



December 19, 2024

Assemblywoman Daniele Monroe-Moreno, Chair
 Senator Marilyn Dondero Loop, Vice Chair
 Legislative Counsel Bureau
 401 South Carson Street
 Carson City, Nevada 89701
 Interim Finance Committee
Reports@lcb.state.nv.us

Chair Monroe-Moreno and Vice Chair Dondero Loop,

Subject: Interim Expenditure Report for Assembly Bill 525 and Senate Bill 341

We are submitting herein the Interim AB525 and SB341 Expenditure Report pursuant to AB525 Section 55 (1): "Prepare and transmit a report to the Interim Finance Committee on or before December 20, 2024, that describes each expenditure made from the money appropriated by this act from the date on which the money was received by the entity through December 1, 2024."

Friends of Gem Theater received the appropriated sum of \$1 million by check in October 2023. The amount of \$110,334.36 for late 2023 to December 1, 2024, has been expended. We have accomplished planning and pre-construction work, with the major construction activities scheduled for 2025.

The attached spreadsheet includes a breakdown of all costs for the project through December 1, 2024, budget allotments for the remaining scopes of work, and how we have augmented appropriation funds with in kind services. Further, we share highlights from the pre-construction phase so you may begin to see the impact of your contributions. The following table shows 2023-24 expenses by broad categories:

Category	Total Expenditure under AB525/SB341	Funds Remaining under AB525/SB341	In Kind Funds/ Services
Pre-Construction and Planning	\$67,382.97	\$77,617.03	Architect (discounted rate, cost savings of \$50/hour)
1. Initial Structural engineering report - \$2,025.00			
2. Pre-design and feasibility services - \$11,000.00			Historic Preservation Consultant
3. Property survey - \$4,950.00			(estimated \$29,072, ~184 hours/ in kind;
4. Archival services - \$5,600.00			
5. Storage container - \$9,899.36			



Category	Total Expenditure under AB525/SB341	Funds Remaining under AB525/SB341	In Kind Funds/ Services
6. Soils test excavation work - \$200 7. Schematic and program analysis - \$7,253.00 8. Design development and construction documents - \$14,517.50 9. Insurance - \$11,938.11			Advisory Board Member) Storage container nonprofit discount, \$500
Miscellaneous 1. Project Management – In Kind 2. Travel for project - \$4,401.44 3. Supplies - \$6,149.57 4. Services - \$50.38	\$10,601.39	\$29,102.51	Project Manager (estimated \$100,000/year in kind; Board Officer)
Remaining work scopes 1. Structural Foundation Repair - \$100,000 2. Masonry - \$50,000 3. Roofing - \$80,000 4. Mechanical, Electrical, Plumbing (MEP) - \$500,000 5. Construction Management - \$52,650	\$32,350.00	\$725,000.00	Construction Manager (discounted services est. \$50/hour; Board Officer)
Total	\$110,334.36	\$889,665.70	~\$250,000+

Categories Described:

Pre-construction and Planning activities emphasize the important strategy of measuring twice, cutting once. These activities include obtaining the necessary construction and property insurance for the construction rehabilitation project, conducting specific tests and surveys for ensuring compliance and supporting structural modifications, pre-design and feasibility services, followed by schematic and design development services by the architect, archival services by the archival consultant to inventory and pack up theater artifacts, and installation of a storage container to house large theater items such as the seats and lighting fixtures, and historical artifacts, during construction.

The Miscellaneous items consist of lodging costs related to the archival consultant and recurring project site travel, supplies inclusive of site safety equipment, various tools for demolition and storage tasks, services for shipping project documents and solid waste services.



The remaining work scopes include structural foundation repair work, masonry repair work to the exterior of the brick building, replacement of the roof and additional structural support, installing new mechanical, plumbing, and electrical infrastructure and systems, and continued construction management for all site work. The schedule follows weather contingencies with foundation repair work anticipated to start next month, followed by the masonry repair work anticipated to begin in March, and the roof replacement next. The Mechanical, Electrical, and Plumbing systems work will begin in parallel to these scopes of work throughout the theater building.

Overview of activities performed thus far:

Before we could begin construction, we prepared and packed up the site. In accordance with our Preservation Treatment Plan, we hired Melanie Coffee, Museums Consultant and Collections Manager, to document, photograph, inventory, and pack the movie theater's artifacts. Ms. Coffee conducted onsite archival work this past fall. Some of the artifacts include original slide projector glass slides that contributed toward the theater's historical significance for listing on the State and Federal Register of Historic Places. The building was officially listed in February 2024, thanks to the in-kind nomination report by board member Courtney Mooney, also our historic preservation consultant. We now have a thorough database of our movie theater artifacts and can better determine what goes back in and what may be donated to the museum for public archives.

We hired Randal Jacob Design Group (RJDG) in March 2024 to conduct schematic design, site planning and conceptual design, and design development services. The firm performed several site visits to translate all existing site conditions of the building (including conceptual site, streetscape designs, and 3D model) into a three-dimensional Building Information Model including floor plans, framing plan, foundation plan, building elevations, and building sections. The firm also produced demolition plans, temporary and final structural solutions for deficient areas, roof repair plan, and general instruction and documentation of other repairs. RJDG has coordinated and collaborated with engineers and system consultants for the major scopes of work we are constructing, including Plumbing and Mechanical Engineers to create mechanical and plumbing solutions that also consider life safety egress codes and building codes.

We coordinated a full, independent topographic survey with ownership and easement information. The field work for the survey was initiated in early June 2024, with the final survey delivered in July 2024. The survey identified discrepancies and overlapping information regarding property lines, easements, County right-of-way information, and utilities. It has taken several months to resolve the lot discrepancies with Lincoln County Planning Department, resulting in a delay to our construction schedule. Additionally, soils tests and an investigative site survey revealed long-term water infiltration to the southside of the Gem Theater. We are currently coordinating with Lincoln County on necessary public infrastructure improvements south of the building in the adjacent County-owned right-of-way. With the coordinated improvements to the public stormwater infrastructure, the Gem will also design and construct flood control measures to protect the historic building, reducing the budget for interior



building improvements. This work is essential to protecting the building from the elements, which is the primary goal, with system updates being the secondary goal.

During the survey process, it was also discovered that the anticipated area for constructing new ADA compliant restrooms is the legal public access to Cornwall Row, the easement behind the east wall of the Gem, and the County would not permit the restroom extension to be built off the south wall of the Gem. With this unforeseen condition, we must shelve the additional restroom building plan until an alternative solution can be worked out with surrounding properties. We will still plan connection points for this potential addition to be negotiated through a future opportunity.

This past summer, we conducted a soils test to determine soil conditions surrounding the building to support our structural engineering analysis. The soils information confirmed factors that assisted in identifying intelligent and safe solutions to the structural repair of the building. All testing and surveys help ensure future ownership and condition of the property is current and compliant for generations to come. The structural foundation repair work is anticipated to begin after the holidays and in conjunction with the local road department and water district for excavation collaboration along the County-owned alleyway.

Areas we are finalizing in current design tasks include review of the projection room for HVAC, electrical, and structural code compliance including specialized ventilation systems to accommodate the historical carbon arc projectors; review and design of updated concessions area to ensure proper Health Department compliance for potential food offerings; review and modification of stage area to accommodate community-based events, talks, and small music performance gatherings; and integration of flexible open area for ADA accommodation, events, and small gatherings.

Gratitude and Full Steam Ahead

We are tremendously grateful to the Nevada Legislature for this funding opportunity. Historic preservation is often a long, drawn-out process and this allocation has made so much possible for the restoration of the theater building and preserving this significant part of Nevada's history. We continue to hire local labor where feasible, and to consider the Gem's neighbors through public communication and outreach about the project. We have even tapped into our relationships with other historic movie theater owners in Nevada to consult them on various design and operation decisions along the way.

The public response and excitement for the theater's reopening continues to grow online in our social media channels and via statewide supporters excited by the growth potential of the film industry and related heritage tourism the theater will bring to Lincoln County and Pioche. We have seen increased investment and business interest in the area since the appropriation and construction activities at the Gem Theater.

We are really looking forward to these next scopes of work to expend the remaining funds and to share the results with you all. A full Cost Breakdown document accompanies this correspondence. Please let us know any questions you may have regarding our report.



Thank you again for your support of the historic Gem Theater in Pioche!

Sincerely,

Melissa Clary
"Chief Gemologist"/President
Friends of Gem Theater
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GEM Theater - Miscellaneous		Obligated			\$40,000.00	
Date	Description	Budget Category	Vendor	Actual Expense	Method of Pmt	Check Number
12/23/23	Hard Hats, bolts	Supplies	Lowe's	\$31.37	Credit Card	
2/26/24	Air scrubber	Supplies	Offer Up	\$250.00	Cash	
3/3/24	HEPA filters, headlamps	Supplies	Home Depot	\$67.04	Credit Card	
3/18/24	Shipment of Gem items to architect	Shipping	USPS	\$19.68	Credit Card	
3/17/24	Travel - gas	Travel	Loves Gas Station	\$58.49	Credit Card	
2/27/24	Portable hard drive for archives and construction documents	Supplies	Best Buy	\$124.62	Credit Card	
6/12/24	Travel - gas	Travel	Loves Gas Station	\$114.03	Credit Card	
6/16/24	Travel - gas	Travel	A&B Services	\$74.00	Credit Card	
3/14/24	Travel - gas	Travel	A&B Services	\$74.00	Credit Card	
7/24/24	Fire extinguishers x 3	Supplies	Lowe's	\$227.52	Credit Card	
7/24/24	Travel - gas	Travel	Loves Gas Station	\$41.01	Credit Card	
7/26/24	Travel - gas	Travel	Sinclair	\$47.31	Credit Card	
7/24/24	Theater key copy	Supplies	Minute Key	\$4.34	Credit Card	
7/24/24	Theater key copy	Supplies	Minute Key	\$4.34	Credit Card	

3/13/24	Respirator mask, gloves	Supplies	Lowe's	\$56.29	Credit Card	
7/31/24	Storage bins, banquet table for archival consultant	Supplies	Costco	\$151.61	Credit Card	
8/5/24	Lantern slides and storage boxes	Supplies	Hollinger	\$225.45	Credit Card	
8/5/24	Storage bags, foam	Supplies	Uline	\$606.79	Credit Card	
8/5/24	Storage cartons, artifact trays, archive file folders	Supplies	Gaylord	\$424.61	Credit Card	
8/5/24	Photographic emulsion cleaner kit and wipes	Supplies	Amazon	\$26.54	Credit Card	
8/5/24	Shop vacuum bags	Supplies	Amazon	\$19.17	Credit Card	
8/5/24	Film canister reel storage	Supplies	Bags Unlimited	\$28.23	Credit Card	
8/5/24	Stretch shrink wrap	Supplies	Harbor Freight	\$17.82	Credit Card	
8/20/24	Safety goggles	Supplies	Lowe's	\$18.40	Credit Card	
8/20/24	Steel trash bin, buckets, safety goggle, respirator cartridge	Supplies	Lowe's	\$122.92	Credit Card	
8/22/24	Travel - gas	Travel	Sinclair	\$74.00	Credit Card	
8/22/24	Landfill disposal	Waste Services	Western Elite	\$30.70	Credit Card	
8/24/24	Travel - gas	Travel	Shell	\$103.07	Credit Card	
8/21/24	Travel - gas	Travel	Loves Gas Station	\$75.00	Credit Card	
8/7/24	Floor lamp for workstation	Supplies	Walmart	\$16.13	Credit Card	
8/7/24	Tyvek safety suit	Supplies	Lowe's	\$18.40	Credit Card	
9/9/24	Storage bins	Supplies	Costco	\$38.97	Credit Card	

9/15/24	Travel - gas	Travel	Jerry's Sinclair	\$74.00	Credit Card	
9/23/24	Lodging - Melanie Coffee, Archivist	Travel	Overland Hotel	\$203.04	Credit Card	
9/17/24	Film canister reel storage	Supplies	Bags Unlimited	\$66.82	Credit Card	
9/25/24	Seat removal tools and supplies	Supplies	Harbor Freight	\$111.69	Credit Card	
9/29/24	Travel - gas	Travel	Sinclair	\$123.47	Credit Card	
10/2/24	Travel - gas	Travel	Shell	\$83.23	Credit Card	
10/6/24	Locks for Conex	Supplies	Lowe's	\$94.24	Credit Card	
10/6/24	Angle grinder tool	Supplies	Lowe's	\$161.48	Credit Card	
10/24/24	Lodging - Melanie Coffee, Archivist	Travel	Vista Grande	\$3,100.00	Check	1012
10/22/24	Travel - gas	Travel	Shell	\$63.78	Credit Card	
11/10/24	Travel - gas	Travel	Sinclair	\$41.21	Credit Card	
11/14/24	Wrenches, power outlet cord	Supplies	Harbor Freight	\$32.49	Credit Card	
11/15/24	Seating removal supplies, shelves for seat storage	Supplies	Home Depot	\$3,202.29	Credit Card	
11/20/24	Travel - gas	Travel	Sinclair	\$51.80	Credit Card	

GEM Theater - Pre-Construction			Obligated		\$145,000.00	
Date	Description	Budget Category	Vendor	Actual Exp	Method of Pmt	Check Number

1/11/24	Initial engineering report	Structural Engineering	Vector Structural Engineering	\$2,025.00	Check	1001
4/18/24	Pre-design and feasibility services	Pre-design	Randel Jacob Design Group	\$4,000.00	Check	1003
4/22/24	Commercial & construction insurance	Insurance	DLA	\$11,938.11	Check	1004
6/14/24	Schematic design, site plan analyses, structural engineering	Pre-design	Randel Jacob Design Group	\$7,000.00	Check	1005
6/11/24	Property survey	Survey	Rosenberg Associates	\$4,950.00	Credit Card	
8/2/24	Archival services	Archival Services	Melanie Coffee	\$2,800.00	Check	1006
9/4/24	Schematic, programming site analysis, structural and survey consulting, prints	Pre-design	Randel Jacob Design Group	\$7,253.00	Check	1007
9/16/24	Type II gravel material for Conex storage box	Storage	Jim Wilkin Trucking	\$306.36	Credit Card	
9/30/24	Conex box storage for seats	Storage	A Storage on Wheels	\$9,368.00	Check	1008
10/2/24	Type II tractor work, tree removal for Conex	Storage	Duane Wadsworth	\$225.00	Check	1009
10/2/24	Soils testing backhoe rental and work	Geotechnical	Aaron Boyce	\$200.00	Check	1010
10/7/24	Archival services	Archival Services	Melanie Coffee	\$2,800.00	Check	1011
11/26/24	Design development, structural engineer	Design Development	Randel Jacob Design Group	\$14,517.50	Check	1013

	consulting, construction administration					
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GEM Theater - Construction Management		Obligated		\$85,000.00	
Date	Description	Vendor	Actual Exp	Method of Pmt	Check Number
11/30/24	Construction management and oversight - 647 hours	Daniel Roberts	\$32,350.00	Check	1015
		Total Expenses	\$32,350.00		
		Remaining	\$52,650.00		

Total Expenditures through 12.1.24: \$110,334.36