

**1<sup>st</sup> Presbyterian Church  
Sequence of Expenditures**

**LATE MATERIAL**

MEETING DATE 11/6/08  
ITEM # 11 + 13

- Feb. 14, 2006 Letter dated Feb. 14, 2006 from the City offering to pay for additional design fess and a letter Feb. 21, 2006 from the Church accepting the offer.
- April 6, 2006 RDA/BOS did review the project and approve spending of \$47,600.00.
- May 24, 2006 Payment is made to Dolven Architectural Associates in the amount of \$47,600.00 for professional services for schematic and design development. Invoice was approved by Redevelopment staff.
- June 21, 2006 Payment in the amount of \$8,568.00 was paid to Shaheen Beauchamp for "pre-construction services". Invoice was dated March 24, 2006 and approved by Redevelopment Staff for processing.
- Dec. 5, 2006 A letter was sent to the RDA Chairperson, describing four additional construction expenses, totaling \$90,759.00, context of letter from the Church's Building Committee states: "there is a promise to provide assistance for"
- Sidewalks, curbs, and gutters \$39,324.00
  - Install temporary barrier \$ 8,192.00
  - Landscaping \$38,818.00
  - Liability Insurance \$ 4,425.00
  -
- Mar. 20, 2007 Invoice was sent from the Church directly to the RDA Chairperson in the amount of \$11,612.36 for the temporary barrier, wall anchorage and liability insurance:
- Furnish & Install temporary barrier \$ 7,022.40
  - Wall Anchorage \$ 1,362.00
  - Liability Insurance Premium \$ 3,227.96

This invoice was approved for payment by the Redevelopment Staff. Expenditures were charged to Redevelopment Authority Revolving Fund, Support Services Incentive Program.

Through March 20, 2007, total amount of spending for related to the First Presbyterian Church is \$67,780.36 exceeded the governing bodies authorized amount of \$47,600.00. Documentation could not be located indicating that the governing bodies (RDA/BOS) had reviewed and authorized payment for additional expenditures above the original amount of \$47,600.00.

Subsequently, a letter dated October 10, 2008, from the First Presbyterian Church was delivered to the City requesting reimbursement in the amount of \$86,634.48. As outlined in this letter, "there are numerous promises from the City officials, Redevelopment Office and City Staff to cover the additional expenses incurred for moving the new sanctuary and avoiding demolition of the old sanctuary". The letter from December 5, 2006 was referenced as to the four different expenses that would be incurred by changing the location. Based on the "verbal agreement that these expenses be reimbursed, the First Presbyterian Church is requesting that the reimbursement with occur as soon as possible".

CARSON CITY BOARD OF SUPERVISORS

Minutes of the April 6, 2006, Meeting

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to use Highway 50 and an unsignalized intersection to reach Arrowhead and its industrial area. The petitions signed by the residents who live in and around Bowers urging the Board to open Bowers were noted. Public comments were solicited but none were given. Supervisor Staub explained the reasons the Commission had not opened Sunrise and the stop signs that were placed on August and Bowers. Justification for removal of the barricades on Bowers was provided. Supervisor Aldean explained that the Commission had deferred installation of undulations and/or a valley gutter to slow the traffic. Mr. Werner explained the rationale for this decision. He committed to reconsideration of the need for addition traffic calming devices if necessary in the future.

Supervisor Aldean moved to approve the recommendations from the Carson City Regional Transportation Commission to reopen Bowers Lane at Arrowhead Drive and to install a multi-way stop at the intersection of Bowers Lane and August Drive. Supervisor Staub seconded the motion. Motion carried 5-0.

**REDEVELOPMENT AUTHORITY (1-2175)** - Mayor Teixeira then recessed the Board of Supervisors session and passed the gavel to Chairperson Williamson who convened the Redevelopment Authority. For Minutes of the Redevelopment Authority, see its folder.

**BOARD OF SUPERVISORS (2-0245)** - Following adjournment of the Redevelopment Authority, Chairperson Williamson returned the gavel to Mayor Teixeira who reconvened the Board of Supervisors session. The entire Board was present, constituting a quorum.

7. **REDEVELOPMENT/ECONOMIC DEVELOPMENT** - Manager Joe McCarthy - **ACTION TO PAY THE ARCHITECTURAL FEES INCURRED BY FRED O. DOLVEN ARCHITECTURAL ASSOCIATES IN THE AMOUNT OF \$47,600 FOR THE REDESIGN OF THE FIRST PRESBYTERIAN CHURCH'S PROPOSED NEW CONSTRUCTION OF A SANCTUARY AND NARTHEX THAT WILL RESULT IN SAVING THE HISTORIC 1864 AND 1896 STRUCTURE (2-0247)** - Supervisor Williamson moved to pay the architectural fees incurred by Fred O. Dolven Architectural Associates in the amount of \$47,600 for the redesign of the First Presbyterian Church's proposed new construction of a sanctuary and narthex that will result in saving the historic 1864 and 1896 structure. Supervisor Aldean seconded the motion. Motion carried 5-0.

8. **CARSON WATER SUBCONSERVANCY DISTRICT - PRESENTATION AND UPDATE ON THE REGIONAL WATER PLAN BY ED JAMES, EXECUTIVE DIRECTOR, CARSON WATER SUBCONSERVANCY DISTRICT (2-0251)** - Mr. James distributed copies of his slides to the Board and Clerk. He briefly explained them. (Supervisor Aldean briefly stepped from the room at 11:46 a.m. A quorum was still present. Supervisor Aldean returned at 11:50 a.m. The entire Board was present at that time, constituting a quorum.) Mr. James explained the District's goals, its area, and its purpose. Mr. James stressed that the District is not a regulatory agency. Regulations are left to the local entities. Mayor Teixeira pointed out that the City cannot pull from the River due to the Lahontan requirements. Discussion indicated that the City does have water rights from the River. This year the runoff will spill over the banks of the River. The question is whether to allow the water to go to Carson City or to the Stillwater Sink. Mr. James explained that they are working on the Indian Creek Reservoir as this is an ideal opportunity to fill it. This opportunity only presents itself every 20 years or so. He also indicated that they are releasing water from Lahontan Lake to avoid spillage when the runoff occurs. The District had used some of its funds to remove snags and beaver

P.O. Box 11160  
Reno, Nevada 89510  
TEL (775) 829-4451  
FAX (775) 829-7406

UNIVC 66

RECEIVED

MAY 10 2006

Invoice # 050806  
May 8, 2006

INVOICE

CARSON CITY  
EXECUTIVE OFFICES

Joe McCarthy  
Carson City Consolidated City-County Government  
Executive Offices  
201 North Carson Street, Suite #2  
Carson City, NV 89701

Client ID: CCPC  
Project #: 1995

First Presbyterian Church-306 West Musser Street  
New Sanctuary Building  
Carson City, Nevada

Professional Services for Schematic and Design Development for the above referenced project

Professional Services

Total Fee	\$ 47,600.00	
Percent Complete	100.00	
Fee Earned		47,600.00
Prior Fee Billing		-0.00-
<b>TOTAL AMOUNT DUE</b>		<b>47,600.00</b>

Invoice #:

15141

Group #:

S30

Check Date:

5/26/06

Account #:

603 0000-1102-18-70

Signature:

Approved for Payment

Letter Attached



# Shaheen Beauchamp Builders LLC

## Pre-Construction Invoice #1

**Date:** March 24, 2006

**Owner:** Presbyterian Church

**Project/Description:** Presbyterian Church  
Preconstruction Services

**Project Location:** Musser St., Carson City

**Vendor #:** 10847 ✓

**Group #:** 5896

**Check Date:** 6/30/06

**Account #:** 603-0000-463-7870

**Signature:** *Amelia B...*  
Approved for Payment

### Estimating

Conceptual Estimate 1 ( 2004 )	No Charge
Conceptual Estimate ( Metal Building )	No Charge
Conceptual Estimate 2 ( 12-05)	\$ 2,856.00
Conceptual Estimate 3 ( Save E & W Walls )	\$ 1,428.00
Conceptual Estimate # 4 ( Save 1800 Churches )	\$ 2,142.00

### Consulting

Prior to 1-2006	No Charge
Jan. 2006 to March 25, 2006	\$ 2,142.00

**Revised Contract / Amount Due** \$ 8,568.00 ✓

Please remit payment to Shaheen Beauchamp Builders, LLC., 3427 Goni Road, Suite 109, Carson City, Nevada 89706

# JAMES Y. ROBERTSON

5 GLENBROOK CIRCLE  
CARSON CITY, NEVADA 89703

Email youngmoe1@aol.com

Phone 775-882-1529

Fax 775-882-7423

December 5, 2006

Supervisor Robin Williamson  
201 N. Carson St. Suite #2  
Carson City, NV. 89701

Dear Robin,

To confirm our conversation of last month, I have listed below the extra construction expenses as a result of not being able to demolish the old Sanctuary of the First Presbyterian Church of Carson City. At the time that our demolition permit application was denied, there were many generous offers from the City and other interested people to help defer some of the additional costs of building a new Sanctuary on the corner of King and Division Sts. As you know we have moved ahead to build that new Sanctuary and have let the construction out to Shaheen & Beauchamp. The following is a list of additional expenses that we have currently been faced with.

1. New sidewalks, curb & gutter from our new main entrance on Division St. and around and down King St. to Nevada St. Please see attached drawing and price quotation of \$39,324.
2. We are going to demolish the 1949 addition to the old sanctuary to make room for our new building. The cost to install a temporary barrier in the 1865 Church is \$6,992. The additional engineering requirements for the new west wall of the Sanctuary amount to \$1200. This will help preserve the old Sanctuary. Please see attached quote from Saheen & Beauchamp.
3. Landscaping has to be completely changed and modified due to the change of location of the new Sanctuary. Please see the attached plan and our first bid of \$38,818.
4. The liability insurance for the old Sanctuary is an annual expense. While the building is never occupied, there is still the concern of people outside the building being injured especially during an earthquake. Is it possible for the City to add this building to their list of buildings to be covered for liability only? This expense was discussed during our first meeting with the City and we came away with the assurance that the City would take care of this annual expense. Our latest quotation for liability coverage is \$4,425. Please see attached quote.

When we were convinced that the City would not issue a demolition permit on the old Sanctuary, we decided to cooperate and move the location. We did this because the City and other interested people promised to help with the additional costs involved in the move. We sincerely hope this will be the case and thank you for your cooperation and assistance.

Sincerely,

Jim Robertson, Elder & Member Building Committee

KNOWLEDGE  
MARCH 20, 2007

KNOWLEDGE  
MARCH 20, 2007



# The First Presbyterian Church

Goodwin Memorial Building  
306 West Musser Street  
Carson City, NV 89703

(775) 882-1032

Fax: (775) 882-8095

The Rev. Bruce Kochsmeler, Pastor  
E-mail: kmelerfpc@sbcglobal.net

The Rev. Alan Dorway, Associate Pastor  
E-mail: alanfpc@sbcglobal.net

## INVOICE

March 20, 2007

Attn: Supervisor Robin Williamson  
Carson City, Nevada  
Re: Reimbursement of Funds

Dear Supervisor Williamson:

This is in regard to Jim Robertson's letter dated December 5, 2006. This letter was in reference to the extra construction expenses accrued by First Presbyterian Church when not allowed to demolish their Old Sanctuary located at 110 N Nevada Street, Carson City, Nevada.

Attached please find copies of the extra construction expenses and liability insurance billed to First Presbyterian Church, Carson City, Nevada.

Invoices attached as follows:

Shaheen Beauchamp Bld	\$ 7,022.40
Shaheen Beauchamp Bld	\$ 1,362.00
Covenant Presbyterian Insurance	\$ 3,227.96
<b>Total to be reimbursed</b>	<b>\$11,612.36</b> ✓

If you have any questions I may be reached at 775.882.1032 Monday – Wednesday.

Sincerely,

Charlene Rodman  
Administrator/Finance

Att:  
CC: Jim Robertson

Vendor #: 15682  
 Group #: 4545  
 Check Date: 4/13/07  
 Account #: 603-0000-463-1445  
 Approved for Payment:



Shaheen Beauchamp  
Builders LLC

## INVOICE

To: 1st Presbyterian Church  
306 W. Musser St.  
Carson City, NV 89703

RE: Construction Contract Billing

Furnish & Install a temporary barrier in the 1865 church  
since the 1949 building has been removed

\$7,022.40

Please make check payable to:

Shaheen Beauchamp Builders LLC  
P.O. Box 3322  
Carson City, NV 89702



Shaheen Beauchamp  
Builders LLC

## INVOICE

To: 1st Presbyterian Church  
306 W. Musser St.  
Carson City, NV 89703

RE: Construction Contract Billing

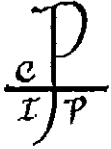
Wall anchorage between the new sanctuary wall  
and the existing 1890's structure

\$1,362.00

Please make check payable to:

Shaheen Beauchamp Builders LLC  
P.O. Box 3322  
Carson City, NV 89702





COVENANT PRESBYTERIAN  
INSURANCE PROGRAM, INC.

205 Keller Street, Suite 203 • Petaluma, CA 94952-2886

March 16, 2007

Ms. Carole Carlson  
First Presbyterian Church of Carson City  
110 N. Nevada St.  
Carson City, NV 89703

Sent by Fax: (775) 884-2926 and U S Mail

Re: Insurance cost for the Old Sanctuary

Dear Carole:

I have reviewed the records and details of the property owned by First Church Carson City and divided the coverage and cost among all of the buildings on your campus. The total annual premium at present is \$14,406.32. That portion of the annual premium associated with the property and liability insurance for the Old Sanctuary is \$3,227.96.

I trust this will answer your questions. If I can aid in any other way, please feel free to call me.

Sincerely yours,

Robert D. Reis  
President & CEO



# The First Presbyterian Church

Goodwin Memorial Building  
306 West Musser Street  
Carson City, NV 89703

(775) 882-1032

Fax: (775) 882-8095

The Rev. Bruce Kochsmeier, Pastor  
E-mail: kmeierfpc@sbcglobal.net

The Rev. Alan Dorway, Associate Pastor  
E-mail: alanfpc@sbcglobal.net

October 10, 2008  
Invoice 101008-1

Carson City  
201 N. Carson St.  
Carson City, NV 89701

When the demolition permit for the sanctuary of the First Presbyterian Church was denied in 2006 we were told that Carson City would reimburse the church for any expenses incurred as a result of redesigning and relocating the new sanctuary to the west on our property at the corner of King and Division Streets. There were numerous promises from the city officials, Redevelopment office and city staff to cover the additional expenses incurred for moving the new sanctuary and avoiding demolition of the old sanctuary. In a letter to you from the undersigned dated 12-5-06, four different expenses were described that would be incurred by changing the location. Listed below are the actual amounts (including any credits received) plus additional necessary amounts that have been paid to our general contractor Shaheen Beauchamp Builders that should be reimbursed to the Presbyterian Church.

New sidewalks, curb and gutter on King and Division Streets	\$35,279.00
Fill in the arched opening of the Historic Bldg. after removing the 1949 addition	\$ 6,992.00
Reinforce the west wall of the Historic bldg. with the new Sanctuary wall	\$ 1,200.00
Landscaping around relocated Sanctuary	\$29,135.52
Re-roof a portion of the Historic Bldg. to prevent leakage into new sanc.	\$10,800.00
Liability insurance for old Sanctuary (2008 premium)	<u>\$ 3,227.96</u>
Total	\$86,634.48

We sincerely hope that the above expenses will be paid as verbally agreed as soon as possible.

Sincerely,

First Presbyterian Church of Carson City

\_\_\_\_\_  
Jim Robertson, Elder