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October 25, 2013
(Revised December 16, 2013)

Mr. Ted Crawford – Department of Administration - Division of Facilities Management
101 East Wilson Street, 7th Floor
PO Box 7866
Madison, WI 53707

RE: **Programming Statement**
12G2R.18 – Black Point Historic Preserve Porch Rehabilitation
Lake Geneva, WI

Dear Ted,

Below you will find the project description, justification, budget, and schedule for your use as a starting point for an agency request for state building commission action. Attached, you will find preliminary drawings and a detailed budget for your reference.

Project Description:

This project includes reconstruction of a 2,800 square foot porch in order to comply with live load requirements appropriate for assembly occupancies. Reconstruction will include replacement of foundation systems, floor framing systems, decking, and select stair assemblies. Furthermore, all exterior painted ornamental woodwork such as columns, balustrades, and newel posts will be replaced. Peripheral work will include, but may not be limited to: landscape protection/restoration, structure shoring, screen enclosures reconstruction, and stone base/filter fabric installation.

This site is listed with the State and National Registry of Historic Places. Consequently, reconstruction of various architectural components shall be in kind, including material, detailing, and geometry with possible minor structural embellishments. The primary structure, however, will be replaced with modern engineered components appropriate for increased live load.

See Photographic Illustrations #1-2

Project Justification:

The original porch, circa 1888, was expanded in 1903. The primary structural components including piers, beams, and joists are in various stages of deterioration. Some remedial repairs and embellishments have been made in response to observations made in a historic structures report (HSR) completed in June of 2009. However, no significant structural embellishments have been completed in order to address live load capacity of the porch floor, an item also identified in the 2009 HSR. Accordingly, these systems are inadequate to accommodate loading associated with assembly occupancies, and intended for

residential occupancies. In 2006, reconstruction of a section of the porch followed structural failure as a result of overloading.

See Photographic Illustrations – Structures #3-7

Architectural components such as columns, balustrade, newels, and fascia are in various stages of deterioration. Reconstruction of the primary structural systems will warrant their complete removal. Select salvage of components, their rehabilitation, and reinstallation is possible, however, not ideal. Significant damage to components during their removal is likely, if not, unavoidable. For example, the tongue of the tongue and groove decking will be destroyed during fastener removal, rendering it inappropriate for reuse. Fastener removal will impact most all components. With exception to the deck fascia, it is important to note, that these architectural components are also structural in nature.

See Photographic Illustrations – Architectural #9-13

Removal of numerous layers of lead based paints or coatings is costly for those components *that can* be salvaged. Furthermore, given the investment associated with developing the dies/jigs for the custom elements, mass manufacturing of these components becomes financially beneficial. Consequently, replacement of all components will provide cost savings, while resulting in predictable results in: overall service life, structural performance, and finish retention.

See Photographic Illustrations – #14-15

Budget:

| | |
|----------------|-------------------|
| Construction | |
| Design | |
| DFD Management | |
| Contingency | |
| Equipment | |
| TOTAL | \$ 458,709 |

Proposed Schedule:

| | |
|-------------------------|---------------|
| SBC Approval: | January 2014 |
| A/E Selection: | February 2014 |
| Bid Opening: | August 2014 |
| Start Construction: | October 2014 |
| Substantial Completion: | March 2015 |
| Final Completion: | April 2015 |

Thank you for this opportunity to provide services for the State of Wisconsin. If you should have any questions, please don't hesitate to call.

Respectfully yours,



Kelly B. Thompson
Principal Architect

Attachments:
Detailed Opinion of Project Cost
Photographic Illustrations
Drawings

Detailed Opinion of Probable Project Cost

13G2R.18 - Black Point Historic Preserve - Porch Rehabilitation
Department of Administration

| Description | Total |
|--|-------------------|
| Estimated General Construction | |
| Site Work | |
| Mobilization and Site Stabilization | \$ 5,870 |
| Demolition and Shoring | \$ 21,299 |
| Earthwork, Stone Base and Filter Fabric | \$ 7,329 |
| Landscape Restoration | \$ 10,500 |
| Site Clean Up | \$ 8,400 |
| Concrete and Masonry Work | |
| Concrete and Brick Piers | \$ 23,788 |
| Carpentry Work | |
| Beams, Joists, Anchors, and Accessories | \$ 47,905 |
| T/G Prefinishing Wood Decking (Material) | \$ 48,510 |
| Wood Doug Fir turned posts (Material) | \$ 14,112 |
| Porch railings and trim (Material) | \$ 19,530 |
| Screen porch enclosure (Material) | \$ 13,020 |
| Stair railing, new wood treads and risers (Material) | \$ 4,442 |
| Porch fascia and trim (Material) | \$ 4,347 |
| Lattice panels (Material) | \$ 5,723 |
| Carpentry Labor | \$ 59,640 |
| Thermal and Moisture Protection Work | |
| Downspouts - Removal and Reinstall | \$ 1,750 |
| Misc Sheet Metal Flashing | \$ 1,750 |
| Finish Work | |
| Painting / Coatings | \$ 17,220 |
| Electrical Work | |
| Lightning Protection - Remove and Reinstall | \$ 2,500 |
| General Conditions | |
| General Requirements | 7.5% \$ 23,823 |
| Overhead and Profit | 7.5% \$ 25,609 |
| TOTAL Construction | \$ 367,065 |

| | |
|---------------------------------|-------------------|
| Estimated Project Cost | |
| Total Construction | \$ 367,065 |
| Contingency | 10% \$ 36,707 |
| Hazardous Materials (Allowance) | \$ 2,000 |
| | \$ 405,772 |
| AE Fees | 10% \$ 36,707 |
| DFD Fees | 4% \$ 16,231 |
| Plan Review / Testing: | \$ - |
| TOTAL Project Cost | \$ 458,709 |

Photographic Illustrations



Photo Illustration #1



Photo Illustration #2

Structures



Photo Illustration #3



Photo Illustration #4



Photo Illustration #5



Photo Illustration #6



Photo Illustration #7

Architectural



Photo Illustration #9



Photo Illustration #10



Photo Illustration #11



Photo Illustration #12



Photo Illustration #13



Photo Illustration #14



Photo Illustration #15