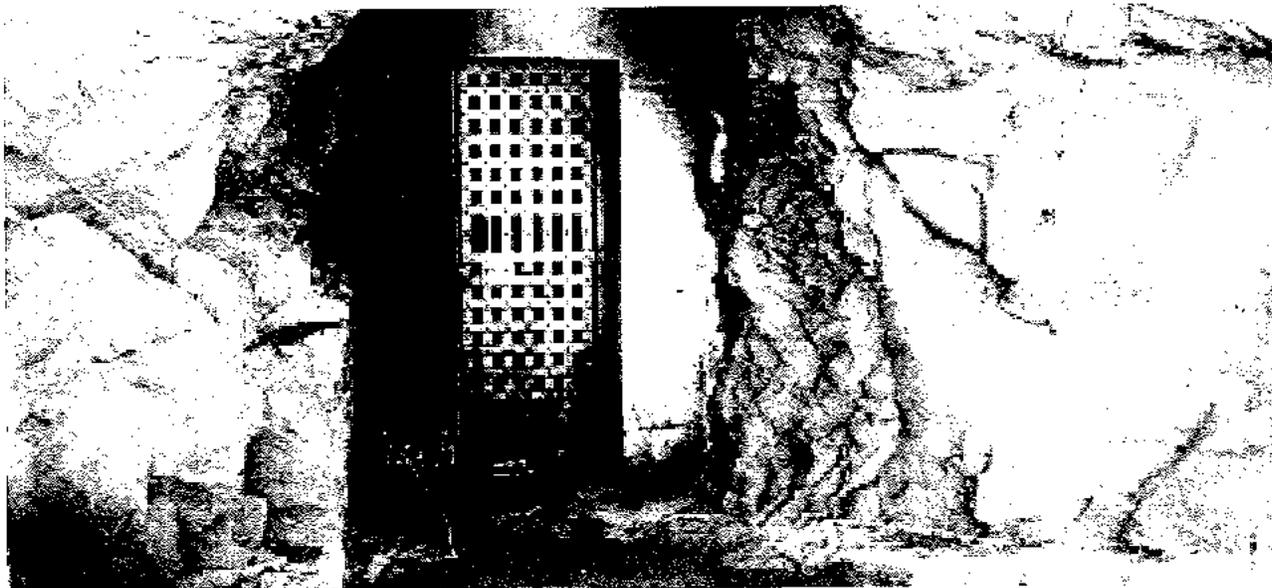
The Nevada State Prison Preservation Society (NSPPS) values the preservation of the Nevada State Prison as a site of physical and social significance to the State of Nevada.

The NSPPS values the educational potential of the institution to enlighten visitors to the many layers of physical and social history inherent in the site.

The NSPPS values and seeks a cooperative effort of preservation and presentation of the institution and its artifacts among the State of Nevada, Carson City, and other community partners.

The NSPPS values the economic benefit that the institution could represent to Carson City and Nevada as an additional tourism destination.

The NSPPS values the research potential of the NSP site for prehistoric, Native American, Territorial State and correctional history.



ASSUMPTIONS:

The Nevada State Prison (NSP) is a rich, historic treasure which will deteriorate and become lost, like the V&T Roundhouse, if a preservation effort is not undertaken.

The NSP site has significance for state historical, social, paleologic, and architectural interests.

An NSP Museum would be an economic benefit to Carson City and the State.

An NSP Museum would be of educational benefit to its visitors.

Community members are willing to organize and participate in the preservation of the NSP.

The agencies in State Government concerned with education, social and architectural history, as well as scientific research, will support and wish to collaborate on the preservation of NSP.

STAKEHOLDERS

Nevada Department of Corrections

State Historic Preservation Office

State Lands Division

State Public Works Division

Department of Public Safety

University of Nevada

Mackey School of Earth Sciences & Engineering

College of Liberal Arts [Criminal Justice]

State Museum Division

Carson City

Historic Resources Commission

Convention & Visitors Authority

Community Development Department

Carson City Chamber of Commerce

NSPPS

Department of Transportation

Nevada Film Office



MUSEUM MODELS CONSIDERED

Private/Non-Profit:

A private, non-profit facility would be an ideal organization from the standpoint of the NSPPS. The advantage of this model is that it would give NSPPS complete control over the development and operation of a museum. The reality is that the NSP property belongs to the State and the State does not give away property. The Prison is listed as a historic place and thus any work on the structure must be reviewed and approved by the State Historic Preservation Officer, and permitted by the Public Works Division. Given the size and complexity of NSP, its public ownership, and historic status, this development model is never going to be an option for the NSPPS.

State Museum:

There is substantial logic for the development of NSP as a State museum. The property belongs to the State. The Division of Museums is the custodian of the State's history. The Division has experience in the development and operations of museums. It is allied with all the stakeholder agencies by virtue of being a State organization. As a State agency it is integrated into bureaucratic infrastructure of governance including its operational practices. This means there are clear processes to support the development process. Finally, the Division is practiced in collaborating with volunteer organizations to enhance the experience of museum visitors. We look forward to the Division's substantial involvement in the development of NSP.

Inter-Governmental:

This model entails the collaboration of multiple agencies and organizations. Obviously the institution remains the property of the State. The diverse structures on the property make it suitable for diverse activities to be conducted on the property. This was the recommended outcome of the 2015, AB356 report. This recommendation was supported by the passage of AB377 in 2017. That measure allows the development of the historic portion of the institution by NSPPS. The modern area of the institution was

designated for the use of Silver State Industries, the prison industries division of the Department of Corrections.

Subsequent to this passage in 2017, the State Public Works Division informed the NSPPS that a 'Change of Use Permit' would be required to allow public access to the property. Because NSPPS is not a State agency, there is no precedent for our inclusion in State processes for construction necessary for a change of use. NSPPS is attempting to work through the Department of Corrections to complete the permitting process, however, this has resulted in significant delays in progress towards our goal of tours and a museum.

Despite this, an inter-governmental approach to NSP development is NSPPS' logical model. Certainly the NDOC will retain a long-term interest in the property. The main access to the Warm Springs Correctional Center is through the NSP parking lot and along a road fronting that old prison. The utilities for WSCC pass through and are connected to the NSP utilities. AB 377 has ceded the development of the modern portion of NSP to the Silver State Industries, the prison industries component of the NDOC.



History

The Territorial Legislature was meeting at the hotel when they created a prison.

The Nevada State Prison was established in 1862, as a territorial prison on the property of the Warm Springs Hotel.

NSP was the site of infamous mass escape in 1871 when 29 inmates attacked the Warden/ Lieutenant Governor, killed one guard, wounded three others, and killed a citizen trying to stop the escape.

The incident also resulted in the hiring of a Warden to replace the Lt. Governor Frank Denver, who refused to leave his position. The Governor eventually called the militia, with cannon, precipitating the only known armed confrontation between members of the Executive Branch.

Commencing in 1905, NSP was the site for executions in the State.

In 1924, NSP was the site of the first use of gas in the country as a means for carrying out the death penalty. A total of 51 executions have been carried out on the prison property.

NSP was in continuous operation for 150 years, closing in 2012.

It is the second oldest prison west of the Mississippi.

Fossilized remains of prehistoric animals can be found throughout the property including tracks of sloths as well as a Mammoth and her baby.

Four movies have been filmed at the NSP.

Numerous State and private structures were constructed using stone quarried by inmates at the Prison, including the Capitol, the State Museum, the V&T Roundhouse, homes and churches.



The Nevada State Prison Preservation Society was organized in late 2012, following the closure of NSP.

NSPPS, with the assistance of the late Assemblyman Pete Livermore initiated the development and passage of Assembly Bill AB 356 during the 2013 Legislature. This bill required a study of the means to develop the institution for cultural and economic use. nevadastateprison.org/news/report-of-ab356-steering-committee/

The organization successfully campaigned for the completion of a nomination to the National Registry of Historic Places.

NSPPS initiated AB 377 during the 2017 Legislature through Assemblyman P.K. O'Neil. This bill authorized the development of the historic portion of NSP by the NSPPS and the economic development of the modern areas of the old prison by Silver State Industries; the prison industry division of the Department of Corrections.

NSPPS has hosted two events for the Carson City Chamber of Commerce, involving hundreds of participants, without incident.

NSPPS supervised the production of a major motion picture on the property, with no negative impact of the operations of the Department of Corrections. This movie, "The Mustang" is scheduled to be released on March 15, 2019. Its executive producers were Robert Redford and Molly Hallam. The majority of the crew for this production were Nevada residents, and a positive economic benefit to Carson City.

The NSPPS has done regular, light maintenance of the facility to include repeated closure of broken windows and doors to prevent infestations and significant weed abatement.

NSPPS facilitated six days of training at NSP for the Training Division of the Department of Public Safety. Five more training days are scheduled for April of this year.

Most recently we have prepared and submitted an application for a work permit for the NDOC to submit to the Public Works Division for three projects necessary for a change of use permit. NSPPS has paid the fees for the Public Works Division and costs for contractors to complete these ADA projects. We have paid for and obtained a study for the Change of Use from an architectural firm. The projects proposed in this request are necessary for the acquisition of a change of use permit to allow public access to the property.



OPERATIONAL PLAN

During the initial phases of operation all visitor access will be through tours. Self-guided access will be considered after an evaluation of our operations and potential development of audio guides and/or video stations.

It is proposed that the tours and museum be open for eight months of the year. Initially the prison would be closed November, December, January and February. This is due to expected inclement weather that will affect access along lengthy, sloped walkways which would represent a risk to visitors, even if cleared.

Tours will be limited to 15 persons per group to insure that all visitors can hear the guides' presentations.

Initially the prison will operate five days a week, absent Wednesday and Thursday. This is subject to change based on demand. The hours of operation will be 9:00 am and the last tour at 4:00 pm.

The tour route will be as follows:

Gatehouse – for check-in and staging for the tours. This is also a check point to count visitors into and out of the institution to insure no one is locked in. Guides will meet their groups here and relate history regarding the origins of the State and the prison; the 1871 escape; and the 1873 prison war.

Administration – the existing handicap ramp provides all access to the prison.

Visiting Room – This is the proposed location for museum displays. It will also house the library and a gift shop. This area is also the location of the State's first license plate factory.

Yard – This allows a view of the varied construction of the buildings. Information related here includes prison operations, prison casino, and gun posts. The quarry activities will also be discussed and the importance of the prison on the development of the local architecture.

Cellhouse – Comments will cover cell design and usage; a description of the inmate population; inmate life and property.

Execution chamber – This location is accompanied by a presentation on the history of the death penalty in the State.

Women's Prison – This is the location of the women's cellblock, constructed in 1948. It is immediately adjacent to the execution chamber. It was subsequently used to house inmates who were profoundly mentally ill, and lastly, federal prisoners.

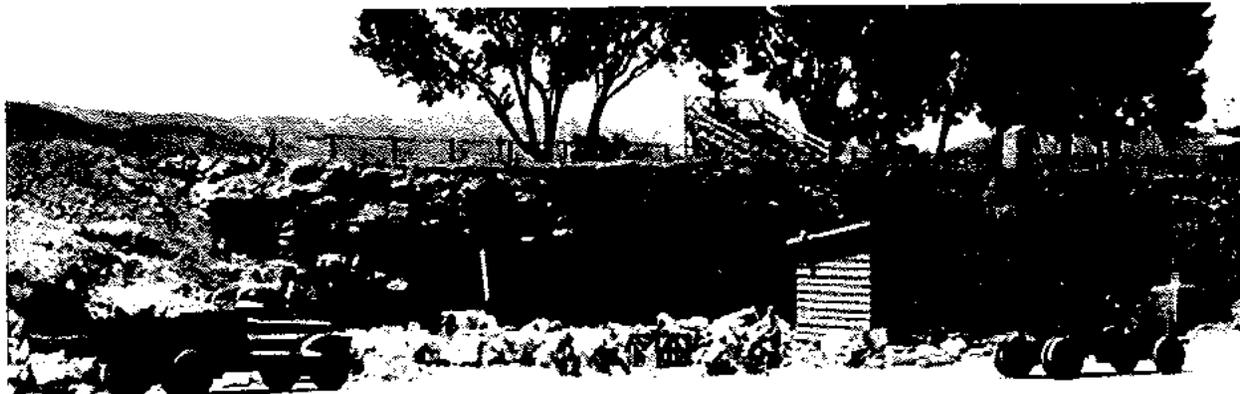
Maximum Security Unit – The differential design of the cells in this unit will be discussed as well as a description of disciplinary actions used and the characteristics and behavior of the inmates placed in this unit.

Culinary – Visitors will get a description of the design development of this area, with emphasis on the dangers of culinary operations. Examples of inmate menus will also be given.

The Hole – This will involve a viewing of the isolation cells dug into the face of the stone wall that was the quarry.

Exit through the Visiting Room, Admin Area, and Gatehouse.

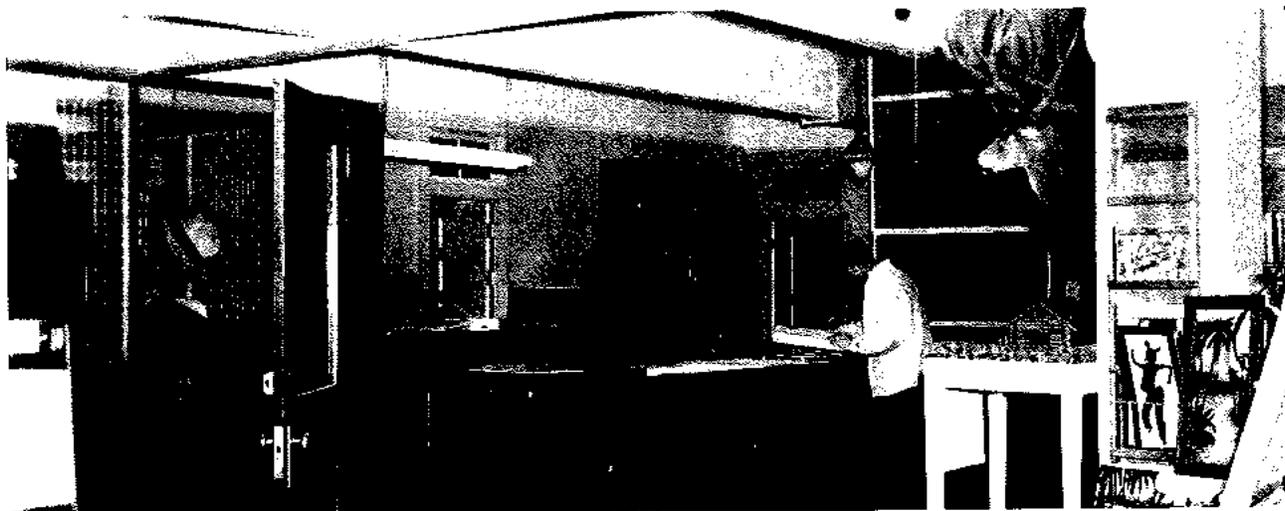
A diagram of the tour route is presented on the following page.



DEVELOPMENT

NSPPS initially thought that it would be possible to open the institution for tours with few modifications. Unfortunately, after two large events we were informed that it would be necessary to obtain a change of use permit from the State's Public Works Division [PWD]. Based on this requirement the following development projects are required:

- Remodel the courthouse restroom to meet ADA requirements. This project has been approved by the State Historic Preservation Office [SHPO], planned, and work permit approval pending.
- Construction of a handicap ramp for the entrance to the cellhouse. NSPPS proposes the use of an aluminum ramp, commonly seen in temporary classrooms. This concept has been approved by SHPO because it is considered temporary and does not make changes to the historic fabric of the structure. **[See Attachment A]**
- Expanding the opening of barred door to the cellhouse to improve access to the cellhouse for persons with mobility issues. This project has been approved by the SHPO.
- Opening the cement block wall between 'A' and 'B' blocks of the cellhouse. This wall was erected in the 1980's and is not historic. This will allow access throughout the cellhouse. This project has been approved by SHPO. The opening is engineered, planned, and a work permit applied for and pending approval.
- Doors along the tour route will be required to be modified with 'crash bars' to comply with the requirements of the State Fire Marshal.
- Lighting and emergency exit signage will also be required by the Fire Marshal.
- At the present time the only areas of the institution with power are the courthouse and the education area. The main electrical panel for the institution is charged. Our construction consultant relates that it is possible to identify circuits to light the entire tour route. This may involve some rehabilitation of the wiring and fixtures.
- There is a leak in the junction of the cellhouse and the max unit. This needs to be repaired.



MUSEUM

The NSPPS aspires to create a museum of the prison to accompany the tour of the institution. A museum/historic experience will complete a troika in Carson City consisting of the Nevada State Museum, the State Railroad Museum, and NSP. Elements of museum development consist of:

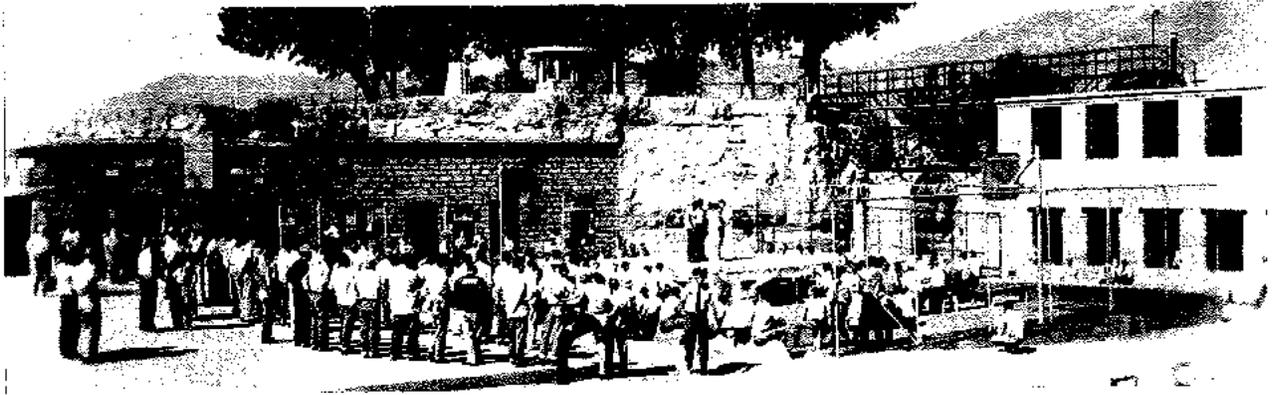
A feasibility study as proposed in Assembly Bill 214 of the current Legislature.

NSPPS has already begun collecting artifacts and documenting them using the same procedures as the State Museum.

Significant prison artifacts are in the collection of the State Museum that could be transferred to NSP for display.

NSPPS has obtained thousands of photos to document the history of NSP. There are additional documents and photos copied from the collections of the University of Nevada, the State Historical Society, and the State Library and Archives.

Former employees and the relatives of former employees and wardens have committed to transfer their artifacts to NSP upon the establishment of a museum.



Community Support

In addition to our membership, NSPPS is supported in its preservation goals by the Carson City Chamber of Commerce. This support has been material as well as encouragement.

We have received donations from the Footprinters of Northern Nevada, the Eagles Club, and the Carson City Leisure Hour Club.

On March 7, 2019 the Carson City Supervisors approved a resolution in support of AB 214 to fund a feasibility study for an NSP museum.

The Carson City Historic Resource Commission has endorsed NSPPS preservation efforts.

The Planning Division of the Carson City Government has obtained and used grant funds to complete a historic structure survey of NSP.

The Carson City Visitors & Convention Authority.

The Carson City Planning Department has provided funds for the completion of a Historic Structure Survey.

Mayor Bob Crowell and Supervisor Lori Bagwell have agreed to serve on the Advisory Board of NSPPS.



Visitors & Tourists

Tourism is Nevada's major industry and Carson City benefits from its proximity to Reno and Lake Tahoe. The readily apparent attractions to tourists visiting or passing through Carson City encourage people to stop and attend our historic attractions.

NSP is clearly visible from Interstate 580. It is easily accessible from Carson Street with a single turn. NSPPS constantly fields enquiries as to whether the institution is open for tours.

The Chamber of Commerce has related that they receive constant requests from visitors on available attractions; especially on days that the Railroad Museum is closed.

NSP is a logical expansion of the Stat's attractions and an appropriate use of an idle, historic structure.

There are numerous examples of "prison" museums. The two most obvious ones are Alcatraz and the Eastern State Penitentiary in Philadelphia.

NSP is more accessible than Alcatraz. Others are successful but not in tourist areas as we are; such as Deer Lodge Montana, Rawlins Wyoming or Huntsville Texas.

While the Eastern State Prison is older, its history is no more significant than NSP.



Volunteers

The NSPPS proposes to model our role in museum operations on the Friends of the V&T of the Nevada Railroad Museum.

We have had major interest from former employees, and especially former Officers, of the NSP in serving as docent/tour guides at the institution.

Former employees have a familiarity with the structure that will enhance their representation of the history and operation of the prison when it was active.

The Gatehouse and the museum areas of the prison will also be manned by volunteers. Former employment will not be a requirement for guides.

Initial estimates of tour traffic reflect a staffing of five persons per day. This will expand as attendance develops from marketing. This initial staffing pattern would include:

One Gatehouse Guard/Admissions

Two Tour Guides

One Museum Attendant



The Site

This element of the plan is based on the Facility Condition Report completed by the State Public Works Board, prior to the closure of the institution. It should be noted that this report projects the heavy usage of continued housing of approximately 1000 inmates.

www.prisonlegalnews.org/media/publications/nevada_public_works_structural_reporton_nvada_state_prison_2006.pdf

The Nevada State Prison is situated on 20 acres of property, located on 5th Street in the State Capitol, Carson City. On this property is also located the Warm Springs Correctional Center; a modern, 500 inmate, medium security institution. The Nevada State Prison proper is surrounded by a 12 foot, double fence, topped by razor wire.

NSP consists of 55 buildings.

The historic portion of the institution is u-shaped, accommodating offices, inmate visiting rooms, three cellblocks, and miscellaneous, archaic service areas.

The u-shaped structure essentially encloses a quarry, which is still discernible along the southern portion of the "yard". This u-shape is somewhat closed by a modern (1960's) culinary facility.

A substantial portion of this building was constructed in the 1920's

The cellhouse is divided into A, B, and C blocks. A and B blocks are four stories tall.

Cells are 8'x8' in dimension.

The cells are located in an interior configuration running along the center of the building. There is a wall of bars separate from and parallel to the cell fronts. This parallel set of bars allows staff to walk the tier, viewing the length of the tier and looking into individual cells without interference from inmates. This is typical of "fortress" style prisons from the early days of prison architecture in this county.

C Block is the smallest cell block and was designed to hold the "worst of the worst" in the prison system. C Block is similar in configuration to A&B Blocks, but is a 2 story building which originally contained smaller cells, and limited toilet and water access. 1C-east was the disciplinary segregation (Hole) area. These small cells had no toilet facilities except a hole in the corner that flushed every 15 minutes.

The cell fronts were barred, but instead of a separate wall of bars for staff separation, there were solid steel, security doors with a small window gate.

All cell doors in the prison are operated by "gang" lock panels that can activate all or individual cell doors as required. The locking features are original to the construction of the 1920's, the 1940's and the 1960's.

The Culinary/Kitchen building was constructed in the early 1960's and remodeled in the 1980's. It was built on the site of the old prison casino. The eating tables are steel and bolted to the floor.

The kitchen has been stripped of equipment and is not proposed as an element of a tour.

The Cave and smaller two holes were excavated from the wall of the quarry. The holes were last used in the early 1960's while the larger cave was used as offices into the 1970's.



FINANCIAL INFORMATION

Financial support for the operation of NSP will come from the following:

Visitor Admissions – The most obvious income source will be the fees paid by visitor to tour the prison and view the museum. The price of this admission will be consistent with the cost of admission to the State Museum and the Railroad Museum.

Grants – The NSPPS will continue to apply for directed grants from organizations to maintain and develop NSP. Maintenance projects can be sought with attention to preservation demonstrations. These serve the purpose of physical upkeep and developing relationships with preservation organizations, and as a means of purchasing artifacts. Depending on the operational model selected, the grants might also be to the State agency holding responsibility for the prison. During the course of our business we have obtained \$17,179 in grants.

Donations – NSPPS will continue to seek and accept gifts from individuals and organizations. These contributions typically allow NSPPS to employ the monies for needs we determine most appropriate. Donations to the NSPPS for the preservation of NSP have so far totaled \$49,462.

Sales – With the advent of a museum, it is expected that a small store would be developed. This store would offer items related to the State, and NSP and its history. This would be an opportunity for Silver State Industries to craft items for sale using inmate labor. The distribution of the profit from these sales would depend on the museum model selected, however, our expectation is that they would be used for the benefit of the prison. With an extremely limited presence in NSP we have made \$3,865 in merchandise sales.

Events/Programs – As stated previously, NSPPS has overseen several event and projects on the prison property. These have resulted in donations to our organization and funds for the NSP Trust Fund. In the future it would be appropriate for these events to be subject to a use fee.

Events can include:

- Organizational celebrations,
- Meetings/conferences,
- Weddings,
- Ghost hunts,
- Movie productions.

As regards movies, the prison is identified on the State Film Office's website as a potential movie location.

Membership Dues – Dues for members of NSPPS will continue. To date member dues have accounted for \$8,365.

Legislative initiatives for the 80th Session include AB214 and a special appropriation in the Governor's budget. AB 214 would authorize the expenditure of up to \$250,000 for the completion of a feasibility study. This study is recommended by the State Division of Museums and they have indicated their support in the completion of the study. NSPPS' position on the feasibility of a tour/museum is that NSP is a viable attraction. This is based on the success of other prison museums. We have surveyed these museums and our findings are presented as **Attachment B** to this document. We believe that this feasibility plan should be crafted towards an implementation plan.

The \$250,000 item in the Governor's Budget is for modifications to the structure for public access, needed maintenance, and to fully populate the prison trust fund [\$90,000]. No income derived from the use of NSP can be used for any purpose until the fund contains \$100,000. The need for funds due to the requirement for a change of use permit is immediate and would diminish the future need for general fund dollars. The inclusion of the trust fund into AB377 [2017] was by LCB bill writers, not the NSPPS. An alternative would be for the Legislature to abolish the trust fund and make the small \$10,000 balance immediately available.

Marketing Plan

A marketing plan will be developed when it is clear when NSP will be open to public access. It will certainly include the pamphlet stands located in regional hotels and restaurants. We would hope to place information in the other Carson museums, as we would reciprocate.

We have developed a series of lectures that have been presented to many local organizations. Our intent is to expand these presentations to the entire region, and perhaps to area schools. Each lecture is an opportunity to encourage visits to the prison.

Presently NSPPS presents a website with prison history and NSPPS news [nevadastateprison.org]. This website will be continued and integrated into the marketing plan with information on tours and events. It would be expected that the prison would be added to the State's websites on museums and tourism.

Attachment 4
Nevada State Prison Preservation Society - Board of Directors

Glen Whorton, President

Retired from the Nevada Department of Corrections after 32 years of service. Last position was Director of the Department. Glen has additional experience as an Army Aviator, Community College Instructor, Ombudsman for the Nevada Attorney General, and Hearing Representative for the Nevada Parole Board.

Maurice White, Facilities Chair

Retired from the Douglas County School District after 27 years of service. After Maurice retired he served as a department manager for various businesses. Maurice has been active in local non-profit organizations, including Carson City Pop Warner, Carson City Youth Sports Association, Ormsby Sportsman's Association, Veterans Guest House Endowment Fund, and Carson City Airport Authority.

Didi Chaney, Secretary

Didi retired from Valley Staffing Solutions in Minden after 21 years as owner and CEO. She is a graduate of the University Of San Diego School Of Law, Boston University and the Sorbonne in Paris. In addition to her commitment as Secretary for the Nevada State Prison Preservation Society, she is Assistant Treasurer for Soroptimist International of Carson City and is currently Secretary of Preceptor Alpha Epsilon. She is also a mobile Notary Public.

Brianna Awali, Treasurer

Brianna is a highly skilled manager with over fifteen years experience in office management and accounting services. She has primarily worked in the private sector, and is currently with the State of Nevada, Department of Taxation. She recently joined the NSPPS Board and has already made a positive impact.

Terry Hubert, Membership Chair

Retired Associate Warden, Nevada Department of Corrections, with 25 years of experience. Terry is a veteran of the United States Marine Corps. He has additional experience as an Instructor at the Western Nevada College, and as an Adjunct Professor at the University of Nevada, Criminal Justice Department. Additionally, Terry has extensive experience working with incarcerated veterans, and offender reintegration programs.

Leroy Perks, Membership Co-Chair

Lee is owner and operator of L.A. Perks Petroleum Specialists, Construction and Fuel Services. This family business was established in 1974 with two employees specializing in plumbing and heating; today it is a company with 50 employees specializing in mechanical systems with a strong emphasis on petroleum products. Lee has extensive experience working with, and serving non-profits and professional organizations.

John Tatro

John retired from the Carson City Justice Court after serving about 24 years as a Justice of the Peace/Municipal Court Judge. He has served our community in an extensive and exemplary fashion including leadership positions with the Rotary Club, the Boys and Girls Club of Western Nevada, Partnership Carson City, and Circles of Support.

Greg Smith

Greg began his career as a correctional officer trainee at the Nevada State Prison and was the warden at Nevada State Prison when it was decommissioned in 2012. His final assignment was as the warden of the adjacent Warm Springs Correctional Center and the Northern Nevada Transitional Center in Reno. Greg has also been an instructor on corrections at Western Nevada College and guest lecturer on Nevada correctional issues at the University of Nevada. He is a member of the Correctional Peace Officers Foundation and the American Corrections Association.

Legal Counsel - Brian Hutchins

Retired from the Nevada Attorney General's Office after 27 years of service. The last 15 years were as Chief Deputy and Chief Counsel to the Nevada Department of Transportation. Brian was previously Chief Deputy for the Criminal Justice Division and Counsel to the Nevada Department of Prisons. Brian is presently an attorney and consultant in private practice since 2005, working in such areas as real property and land use, mining and environmental, government relations, and construction and business planning. He has extensive experience working with non-profits.

Attachment 5
Nevada State Prison Preservation Society – 2019 Events

January 2019

Onsite Meeting – Carson City Tourism, Potential use of NSP for filming a small independent film

March 2019

Presentation to Retired Nevada Teachers

April 2019

Public Safety Department – Three day training Event at NSP

May 2019

Tree removal at NSP Greenhouse, volunteer project, SHPO approved (April 2019)

June 2019

Cellhouse Wall Opening at NSP, volunteer project, SHPO approved (December 2017)

Presentation at NSP to Carson City Chamber of Commerce Board of Directors

July 2019

Independent Film Production at NSP

August 2019

Speech at Dangberg Ranch on the Great State Embezzlement (Malley and Cole)

Multi-Agency Training Event at NSP on Hazardous Materials

September 2019

University of Nevada, Reno Film Production at NSP, Four Days

Assistance and visit to NSP for the State Library and Archives' Display on Nevada Department of Corrections

SHPO approval of Handicap Ramp and Fire Door projects

Meetings to discuss a three-day Live Action Role Play Event at NSP for March 2020, with approximately 150 participants

Public Safety Department – Three day training Event at NSP

October 2019

Channel 3 (Las Vegas) Tour at NSP for a News Feature, was broadcast in Las Vegas and Reno (Video Available)

General Membership Meeting at NSP for Nevada Day

Annual/Recurring

Weed Abatement at NSP, volunteer project

\$51,400 in donations collected

**Application for a
Commission for Cultural Centers and Historic Preservation (CCCHP)
FY2019-20 Grant
Submitted by the Nevada State Prison Preservation Society (NSPPS),
a Nevada registered 501(c)3 non-profit organization**

PART III – Budget

This section contains the completed Budget worksheet provided by CCCHP, with an attachment, and an explanation for the lack of an audit.

Attachment 1

A proposal from Bruce Purves Construction of Sparks for \$21,536.

Audit

The grant application instructions (pages 4 and 14) state that a copy of an audit is required.

Our organization is nascent and to date the amount of funds that we have collected and dispersed have been too small to justify the expense of an audit.

GRANT APPLICATION FOR 2019-2020
PART III BUDGET FORM

Applicant: Nevada State Prison Preservation Society

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.						0.00	0.00		
b.						0.00	0.00		
c.	The Nevada State Prison Preservation Society does not have any Paid Staff					0.00	0.00		
d.						0.00	0.00		
e.						0.00	0.00		
f.						0.00	0.00		
g.						0.00	0.00		
h.						0.00	0.00		
i.						0.00	0.00		
j.						0.00	0.00		
Sub-total:							\$0.00	\$0.00	\$0.00

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

		Rate	Miles/# of days	Total Amount	State Share	Non-State Share
a.	Mileage					
	1. Person #1-			0.00		
	2. Person #2-			0.00		
b.	Per Diem (Breakfast)			0.00		
	Per Diem (Lunch)			0.00		
	Per Diem (Dinner)			0.00		
c.	Transportation costs (parking fees, taxi, etc.)			0.00		
d.	Lodging					
	1. Weeknight (Sun-Th)			0.00		
	2. Weekend (Fri-Sat only)			0.00		
e.	Other:			0.00		
f.	Other:	None required		0.00		
Sub-total:				\$0.00	\$0.00	\$0.00

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

	Contractual Service	Total Amount	State Share	Non-State
a.	Labor - Remove vinyl tile, abate asbestos	21,536.00	21,536.00	
b.	Materials - restore and finish concrete	17,000.00		17,000.00
c.				
d.				
e.				
f.				
Sub-total:		\$38,536.00	\$21,536.00	\$17,000.00

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

		# of	Rate	Flat Rate	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):						
Sub-total:					\$0.00	\$0.00	\$0.00

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

		Rate	Amount	State Share	Non-State
a.	State Permits		550	0	550
b.	10% Contingency		3905	2000	1905
c.	Volunteer Labor - 100 hours @\$8.25		825	0	825
d.					
e.					
f.					
g.					
h.					
Sub-total:			\$5,280.00	\$2,000.00	\$3,280.00

PART III BUDGET FORM

6. Section #1- 5 Subtotals:

		Amounts	State Share	Non-State Share
1.	Personnel	0.00	0.00	0.00
2.	Travel	0.00	0.00	0.00
3.	Contractual Services	38,536.00	21,536.00	17,000.00
4.	Operating	0.00	0.00	0.00
5.	Other	5,280.00	2,000.00	3,280.00
Sub-total:		\$43,816.00	\$23,536.00	\$20,280.00

7. **Requested State Share Total:** Subtotal: **\$23,536.00**
8. **Potential Non-State Share:** Subtotal: **\$20,280.00**
10. **Proposed Project Costs Grand Total:** **\$43,816.00**



1360 Greg St., Suite 105 Sparks, NV 89431
Ph: 775-384-6511 Fax: 775-345-3323
NV Lic. #0084650 & #0084651 CA Lic. #1005860

February 26, 2020

Nevada State Prison Preservation Society
3301 E. 5th Street
Carson City, NV 89701

Attn: Lee Perks
Subj: NSP Visitor Area Flooring

Dear Lee,

We are pleased to provide our summary of work and pricing for the removal of approximately 2,877 square feet of VCT flooring at the NSP visitor area located at 3301 E 5th St., Carson City, Nevada. This proposal is in accordance with our design and the following scope of work.

Base Bid Summary:

General Conditions:

- Project management
- Supervision
- Final construction cleaning
- Asbestos testing and inspection.
- Liability insurance

Selective Demolition:

- Conduct an Asbestos Renovation Survey per applicable federal, state and local regulation requirements for construction projects.
- Abate approximately 2,877 square feet of VCT flooring & cove base (only base not associated with existing murals will be removed.)
- Conduct a visual clearance and asbestos clearance air testing per applicable federal, state, and local regulation requirements.
- Remove and reinstall furnishing as required to complete abatement and installation.

EXCLUSIONS:

- Permits or fees of any kind
- Utility company design or connection fees
- Sewer tap fees, RTC fees or Water rights
- Bond costs
- Architectural design fees
- Civil or Structural engineering design fees
- Contaminated soils removal
- Concrete staining
- Signing of any kind
- Painting of murals or logos
- Material cost increases
- Concrete accelerants, treatments or cold weather protection
- Window coverings or tinting
- Telephone/data wiring, cabling, devices, connections or terminations
- Security/sound/CCTV system wiring, cabling, devices, connections or terminations
- Tooled or saw cut concrete joint fillers

The Total Cost for the Base Bid work as described herein is \$21,536.00

(Twenty One Thousand Five Hundred Thirty Six and No/100 Dollars)

Thank you for the opportunity to submit this Bid Proposal. If you have any questions or require additional information, please call me at 775-384-6511.

Respectfully submitted,

Rick A. Leach

Estimator

BRUCE PURVES CONSTRUCTION, INC.