

## DISCLAIMER

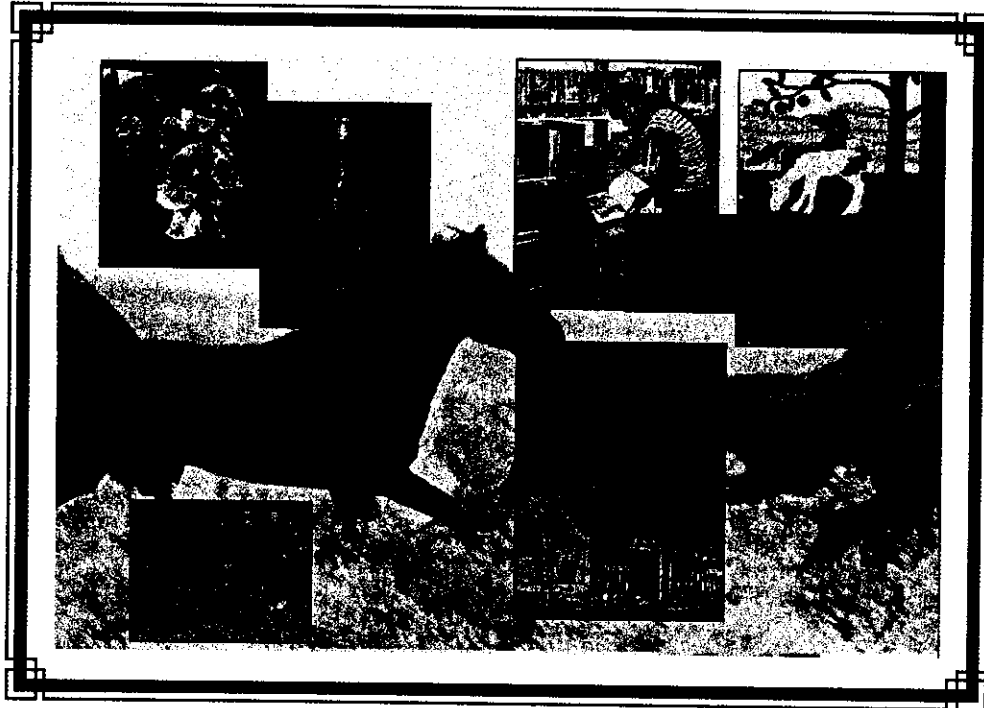
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STATE OF NEVADA  
DEPARTMENT OF CULTURAL AFFAIRS



Phantom and the Broomtail © by Paula Morin, Reno

Presentation to the  
**Assembly Committee on Ways and Means  
and the  
Senate Committee on Finance**  
**Joint Subcommittee on Higher Education/CIP**  
**March 14, 2003**

Kenny C. Guinn  
*Governor*

Scott K. Sisco  
*Interim Director*

SUBCOMMITTEE ON HIGHER EDUCATION/CIP  
DATE: 03-14-03 EXHIBIT E  
SUBMITTED BY: DEPT OF CULTURAL AFFAIRS

E- 1410

# **NEVADA STATE MUSEUM**

## **Relocate Main Museum Entrance and Add Wheelchair Lift**

### **C 19**

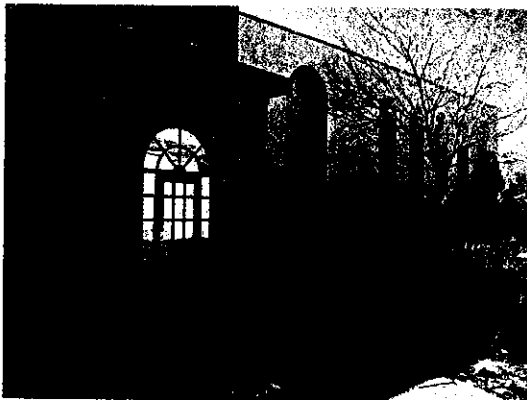
**Division:** Museums and History  
**Location:** Carson City  
**Funding:** \$287,885

#### **Project Overview:**

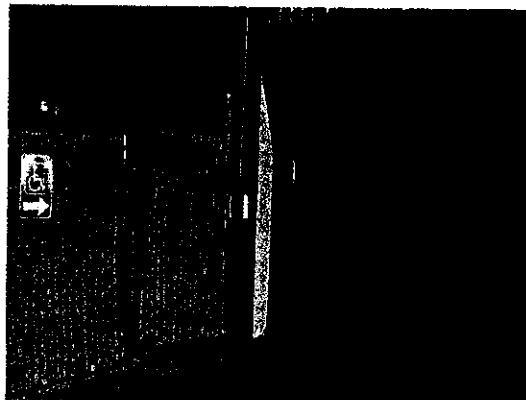
Construct new main entrance to the Nevada State Museum on the north side of the building that will allow for disabled patrons to utilize wheelchair lift versus the current practice of sending disabled patrons to a freight elevator in the rear of the building.

#### **Critical Need:**

- Comply with federal ADA standards and allow handicapped visitors easier access to the museum
- Allow museum visitors to be treated in a dignified and respectful manner; eliminate need for handicapped visitors to wait up to 30 minutes to be escorted to the back freight elevator for access to the museum
- Improve safety of handicapped visitors to the Nevada State Museum
- Improve emergency procedures for handicapped visitors to the museum



New main entrance on the north side of the Nevada State Museum will address the needs of physically challenged visitors who must sometimes wait up to 30 minutes to enter the museum by the freight elevator. Inconvenient and degrading, this situation also presents a serious public safety concern in the event of an emergency.



# **Department of Cultural Affairs Interpretive Center and Comstock Historic District Commission Office**

## **C 52**

**Division:** State Historic Preservation Office  
**Location:** Virginia City  
**Funding:** \$701,273

### **Project Overview:**

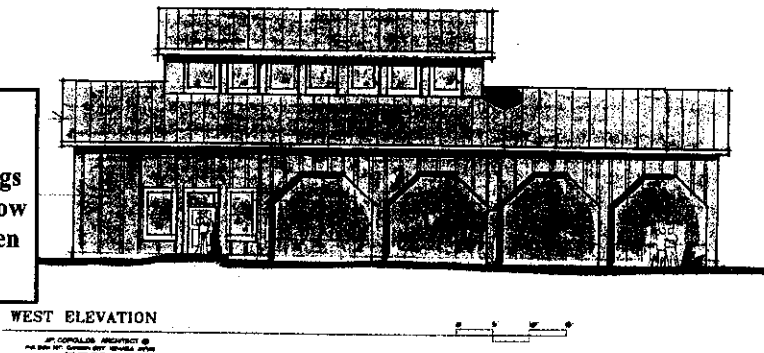
Construct 4,000 square foot interpretive center, Department of Cultural Affairs exhibit space and office space for the Comstock Historic District Commission in the Virginia City area to replace the existing converted house that serves as office space to the Comstock Historic District Commission.

The building would include exhibit space to house artifacts such as Engine #27, as well as space to exhibit some of the many artifacts that have been discovered during archeological digs in the last few years.

### **Critical Need:**

- Current office space is 300 square foot converted house - insufficient to meet needs of two staff persons and local patrons who must have plans reviewed at this location
- Current building does not meet ADA or any other specifications for suitable state agency office space.
- Recent PWB Facility Condition Analysis report indicates maintenance and modifications to bring building up to current ADA and other standards will cost more than the value of the existing building
- Ability to house historic Engine #27 would fulfill long-time commitment made by then Governor Bob Miller to return the engine to the Virginia City area and ensure its preservation, protection and exhibition

Preliminary donated designs for the new facility incorporate details from Virginia & Truckee Railroad buildings in Virginia City. Glass panels will allow visitors to see the railroad engine when the building is not open.



**NEVADA STATE MUSEUM AND HISTORICAL SOCIETY**  
**Facility Maintenance Projects**  
**M 12**

**Division:** Museums and History  
**Location:** Las Vegas  
**Funding:** \$156,480

**Project Overview:**

Maintenance needs identified in the last PWB Facilities Condition Analysis report including: remove and replace existing heat and smoke detectors, replace existing fire alarm lights, install fire suppression equipment on the existing spray paint booth, replace exterior lighting and replace interior carpeting for Las Vegas Museum.

**Critical Need:**

- Many areas in the 21-year-old museum are in immediate need of attention to prevent more costly repairs
- Protect the State from liability for visitor hazards
- Existing smoke and heat detectors must be replaced to protect staff and visitors
- Exterior lighting is essential as many night events result in patrons walking long distances to the parking lot in the dark
- Replace deteriorated carpeting to protect State from liability due to patron or staff accidents
- Lack of proper safety equipment (smoke and heat detectors) and lighting create considerable liability for the state



# **EAST ELY RAILROAD DEPOT MUSEUM**

## **Replace Wooden Walkways**

### **M 13**

**Division:** Museums and History  
**Location:** Ely  
**Funding:** \$131,292

#### **Project Overview:**

Replace wooden sidewalks at the East Ely Railroad Depot Museum

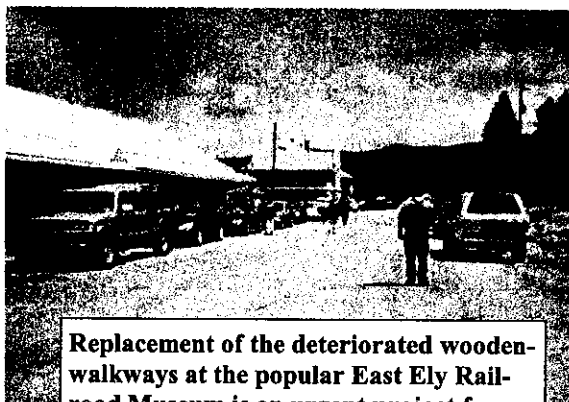
Stabilize and restore the northern and southern walkways, and western sidewalk which have weathered and sagged in the complex's 94-year history.

This project would replace the 8 by 340 foot northern walkway which is supported by a five foot framework. A second street level walkway would be removed, its framework replaced and new decking installed.

A third component of the project would replace the west sidewalk through removal of the asphalt sidewalk and replacement with a brick walkway that would match others in the area.

#### **Critical Need:**

- Both sidewalks need replacement
- Provide ADA accessibility
- Reduce potential liability to State through solving long-time, existing safety hazards
- State is currently in litigation over patron injury. Failure to repair could add to settlement and liability costs
- FY 2000 cost estimate was \$36,700; current estimate is \$131,292



Replacement of the deteriorated wooden-walkways at the popular East Ely Railroad Museum is an urgent project for public safety and ADA compliance.



Patches hold part of the north walkway to the freight barn (above). Weathered walkways are easily broken and present a risk to visitors (right).



# **NEVADA STATE MUSEUM**

## **Replace Existing Asbestos Flooring**

### **M 14**

**Division:** Museums and History  
**Location:** Carson City  
**Funding:** \$502,882

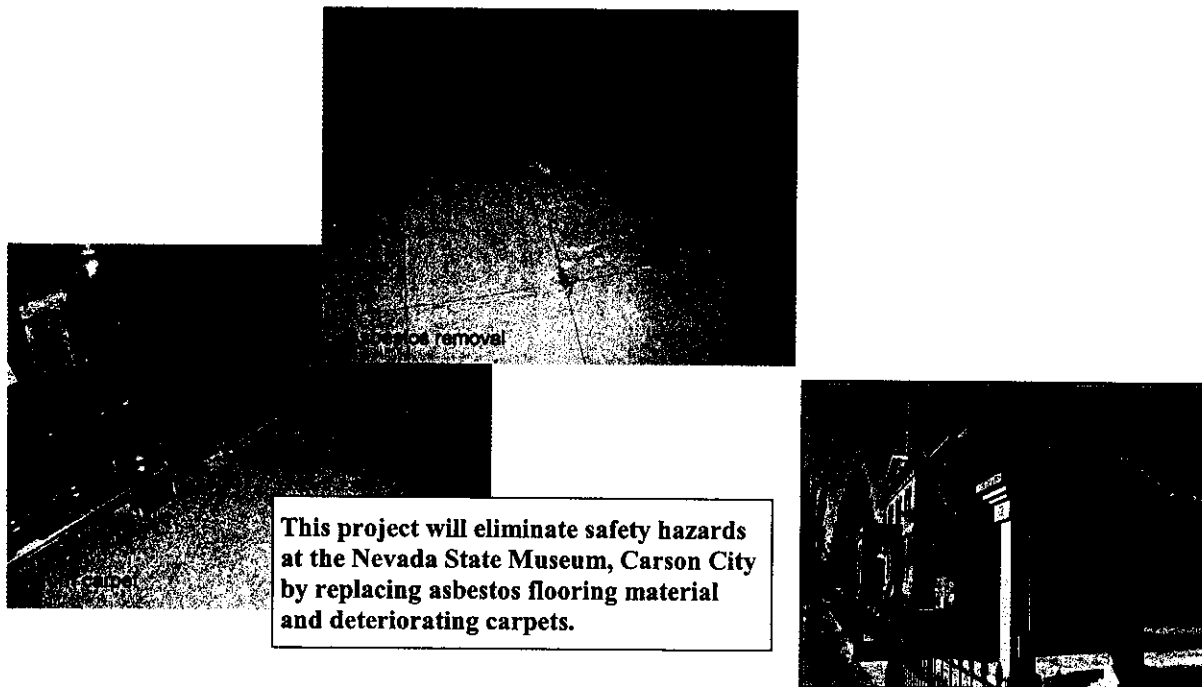
#### **Project Overview:**

U.S. EPA and OSHA requirements

Remove and replace floor tile installed over 40 years ago. Floor tiles are lifting from the concrete floor and present a safety hazard as the glue and tile, which contain asbestos, are crumbling in small pieces.

#### **Critical Need:**

- Floor tile breaking up; contains asbestos
- Carpet worn and deteriorating
- Floors pose safety hazard to visiting public
- Museums provide a positive identity to visitors and enhance economic development efforts
- Reduce potential liability to State through elimination of hazardous conditions
- FY 2000 request was \$229,786; current estimate is \$502,882



# **NEVADA STATE MUSEUM**

## **HVAC System Upgrades**

### **M 33**

**Division:** Museums and History  
**Location:** Carson City  
**Funding:** \$333,918

#### **Project Overview:**

Replace existing roof mounted-heating/air conditioning units serving the north wing (Calhoun Wing) of the Nevada State Museum. Existing system is 33 years old, well beyond the life expectancy of 20 years.

#### **Critical Need:**

- Average annual cost now exceeding \$4,000 in repairs alone. Maintenance of HVAC unit requires full quarter of the State Museum's annual maintenance budget; other areas falling behind as a result
- Museum collections require minimal temperature changes to protect
- Museum patrons count on climate controlled environment
- Protect roof and building contents from potential water damage
- FY 2002 cost estimate was \$165,000; current estimate is \$333,918



Museum patrons count on a climate controlled environment.



Average annual maintenance costs for the 29-year-old HVAC system now exceed \$4,000 in repairs alone. Leaking causes damage to the museum's roof.



**NEVADA STATE MUSEUM AND HISTORICAL SOCIETY**  
**Upgrade Controls, Valves and Ventilation Boxes**  
**M 47**

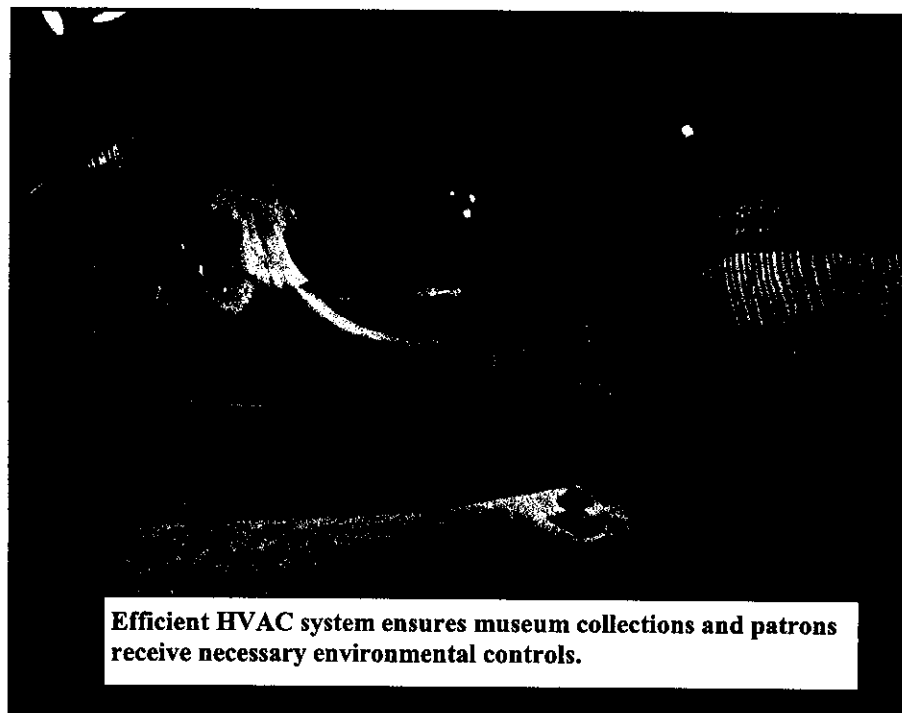
**Division:** Museums and History  
**Location:** Las Vegas  
**Funding:** \$275,170

**Project Overview:**

Maintenance needs identified in the last PWB Facility Condition Analysis report including: HVAC upgrades, Las Vegas Museum. Replace the environment controls and control valves for HVAC system, add frequency drives, chiller room cooling, monitoring and exhaust, along with additional expansion tanks and air separators.

**Critical Need:**

- Existing system is 21 years old
- Museum collections require minimal temperature changes to protect
- Museum patrons count on climate controlled environment
- More efficient system will save in utility costs



**NEVADA STATE MUSEUM**  
**Exterior Repairs to Nevada State Museum**  
**M 67**

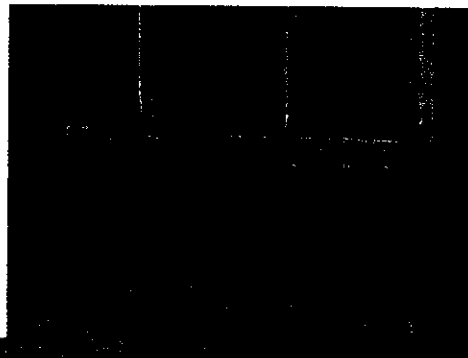
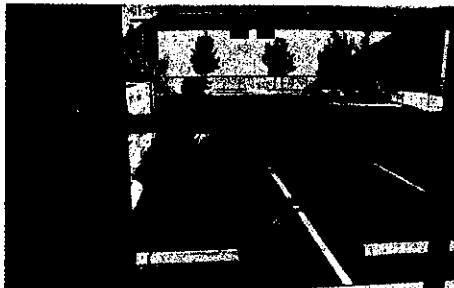
**Division:** Museums and History  
**Location:** Carson City  
**Funding:** \$653,475

**Project Overview:**

Maintenance needs identified in the 1988 PWB Facilities Condition Analysis report including: repair broken windows, replace roof shingles and gutters, grout masonry walls, repair loosening sandstone blocks, and paint the building exterior.

**Critical Need:**

- 24 broken windows
- Sandstone repairs, mortar and repainting
- Exterior paint is peeling and fading
- Roof shingles missing
- Rusted and broken-away gutters
- Immediate repairs needed to prevent acceleration of deterioration
- FY 2002 cost estimate was \$376,584; current estimate is \$653,475



This project will address needed repairs to the Nevada State Museum in Carson City, including (left to right) cracked shingles, deteriorated exterior paint and 24 broken windows.

# **LOST CITY MUSEUM**

## **Asbestos and Flooring Replacement**

### **M 68**

**Division:** Museums and History  
**Location:** Overton  
**Funding:** \$239,513

#### **Project Overview:**

U.S. EPA and OSHA requirements as identified in the last PWB Facility Condition Analysis report. Removal and replacement of damaged asbestos material at the Lost City Museum in Overton.

#### **Critical Need:**

- PWB recommends that the ceilings and flooring be replaced to meet U.S. EPA and OSHA regulations dictating replacement of all asbestos materials once they are classified as damaged
- Asbestos contamination is a serious public safety issue for both staff and museum visitors
- Reduce liability to State through repairs of now identified and documented health and safety issues

**Damaged floor tiles at the Lost City Museum in Overton. The State Public Works Board recommends replacing ceiling/flooring based on U.S. EPA and OSHA regulations dictating replacement of all asbestos materials once they are classified as damaged.**

