

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

For SHPO use only  
Initials: CC  
Received: 02-23-22  
Postmarked: 02-25-22  
Delivery Svc: USPS

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

Applicant Organization: St. Mary's Art Center  
EIN (Taxpayer Identification Number): 51-0145621  
Mailing Address: P.O. Box 396  
City: Virginia City County: Storey ZIP: 89440  
Project Contact: Arika Perry Title: Executive Director  
Daytime Phone: 775.847.7774 Evening Phone: 561.339.4554  
Fax: N/A Email: aperry@stmarysartcenter.org  
Property Owner Name and Address: Storey County, P.O. Box 7, Virginia City, NV 89440  
Project Title: East Façade Window Restoration  
Project Address: 55 North R Street  
City: Virginia City County: Storey ZIP: 89440

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

Historic Property Name: St. Mary's Art Center Date Built: 1875  
Property Insured: ☒ Yes; please enclose one copy of policy ☐ No; please explain: \_\_\_\_\_

**Project Synopsis (brief):**

This project request is for restoration and repairs of the east façade windows of the primary building. This work was originally approved and funded within the previous CCCHP grant, however it was removed due to the unforeseen and extreme increase in construction costs.


Proposed Start Date: December 2022

Proposed End Date: April 2023

**Project Budget Summary:**

Amount Requested: \$ 100,000.00  
Proposed Match: Cash \$ 100  
In-Kind/Donations: \$ 0  
Total Project Budget: \$ 100,100.00

**Applicant's authorized signature:**

  
Name (please print): Arika Perry  
Title: Executive Director  
Date: 02.25.2022

☒ **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:**

A handwritten signature in blue ink, appearing to read "Arika Perry", is written over a horizontal line.

Title: Executive Director

Name (*please print*): Arika Perry

Date: 02.25.2022

2021-22 ST. MARY'S ART CENTER CCCHP GRANT APPLICATION  
PART II - NARRATIVE DESCRIPTION

1. PROJECT DESCRIPTION:

What buildings, prehistoric feature, historic feature, or culturally significant feature are you restoring/rehabilitating?

Restoration and repairs of 18-24 east façade windows, including sashes and frames, at St. Mary's Art Center.

What is the historical significance of the property?

St. Mary's Art Center is located in the former St. Marie Louise Hospital. The 1875 historic landmark building was originally a state-of-the-art hospital during the Comstock Lode mining era, boasting gas lighting, sunlight and fresh air for healing, interior plumbing and other pioneering technologies and design philosophies. Bonanza King John Mackay and his wife Marie Louise Mackay donated the land, water services, and some funding toward building the hospital along with fundraising and donations from the community.

The Daughters of Charity and Father Manogue of the St. Mary's in the Mountains Catholic Church and diocese built and managed the original hospital until 1898. This property is the last known historic property still standing in the United States that was led by the Daughters of Charity.

In 1898, the mining and resident population continued to decline, and the Storey County Hospital was lost to fire. Storey County purchased the St. Marie Louise Hospital buildings, land, and contents for \$5,000.00. The property became the new County Hospital and operated as such until 1946 when it closed due to a significant drop in need.

The property remained closed to the public for nearly 20 years and fell into severe disrepair and certain elements were lost, stolen or repurposed. In 1964, the property was saved from an uncertain future or demolition by Father Meinecke of St. Mary in the Mountains Church and Louise Curran, local artist and resident. They turned the building into an art center dedicated to the arts and professional artists.

St. Mary's Art Center, in its own right, is a cultural and historical cornerstone and landmark of Virginia City, Nevada. The organization is a 501c3 organization initially established in 1964 and incorporated in 1973. The organization works diligently to preserve the property and provide a special place for artists to come and create. For more than five decades the property has been home to professional artists from all over the USA and world, holding retreats, workshops, classes, and residencies.

It has continued to evolve over its 58 years into a highly regarded nonprofit organization and contributor to arts and culture with art gallery exhibition spaces, arts learning spaces for all skill levels from children to professional artists, retreats, and art receptions. It is also home to a permanent museum historical exhibition, tours, and many community cultural events and private special events.

How do you propose to restore/rehabilitate it?

The window sashes, frames, and windowsills on the east side of the building are in severe disrepair from heavy sun and weather impact. Window seals are failing, wood is rotting and falling apart, and glass panes are broken. The window sashes, frames, and sills need to be repaired and repainted, and broken glass panes replaced. Work will follow the methodology found in National Park Service Preservation Brief #9, *The Repair of Historic Wooden Windows*. The windows will be removed for rehabilitation in a shop, and temporary wood and/or polycarbonate windows will be installed in the building to protect it from the elements. Historic wood window elements will be

retained and repaired using epoxy such as Abatron. If certain wood elements are deteriorated beyond repair, they will be replaced in-kind by splicing or similar. Historic glass will be removed and retained, window putty and glazing points will be replaced, and glass will be reinstalled. Window hardware will be made operable. Existing lead paint will be abated.

The contractor quote is for the rehabilitation of 18 windows that are in dire need of repair. If additional funds are available, there are six additional windows on the fourth floor of the east elevation that would also benefit from repairs.

This work was previously approved for funding by the Commission in the previous grant cycle. However, due to the extreme increase in construction pricing, the window scope of work had to be removed to fully fund the critical leaking front porch, print room, and chimney work.

#### Who will be doing the work?

The work will be completed by a licensed general contractor with experience working on historic buildings. Simerson USA is the contractor performing the CCCHP19/20 grant work and has prepared the pricing for this window work.

#### What is the timeline for the project?

Work will begin as quickly as possible upon award, coordinating with our retreat and private rental calendar, and dependent upon the awarded contractor's schedule. The best time for work that impacts the building's functionality is late-December through March as we scale down our programming significantly due to weather and low visitor rates. The pandemic has been a significant challenge and we are anxious to avoid any additional impact to our ability to rent the building or hold classes, art retreats, etc. If we are not able to complete the work during winter down time, work will be phased to address windows that may be accomplished without negative impact to our events/rental calendar. Once the work begins, it is estimated the project will be completed within six weeks.

#### Who holds title to the property?

Storey County

## 2. BUILDING USE/COMMUNITY INVOLVEMENT

#### How and by whom will the facility be used?

Numerous individuals and organizations including artists, students, overnight guests, tourists, and the community use this property in myriad ways:

- Art Classes, Workshops & Retreats for children, community and professional artists and writers
  - Professional Art, Craft, Writing, and Photography Retreats
  - Imaginations Children's Art Program
  - Arts & Crafts Revival Art Program
  - Canvas & Cocktails Community Art Classes
  - Additional Day Classes & Workshops (Photography, etc.)
- Seven Art Galleries with 3+ Scheduled and Curated Exhibitions Annually
- Historical Exhibitions, Docent Led and Self-Guided Tours
- Individual School & Group Tours
- Special Art & Fundraising Events: Art Receptions, Artist Talks, Art & Music on the Lawn, Intimate Fourth of July Spectacular Fundraiser, Annual Holiday Faire, and other Fundraising Events
- Community Events: Easter Egg Decorating & Hunt on the Lawn, Halloween Tricks, Treats & Art for Kids, Locally Led Classes, Music on the Lawn, etc.
- Private Property Rental for Special Events: Weddings, Business Retreats, Celebrations
- Office space for St. Mary's Art Center Staff

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

The Executive Director of St. Mary's Art Center manages the overall business including budget, staff, restoration and improvement projects, grants, funding, community interactions, and all arts programming. The on-site Caretakers manage the maintenance, cleaning, and guest services during rentals and events.

### How has the community been involved in your project?

The property has been home to various classes, workshops, and retreats since 1964. In the 1990s, programming expanded to include non-professional artists including children, adults, and more. Local and regional visitors and tourists from all over the world attend events or take tours of the art galleries and exhibitions.

Ongoing feedback and observation of the use and functionality of the building are communicated by guests and included in the planning and prioritization of projects. The community engages with us as artists and visitors, but also as volunteers, donors, and members of the art center. In particular, the artists and other overnight guests who stay in the guest rooms, and other visitors who use our bathrooms, have commented on the decay of the east windows, poor functionality, and aesthetic.

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

The property will continue to welcome the local community, tourists, and arts community through hosting art classes, workshops, retreats, rentals, gallery and historical tours, art events, community, and special events such as Easter Egg Hunts on the Lawn, the annual Holiday Faire, Fundraisers, and more. Members, returning guests and artists, as well as new visitors will continue to enjoy our programming, property, and services.

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

The windows restoration work will protect the building from air and water infiltration, will preserve a character-defining feature of the historic building, will allow for safer use of the building, and will provide properly functioning windows for airflow and climate control. Our building does not have air-conditioning, so operable windows are imperative for guest comfort. Having operable windows and better climate control will allow us to continue using the building during the hotter months of the year.

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

Formerly a state-of-the-art hospital and a present-day cornerstone of Comstock history, this property is critical to the historic landmark district and to the history of Virginia City and Nevada. The unique aspects of its history alone drive tourism. Tourists, art and culture lovers, and locals alike visit this unique property and our historical museum and art exhibitions.

Furthermore, the art galleries, classes, workshops, retreats, and multiple special events drive art and cultural tourism for Virginia City and the arts community. The programming and unique nature of the property garners attendance of tourists and art lovers of all ages, and from all over the world, year after year.

### 3. PROJECT SUPPORT/FINANCIAL

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

The art center main building, caretaker cottage, outbuildings, and grounds consistently require significant maintenance, repairs, improvement, and rehabilitation projects. Each year we assess the needs of the property and programming as part of our strategic and annual plans. We then seek funding from Storey County, seek other grant and funding opportunities, or fund project work ourselves as budget allows. We then project manage and/or implement the work year over year either with internal staff or outsourced as appropriate.

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

- CCCHP 19-12 Exterior and Print Room Restoration Project Grant - \$112,000
- Storey County FY22/23 Special Project Funding Request submitted - \$51,381.00
  - East façade door replacement as part of the upcoming to install an ADA ramp, ADA parking spot, and new ADA compliant entrance project.
  - Rehabilitation and stabilization of two wood outbuildings
- Storey County
  - FY22/23 Request submitted - \$115,200.00
  - 2021/22 - \$128,000
    - Including Staff Stairwell Rehabilitation Project - \$47,905
  - 2020/21 - \$100,000
    - Including Caretaker Cottage Basement Concrete Floor Installation & Termite Treatment - \$10,250
    - Stairwell Bathroom Rehabilitation & Repair Project - \$21,018
    - Security Camera System - \$5,468
  - 2019/20 - \$80,000
- Nevada Arts Council Grants
  - FY23 - \$7,000.00
  - FY22 - \$14,700.00
  - FY21 - \$11,750.00
  - FY20 - \$7,000.00
- Nevada Humanities Grants
  - FY22 - \$7,700
  - FY21 - \$5,000
- 2020 Nevada Humanities CARES Act Grant - \$5,000
- American Relief Program Grant - \$7,000
- Federal Payroll Protection Program Funding - \$9,651
- PETS Grant - \$20,000

How will your facility sustain itself financially in the future?

Through ongoing funding support by Storey County, tour and gallery viewing admissions, membership programs, special events revenue, art programming and sales, property rental revenue, fundraising events, grants, donations, and the dedication of the staff and board of trustees, the 501(c)3 will continue to manage the property, its preservation efforts, and its programming as it has for 58 years. We are proudly the longest operating 501(c)3 nonprofit in Storey County.

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

St. Mary's Art Center has been successful managing the property and programming since 1964, including the many preservation projects that have occurred to save the building from decay and transform it into an occupiable, viable, nonprofit and art center during our 58 years in operation.

In addition, the Executive Director has over 16 years of extensive experience in Real Estate Construction Project and Team Management for complex global projects, holds a Bachelor's Degree in Interior Architecture from Kansas State Department of Architecture, is a professional artist, and serves as Chairwoman of the Virginia City Tourism Commission. The blend of art, architecture, construction project management, business management, and tourism involvement are a potent combination of skillsets and experience to serve the needs of St. Mary's Art Center's business and manage the property and its preservation.

Additionally, the Board of Trustees is an incredibly strong and passionate group of volunteers overseeing the strategic vision and execution of the programming, planning, and preservation efforts from the very beginning. These dedicated individuals continually engage in the overall vision of the organization and programming.

St. Mary's Art Center is highly regarded in the region for its contributions to the arts and culture, as well as to our community and the tourism industry. We offer a highly diverse collection of programming of art and history tours, classes, art and writing retreats, workshops, special events, community focused events, and more.

#### 4. PLANNING

If your project includes planning, please describe the process.

There is no additional planning necessary for this work.

Who will participate in the planning?

N/A

Who will coordinate it?

St. Mary's Art Center Executive Director Arika Perry.

How will the community be involved?

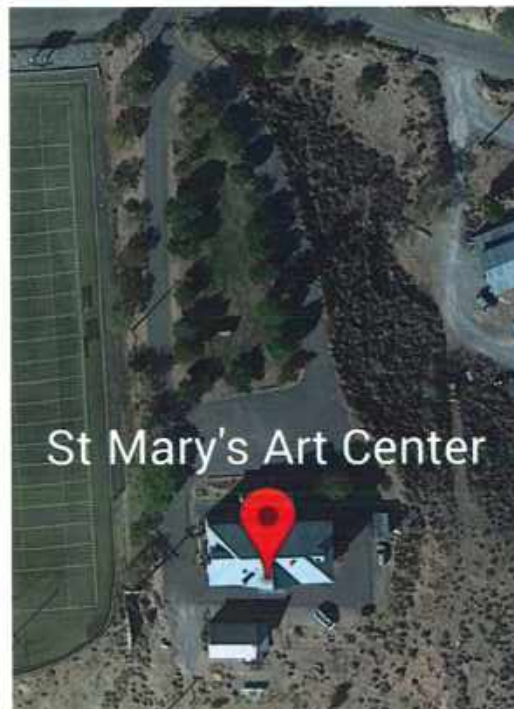
Community involvement in this project will be limited as the work entails rehabilitation of existing window sashes, frames, and windowsills. However, our guests and visitors occupying rooms on the east side will benefit from and appreciate the restored, aesthetically pleasing, operable, and safe windows for ventilation and draft control.

If your project is based on previous planning, please describe. Please note that projects requesting funds for planning may be supported only if the planning is part of a construction project.

As part of the CCCHP19/20 grant which approved and awarded funding for this window rehabilitation scope of work, additional planning and discussions regarding window rehabilitation techniques were conducted between Melvin Green & Associates, Simerson USA (Contractor), the State Historic Preservation Office, and St. Mary's Art Center. The window scope of work was removed from the CCCHP19/20 grant due to exorbitant increases in construction pricing throughout the industry. St. Mary's Art Center and Simerson USA will work with Mel Green, Nevada State Historic Preservation Office, and the Comstock Historical District Commission to ensure that all submittals are presented, that work follows the Secretary of the Interior's Standards, and that the scope of work is approved by SHPO, CHDC, and Storey County Building Department prior to implementation.

PART II SUPPLEMENTAL MATERIAL:

1. Photographs of all exterior elevations with views, identified and keyed to a site plan



North →



Site Plan



West Elevation (A)  
(CCCHP 19-12 Grant Project in Progress)



North Elevation (B)



South Elevation (D)



East Elevation (C) (Current Grant Project Scope Area)

## 2. Representative Interior Photographs and Representative Photographs of Window Deterioration



Examples of Interior Spaces:



1<sup>st</sup> Floor Meinecke Gallery



1<sup>st</sup> Floor Original Kitchen & Stove



1<sup>st</sup> Floor Post Gallery



1<sup>st</sup> Floor Dark Room



2<sup>nd</sup> Floor Historical Exhibition Space



2<sup>nd</sup> Floor Artisan Gallery



2<sup>nd</sup> Floor Guest Room 2



3<sup>rd</sup> Floor Art Studio



3<sup>rd</sup> Floor Guest Room 12



4<sup>th</sup> Floor Guest Room 17



4<sup>th</sup> Floor Arts Library (partial)



Caretaker's Cottage

### 3. Organization's mission statement, including length of time established, and history

#### Mission Statement:

*"To build upon our art and cultural achievement by nurturing and supporting artists, strengthening existing cultural programs throughout the region and introducing new ventures that will enable us to continue as a vibrant arts destination with strong links to our unique history."*

Building Construction: 1875, opened 1876

St. Mary's Art Center: Established in 1964, Incorporated in 1973

Operating: 58 Years

The property was originally built as a pioneering and state-of-the-art hospital during the Comstock Lode days. Bonanza King John Mackay, and his wife Marie Louise Mackay, donated the land to the St. Mary In the Mountains Church. The church and community raised the remaining funds to furnish the hospital. The Daughters of Charity managed the hospital until 1898 when it was purchased by Storey County. It operated as Storey County hospital until 1946 when it was closed due to a dwindling population.

In the early 1960s the county considered salvaging the building for bricks, selling the property to a private buyer to become a museum, and other alternatives. Father Patrick Meinecke of St. Mary in the Mountains Church, and local artist and resident Louise Curran, stepped in and proposed the building be saved and turned into an art center. The county approved this plan and Louise Curran became the first Director.

The Art Center has operated for 58 years in this historic location and has worked diligently to restore the property. St. Mary's has been home to hundreds of professional and community art retreats, classes, and workshops since 1964 and is a historically recognized and established organization in its own right. The property was dedicated to professional artists until the 1990s when it was opened to the public and the programming was expanded. Today, we offer all levels of art instruction and collaboration from children to adults, special events, art exhibitions and receptions, community events, private rentals, and more. Instructors, students, guests and tourists travel from all over the area and world to visit this amazing historic landmark and art center.

### 4. Report of CCCHP Grant Status and Outcome of Previous CCCHP or CCA grants

CCCHP/CCA Total Grants Awarded: \$1,265,378.89

2019/20 - Exterior and Print Room Restoration - \$112,000 - in progress

2014 - Emergency Boiler Replacement and Installation - \$61,000 - completed

2009 - Fire Escape Reconstruction and Window Rehabilitation - \$122,000 - completed

2008 - Window Rehabilitation - \$150,000 - completed

2006 - Design and Construction of Fire Sprinkler System and Riser Room - \$188,000 - completed

2005 - Construction of ADA Bathroom, Overhaul Boiler System - \$262,201 - completed

2005 - Construction of 2 ADA Bathrooms/Plumbing Upgrades - \$135,000 - completed

2003 - Installation of 2<sup>nd</sup> Hot Water Boiler, Staircase Restoration, Heating Pipe Covering, Radiator Installation, Metal Roofing - \$58,466.89 - completed

2001 - Heating System Installation - \$70,000 - completed

2000 - Heating System Electrical Upgrade and Roof Insulation - \$72,810 - completed

5. An insurance policy for the building/facility

- Attached



STMARYS-02

JDONOHEW

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
1/10/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER A and H Insurance, Inc. 3301 South Virginia St. Reno, NV 89502	CONTACT NAME: <b>Andrea Cotton</b>	
	PHONE (A/C, No, Ext): <b>(775) 284-7853</b>	FAX (A/C, No):
	E-MAIL ADDRESS: <b>acotton@aandhins.com</b>	
INSURED  <b>St Mary's Art Center, Inc. PO Box 396 Virginia City, NV 89440</b>	INSURER(S) AFFORDING COVERAGE	
	INSURER A: <b>Philadelphia Indemnity Ins. Co</b>	NAIC # <b>18058</b>
	INSURER B: <b>Arch Insurance Company</b>	<b>11150</b>
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.


INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	<input checked="" type="checkbox"/>	PHPK2263013	4/20/2021	4/20/2022	EACH OCCURRENCE \$ <b>1,000,000</b>
						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000</b>
						MED EXP (Any one person) \$ <b>5,000</b>
						PERSONAL & ADV INJURY \$ <b>1,000,000</b>
						GENERAL AGGREGATE \$ <b>2,000,000</b>
						PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b>
						\$
	GEN'L AGGREGATE LIMIT APPLIES PER:					
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC					
	OTHER:					
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO					BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY				PROPERTY DAMAGE (Per accident) \$
						\$
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR				EACH OCCURRENCE \$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$
	DED	RETENTION \$				\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	N/A			E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$
B	Directors & Officers		NFP0126133-04	7/24/2021	7/24/2022	Per claim <b>1,000,000</b>
B	Employment Practices		NFP0126133-04	7/24/2021	7/24/2022	Per Claim <b>1,000,000</b>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is named as additional insured, Directors & Officers, Employment Practices Liability prior and pending date 7/24/2002

## CERTIFICATE HOLDER

## CANCELLATION

Storey County PO Box 7 Virginia City, NV 89440	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

6. List of current board members for the organization

Vanessa Stephens, President & Treasurer  
Shoshana Zeldner, Vice President & Secretary  
Don Bailey  
Nolan Preece  
Jay Carmona  
Martin A. David

7. Resumes for all principal professionals involved in the planning, design and/or management of the proposed project

- Attached

**Dru Simerson  
79 Ruby Ln.  
Carson City, NV 89706  
(775) 901-1599**

## **EDUCATION & TRAINING**

Eastern Oregon University – Bachelors of Science in Business Administration with a focus in Leadership, Organization, and Management.  
Building Professional Institute, Building Analyst Certified  
EPA – Renovation, Repair, and Painting Certified  
EPA – Asbestos Operations and Maintenance Certified  
EPA – Section 608 Universal  
OSHA – 30 Hour Construction Course  
OSHA – Lead Action Level 1

## **WORK HISTORY**

*PRESENT-  
FEB 2015:*

### ***Owner – Simerson Construction LLC, dba Simerson***

- Manage construction crews across rural Nevada on public work projects
- Manage subcontractors across rural Nevada on public work projects.
- Scope of work included, but were not limited to:
  - High kW backup generators, transformers, heating systems, cooling systems, water heaters, tankless water heaters, tenant improvements, plumbing, electrical, etc
- Full Davis Bacon reporting compliance for our crews and subcontractors.
- Completed design builds for a public entities
- Organize and hold meeting with owner, engineers, architects, etc.

*FEB 2015-  
APR 2014:*

### ***Project Manager – Anderson Heating & Air Conditioning***

- Managed the construction crews across rural Nevada on public work projects
- Scope of work included, but were not limited to:
  - Heating systems, cooling systems, water heaters, tankless water heaters, etc

*APR 2014-  
JUN 2010:*

### ***Project Manager – Capital Glass, Inc, dba CG Construction***

- Managed the construction crews across rural Nevada on public work projects
- Managed subcontractors across rural Nevada on public work projects.
- Scope of work included, but were not limited to:
  - SCADA/RTU systems, well houses, high capacity submersible well pumps, VFD systems, transformers, metal buildings, heating systems, cooling systems, water heaters, tankless water heaters, etc
- Reviewed subcontractors, trained subcontractors, and compiled Davis Bacon and State Prevailing Wage reporting requirements.
- Completed design builds for a public entity
- Organized and held meeting with owner, engineers, architects, etc.

DEC 2010-  
FEB 2009:

***Weatherization Manager – Rural Nevada Development Corp.***

- Client qualification, communication, and marketing for the Weatherization Assistance Program
- Contractor communication, management, and marketing
- Manage project funding from Federal, State, and Utility entities
- Provide funding agencies with quarterly and monthly reports
- Perform quality control inspections
- Projects were located in all of Northern Nevada from Pahrump to the Oregon and Idaho.
- Scopes of work included, but were not limited to:
  - Tankless water heaters, water heaters, packaged units, heat pumps, furnaces, rewires, windows & doors, etc
- Davis Bacon Compliance
- SB152 Compliance

FEB 2009-  
AUG 2008:

***Weatherization Technician – Rural Nevada Development Corp.***

- Did client qualification, communication, and marketing for the Weatherization Assistance Program
- Did contractor communication, management, and marketing
- Managed project funding from Federal, State, and Utility entities
- Provided funding agencies with quarterly reports
- Performed quality control inspections
- Projects were located in all of Northern Nevada from Pahrump to the Oregon and Idaho.

JUN 2008-  
AUG 2007:

***General Foreman – Kyle Hansen Construction***

- Built custom homes from the foundation to the roof
- Managed a construction workforce
- Coordinated with subcontractors
- Purchased necessary materials

JUN 2007-  
NOV 2006:

***Skilled Tradesman– Summit Construction***

- Built custom homes from the foundation to the roof
- Built other unique architecture

# ARIKA PERRY

aperry@stmarysartcenter.org  
55 North R Street, PO Box 396  
Virginia City, NV 89440  
775.847.7774 O - 561.339.4554 C

## EDUCATION

**Bachelor Degree, Interior Architecture**, 5 year FIDER accredited program  
College of Architecture and Design  
Kansas State University

## CURRENT FOCUS

### **Executive Director, St. Mary's Art Center**

November 2015 – Present

- All Arts Programming Planning and Administration
- Guest & Artist Relationship Management
- Fiscal Planning & Management
- Grants & Funding Applications & Management
- Staff & Team Management
- Restoration and Preservation of Property Oversight & Planning
- Property Rental Management
- Special Events Planning & Management
- Website Management & Design
- Nonprofit Alliance Founder & Member
- County & Government Relationship Management

### **Chairwoman/Board Member, Virginia City Tourism Commission**

June, 2018 – Present

- Strategic Planning, Marketing, Events & Support of Virginia City, Nonprofits & Merchants

### **Founding Member, Nonprofits of Storey County**

March 2016 – Present

- Alliance of 8 Core 501(c)3 Nonprofits working together to share resources and thought leadership to build a stronger community and deepen success of the individual and collective missions

### **Owner and Artist, Pura Vida Sierras Art, LLC**

2012 - Present

- Artistic Creations: Visual Arts, Murals, Fiber Arts, Jewelry Making
- Gallery Sales & Exhibitions
- Nonprofit & Community Support
- Document & Contribute to Society's Culture and History

### **Management Consultant**

October 2011 – Present

- Global Real Estate Clients
- Consulting services for Global Project Management Programs

### **Vice President, Jones Lang LaSalle**

March 2010 - September 2011

Global Account Leader of Project Management Program Driving Planning, Design & Construction Projects for Large Global Corporate Client  
Client Relationship Management:

- Design & Implement Global PM Practice & Governance Program Across Account
- Increase Consistency & Success of Project Delivery, Regardless of Market
- Collaboration & Development of Global Best Practices for Account
- Oversee Team Relations & Expectations with Client Around the Globe
- Quarterly Business Review & Metric Reporting
- Creative Problem Solving & Resolution with Teams, Organization & Clients

**Business Management:**

- Responsible for \$400M+ Americas Project Management Team P&L Annually
- Oversee Recruiting, Hiring, Orientation, Training & Resource Assignment for Staff
- Manage 2 Team Lead Direct Reports & Oversee 30+ Project Managers Globally

**Project Management Program Oversight:**

- \$750M+ Multi-Million Dollar Project Management Around the World
- Average of 150 Tenant Improvement & Ground Up Projects Annually
- Key Project Governance Oversight of Compliance, Budget & Success Markers
- Problem Solving & Resolution of Critical Projects & Issues

**PM Practice Manager, Jones Lang LaSalle**

February 2007 - March 2010

Leader of Americas Project Management Team Supporting Construction, Relocation & Remodel Projects for Large Global Corporate Client

- Client Relationship Management
- \$300M+ Project Management Team P&L Oversight
- Employee Management, 13 Direct Reports, 12 Variable Reports Across Americas
- Program Best Practice Development, Protocol & Training
- Project Quality Oversight + Critical Project Issue Resolution and Problem Solving

**Team Lead/Senior Project Manager, Jones Lang LaSalle**

March 2006 - February 2007

Complex Project Management Across Americas

- Multi-Million Dollar Project Management in United States & Latin America
- Examples:
  - 4k-174k RSF Projects with Individual Budgets up to \$264M
  - Program & Project Management Latin America (2006-2007)
  - Development of Latin America Project Delivery Process for Client
  - Manage Local PMs to Ensure Client Protocols, Standards Implemented
  - Lease Review: Project Requirements, Restoration, Tenant Improvement
  - RFP, Interview & Selection of Consultants, Vendors, Contractors & Architects
  - Schematic, Construction Document Review & Approval
  - Project Coordination with Property Management, Owners & City

**Project Manager, Americas, Ascential Software, Inc.**

September 1999 – November 2005

(Formerly Informix Software, Inc.)

Internal Project Manager of Construction, Relocation & Remodel Projects for Multiple Corporate Sites Across Americas

- Management of Multiple Multi-Million Dollar Corporate Real Estate Projects
- Programming, Space Planning, General Design & Finish Selections
- RFP & Selection of Consultants, Vendors, Contractors & Architects
- Schematic & Construction Document Review & Approval
- Construction, Office Image & Design Standards for Company
- Lease Review, Restoration, Tenant Improvement Work Letters
- Acquisition Integration

**Project Manager/Planner, Aguirre Corporation**

October 1998 – September 1999

Project Manager of Tenant Improvement & Commercial Construction Projects On-Site for National Technology Corporation

- Project Design & Specifications Including Space Plan, Finishes & Office Image
- Coordination of Project Team, Architects, General Contractors, Vendors & Consultants
- Management of Scope, Bid Packages, Schedule, Construction Documents, Change Orders & Quality of Work
- Estimator, Commercial Projects

**Project Manager/Designer, Facility Systems, Inc.**

August 1996 – September 1998

Project Manager & Designer of Tenant Improvement Projects in North America for Multiple Clients

8. Copy of organization's long-range plan including information on how frequently the plan is updated

- The updated 2020-2025 Multi-Year Plan will be finalized and approved by the Board of Trustees on March 16<sup>th</sup>, 2020. This plan is reviewed annually and revised a minimum of every five years.
- Attached



# ST. MARY'S ART CENTER



Photo by Pura Vida Sierras Art, LLC.

## 2020-2025 STRATEGIC PLAN UPDATE

St. Mary's Art Center's Board of Trustees and Executive Director developed a multi-year Strategic Plan February, 2020 to continue to move the organization closer to their mission statement. This strategic plan is intended to help the organization grow, be revisited annually by the Executive Director and Board of Trustees, and serve as the guiding document, adjusted as the organization grows.

## OUR MISSION



*To build upon our art and cultural achievement by nurturing and supporting artists, strengthening existing cultural programs throughout the region and introducing new ventures that will enable us to continue as a vibrant arts destination with strong links to our unique history.*

# STRATEGIC OBJECTIVES

**Goal 1: To maintain and grow a stable financial base, by increasing annual revenue and funding per year to maintain current operations and to support future increased growth, staff retention and grow meaningful programming**

**Objective 1:** Develop and implement organizational infrastructure that supports growth of the Organization

**Activities:**

- a. Property Improvements
- b. Staff & Volunteer Team Expansion
- c. Expand Marketing Efforts
- d. Data tracking tools for evaluation
- e. In-kind tracking tools
- f. Inventory forms
- g. Expand Security Camera System
- h. Expand Weddings & Private Event Rentals

**Objective 2:** Implement fundraising mechanisms to increase unrestricted and restricted funds, Supporting: programming, operational capacity, art equipment/supplies and creative essentials, gallery lighting and marketing

**Activities:**

- a. Expand Membership Program Participation and Incentives
- b. Build Stronger Membership and Donor Relationships
- c. Engraved Brick Campaign
- d. Community Events: Introduce New Fourth of July Fundraiser, Consider Annual Second Art Fair in Spring/Early Summer
- e. Discuss Friends of St. Mary Program
- f. Annual fundraising Event Plan
- g. Develop Individual Donors
- h. Expand Donor Database

**Objective 3:** Increase funding for operations capacity for Center operations by securing funding to increase pay for Executive Director and Expand Staff

**Activities:**

- a. Fundraising Efforts: see above
- b. Major Donor/Corporate Donor Plan
- c. Sponsorship Program

## **Goal 2: To increase the variety and number of art programming**

### **Objective 1:** Expand Volunteer Program

#### **Activities:**

- a. Identify Volunteers for Specific Roles: Docent, Special Events, etc.
- b. Develop a complete training program

### **Objective 2:** Investigate Intern Program

#### **Activities:**

- a. Review College Internship Programs
- b. Seek Referrals from Fellow Nonprofits
- c. Recruit Intern

### **Objective 3:** Expand Workshops to Include Multi-Cultural Programming

#### **Activities:**

- a. Include Opportunities Gained through SMAC Residency Programs
- b. Collaborate with Artown and/or other Arts Organizations
- c. Collaborate with Community Chest & Other Relevant Nonprofits and Organizations
- d. Market Retreats, Space Rental and St. Mary's Art Programs to Instructors and Artists with Multi-Cultural Focus
- e. ~~Collaborate with Silver City Art Residency Program~~

### **Objective 4:** Adjust Artists in Residence Programs

#### **Activities:**

- a. Consider 1-2 Month Exclusive Residency Block Each Year Rather Than Open Schedule
- b. Identify Grant Opportunities to Support Artists and Artisans Expenses and Residency Fees
- c. Documentation of program
- d. Consider Micro-Residency Program
- e. Evaluate residency offerings to the center and community

**Goal 3: To maintain the integrity and accessibility of the facility and grounds**



**Objective 1:** Initiate Research and Plan for Key Restorations and Accessibility Projects

**Activities:**

- a. Evolve Historical Structures Report and Facility Assessments into Short and Long Term Restoration/Improvements Plan
- b. Identify Key Immediate Projects Required to Preserve Integrity of the Property and Ongoing Programming/Usability
- c. Contact consultants: Architects and Engineers
- d. Consider, prioritize and include recommendations as appropriate into annual funding and projects strategy plans
- e. Investigate Grant and Funding Opportunities and Capital Plan with Storey County

**Objective 2:** Develop and implement a plan for documenting and archiving the history of St. Marie Louise Hospital, Storey County Hospital and St. Mary's Art Center, Inc.

**Activities:**

- a. Expand Permanent Historical Exhibition
- b. Network with other historic non-profits
- c. Network with St. Mary's In The Mountains Historian Contacts
- d. Maintain Daughters of Charity Relationships
- e. Update Permanent Collection Annually
- f. Consider St. Mary's Art Center Alumni Event

## **Goal 4: To increase the name recognition and reputation of the Center**

### **Objective 1:** Expand Marketing & Branding Exposure

#### **Activities:**

- a. Research Marketing Firms or Marketing Staff
- b. Add New Relevant Pages to Website
- c. Improve Exterior Sign and Entrance to Property
- d. Design and Apply New Painted Mural Sign on the North Side of Bucket of Blood Saloon for Additional Visibility on C-Street
- e. Manufacture and Install Signage on Cemetery Fencing (two)
- f. Expand Marketing Campaign to Capture Hotels, Weddings, Special Events, Artist Residency Program and Private Rentals
- g. Develop Social Media Plans to Expand Communications & Visibility
- h. Seek Stories, Articles and Interviews with Appropriate Media Sources

### **Objective 2:** Strengthen Collaborations with Virginia City Tourism Commission

#### **Activities:**

- a. Attend the Commission and VCTC meetings and increase visibility and participation
- b. Consider Sponsorships for Key Events Aligning with Our Mission Statement to Expand Visibility & Mutual Support
- c. Provide Brochures and Workshop Fliers to Increase Visibility
- d. Investigate Partnered Events: Artown, Pipers Opera House, Private Tours with Local Nonprofits/Historical Landmarks, School Tour Partnerships, Establishment and Co-Founder of the VC Nonprofit Alliance
- e. Support Initiatives to Have Consistent Transportation Around Town

### **Objective 3:** Increase local and national art and community networks to attract renowned artists, creative groups, Native American groups, teacher groups, and business groups as participants, facility rentals, and programming partners

#### **Activities:**

- a. Join appropriate associations and organizations to increase networking and resource opportunities
- b. Research similar or complimentary artist and museum resources to increase awareness and potential contacts
  - a. Create Comstock Artist Roster, Expand to Neighboring Locations in Future
  - b. Artist Residency Program Rosters (i.e. NAC Artist in Residence Roster)
  - c. Art Instructor Resource Expansion
  - d. Identify Corporate Sponsor and Grant Supporters

### **Objective 5:** Develop and implement the Center as the umbrella organization for a Comstock Arts Council

#### **Activities:**

- a. Network with connectors/collaborators
- b. Partner with Arts, Art Advocate and Community Organizations
- c. Proactively foster relationships with Comstock Artists and Organizations, engaging with the NAC to ensure inclusion of the various towns and organizations in the Comstock

## 9. List of organization's activities for the past fiscal year

St. Mary's Art Center conducted the following activities in the past 2021 fiscal year:

- Held Four Fundraisers:
  - Paranormal Painting Pajama Party
  - Intimate Fourth of July Spectacular
  - Halloween Sleepover & Investigation
  - Holiday Faire Silent Auction
- St. Mary's Art Center Classes:
  - Imaginations Children's Art Program Classes
  - Booth at Historic Fourth Ward School Kid's Fair
- Gallery Exhibitions, Historical Tours and Arts & Crafts Shopping
  - Public Tours (Paid Admission + Complimentary Member Admission)
  - Private Art & Historical Tours
  - Paranormal Investigations and Teen Halloween Investigation
  - Exhibited 46 Artists and Artisans
- Hosted Art Reception, Free to the Public
- Hosted Two Community Special Events (Free to the public)
  - Halloween for Children
  - Seventh Annual Holiday Faire
- Property Rentals/Other Usage:
  - Storey County Holiday Party
  - State Historic Preservation Office/Storey County Internship Guest Quarters
  - Eight Art Classes, Workshops, Retreats and Events
  - Seven Private Rentals
  - Two Business Conference/Retreats
- Restoration & Maintenance:
  - Front Porch, Print Room & Chimney Repointing Restoration (CCCHP 19-12)
  - Patch & Paint of Art Galleries, Hallways, Four Guest Rooms, Theatre, Library, Office, Kitchen, Bathroom, and Front Step Columns
  - Replaced Front Porch Light
  - Expanded Security Camera System
  - Installed Hard Wired Heater in Fire Riser Room
  - Repaired Fire Sprinkler System
  - Repaired Fire & Security System Phone Line
  - Replaced All Standard Size Bulbs with LED Bulbs
  - Installed Protective Tarp & Covering for Front Porch to Mitigate Leaks
  - Installed Landscape Drip System
  - Seeded Front Lawn
  - Tree Trimming
  - Annual Inspections & Fire Extinguisher Maintenance
  - General Cleaning & Maintenance
- Created New Dedicated Arts & Culture Library on 4<sup>th</sup> Floor
- Created New Theatre for movies, artist talks, art critiques, private events on 4<sup>th</sup> Floor (in progress)
- Tourism Support:
  - Board Chair of Virginia City Tourism Commission
  - Participant in December Tourism "Believe Again" Event
  - Participant in Women of the Comstock Tourism Program
- Other:
  - Co-Founder and Primary Point of Contact for the Nonprofits of Storey County group
  - Panelist for Reno Arts & Culture Event and Program Grants

### PART III: PROJECT BUDGET

#### A. AUDIT REPORT

We have been advised that the State of Nevada does not require audits of 501(c)3 nonprofits at this time. We contract with a professional bookkeeping company and a professional accounting firm to manage our books, financial statements, and 990 filings. Our President/Treasurer on our Board of Trustees and our Executive Director oversee and track all budget and financial statements and management. An audit may be considered in the future.

#### D. BUDGET FORM

- Budget Form Attached
- Simerson USA Proposal Attached

GRANT APPLICATION FOR 2021-2022  
PART III BUDGET FORM

Applicant: St. Mary's Art Center

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.	N/A					0.00	0.00		
b.						0.00	0.00		
c.						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	0	0
	2. Person #2-			0.00	0	0
b.	Per Diem (Breakfast)			0.00	0	0
	Per Diem (Lunch)			0.00	0	0
	Per Diem (Dinner)			0.00	0	0
c.	Transportation costs (parking fees, taxi, etc.)			0.00	0	0
d.	Lodging					
	1. Weeknight (Sun-Th)			0.00	0	0
	2. Weekend (Fri-Sat only)			0.00	0	0
e.	Other:			0.00	0	0
f.	Other:			0.00	0	0
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. Add columns as needed.**

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

	Contractual Service	Total Amount	State Share	Non-State
a.	Simerson Construction: Window & Sill Restoration & Repairs	97,597.00	97,597.00	0.00
b.				
c.				
d.				
e.				
f.				
g.				
h.				
i.				
j.				
Sub-total:		\$97,597.00	\$97,597.00	\$0.00

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

		# of	Rate	Flat Rate	Total Amount	State Share	Non-State
a.	Photocopying				0.00	0	100
b.	Film and Processing				0.00	0	0
c.	Maps				0.00	0	0
d.	Postage				0.00	0	0
e.	Telephone				0.00	0	0
f.	Utilities				0.00	0	0
g.	Supplies (specify):				0.00	0	0
h.	Other (specify):				0.00	0	0
i.	Other (specify):				0.00	0	0
Sub-total:					\$0.00	\$0.00	\$100.00

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

		Rate	Amount	State Share	Non-State
a.	Contingency	n/a	2403	2403	0
b.					
c.					
d.					
Sub-total:			\$2,403.00	\$2,403.00	\$0.00

GRANT APPLICATION FOR 2019-2020  
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	97,597.00	97,597.00	0.00
4.	Operating	0.00	0.00	100.00
5.	Other	2,403.00	2,403.00	0.00
Sub-total:		\$100,000.00	\$100,000.00	\$100.00

7.	Requested State Share Total:	Subtotal:	\$100,000.00
8.	Potential Non-State Share:	Subtotal:	\$100.00
10.	Proposed Project Costs Grand Total:		\$100,100.00

# Proposal



B2 NV LIC #80755 C1 NV LIC #82010  
C2a&f NV LIC #82401 C3 NV LIC #80046  
C21b NV LIC #82382 C21NV LIC #82382  
C14 NV LIC #85623 - \$4.5 Million Bid Limits  
MHD LIC #B1538X

1617 Forrest Way

Carson City, NV 89706

Phone: (775) 888-3133

Fax: (775) 888-9117

Date

1/27/2022

Estimate #

1987

## Proposal Submitted To:

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

## Work To Be Performed At:

SHPO/CCCHP Grant  
Windows

*We hereby submit specifications and estimates for:*

Item	Description	Qty	U/M	Rate	Total
01 Remodel	<p>Windows</p> <ul style="list-style-type: none"> <li>-Remove Existing windows and frames as needed</li> <li>-Remove and replace or repair 4x4 sub sill as needed</li> <li>-Build and Install temporary wood and polycarbonate windows as needed</li> <li>-Remove glass from frame and save glass for reuse</li> <li>-Make repairs as needed to window, sash, frame and trim</li> <li>-Reglaze windows</li> <li>-Reassemble window using existing hardware and replace rope</li> <li>-Prime and paint exterior and interior of window</li> <li>-Install repaired window and re-trim</li> <li>-Lead safe renovation practices will be performed during window repairs</li> </ul>	1		97,527.00	97,527.00

Note: This estimate may be withdrawn by us if not accepted within 10 days and the above prices are no longer valid after 30 days

**Total Proposed Cost: \$97,527.00**

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

**RESIDENTIAL CONSTRUCTION RECOVERY FUND** Payment may be available from the Residential Recovery Fund, if you are damaged financially by a project performed on your residence pursuant to a contract, including construction, remodeling, repair or other improvements, and the damage resulted from certain specified violations of Nevada law by a contractor licensed in this state. To obtain information relating to the Residential Recovery Fund and filing a claim for recovery from the Fund, you may contact the Nevada State Contractors Board at the following locations:

Southern Nevada:  
Address: 2310 Corporate Circle, Ste 200  
Henderson, NV 89074 Phone: (702) 486-1100 Fax: (702) 486-1180

Northern Nevada:  
Address: 9670 Gateway Drive, Ste 100  
Reno, NV 89521 Phone: (775) 888-1141 Fax: (775) 888-1271

**ACCEPTANCE OF PROPOSAL:** The above prices, specifications and conditions are satisfactory and are hereby accepted. Simerson Construction LLC is authorized to do the work as specified. For non-financed projects fifty percent of the project total will be required before work begins. Financed projects will be required to provide proof of future payment by lender.

Authorized Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## E. ASSESSOR RECORD

- Attached

# Jana Seddon

Storey County Assessor

Storey County Courthouse  
26 South B Street  
P.O. Box 494  
Virginia City, NV 89440

(775) 847-0961 Phone  
(775) 847-0904 Fax  
Assessor@storeycounty.org

February 25, 2022

To Whom It May Concern,

I have been asked to verify ownership information for St. Mary's Art Center located at 55 N. R Street, Virginia City Nevada.

The new parcel number is: 001-311-08 and the current owner is Storey County Drawer D, Virginia City NV 89440.

I apologize for any inconvenience. With the new land we have acquired with the Storey County Lands Bill, I have been reassigning parcel numbers due to parcels shifts that will be taking place. Had I realized there was a grant being written on this parcel I would have completed this sooner and informed every one of the new information. I hope this clears up any issues.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Jana Seddon  
Assessor  
Storey county  
jseddon@storeycounty.org