**AGENCY REQUEST FOR**

**A/E SELECTION**

**JANUARY 2014**

**AGENCY**: Department of Administration (DOA)

**AGENCY CONTACT:** Ted Crawford; (608) 266-1674; ted.crawford@wisconsin.gov

**LOCATION:** Black Point Historic Preserve

W4270 South Land Road

Town of Linn, Wisconsin

**PROJECT REQUEST**:

Request A/E services from pre-design through construction administration of a porch rehabilitation project at the Black Point Historic Preserve for an estimated total cost of $466,500 GFSB.

**PROJECT NUMBER: 13L1A**

**PROJECT DESCRIPTION**:

The project provides for the reconstruction of a 2,800 SF wrap around porch (consisting of a front entry porch and a screened-in dining porch) that will meet the load requirements of assembly occupancies. Scope of work includes:

* Replacement of the foundation system, floor framing systems, decking and select stair assemblies.
* All exterior painted ornamental woodwork (e.g. columns, balustrades and newel posts) will be replaced.
* Peripheral work will include – but not limited to landscape protection/restoration; structure shoring; screen enclosure reconstruction and stone base/filter fabric installation.
* Reconstruction of various historical architectural components shall be in kind – including material, detailing and geometry with possible minor structural embellishments. The primary structure will be replaced with modern engineered components appropriate for increased live loads.
* The work will be done during the fall through winter months so it will not impact the historic site during the tourist season.

**JUSTIFICATION**:

The Black Point Historic Preserve, located on the south shore of Lake Geneva, is listed on the National Register of Historic Places for its architectural significance and was given to the State by owners William and Jane Petersen to use as a public historic site. The centerpiece of the Black Point Historic Preserve is the magnificent Queen Anne-style summer home built in 1888 by the Chicago beer baron Conrad Seipp. The original porch of home was expanded to its current configuration in 1903 and was constructed to accommodate residential occupancies. Some remedial repairs were made in response to a July 2009 Black Point Historic Preserve Historic Structures Report. However, no structural upgrades have been made to the porch and it is not adequate to support the floor loads that occur from public tours of the facility. In 2013, a programming statement was done for the rehabilitation of the historic porch which documents the existing deteriorating condition of the structural components (piers, beams and joists). The Program Statement, Historic Structures Report and other supporting documents will accompany this request.

**BUDGET/SCHEDULE**

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| **Project Schedule** | **Date** |
| A/E Selection  | January 2014 |
| Design Report | May 2014 |
| SBC Approval | June 2014 |
| Bid Opening | Sept 2014 |
| Start Construction | Oct 2014 |
| Substantial Construction | April 2015 |
| Final Construction | June 2015 |

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| **Budget Line** |  |
| Construction |  $  |
| Design |  $  |
| DFD Mgmt |  $  |
| Contingency |  $  |
| Equipment |  $ -  |
| Other Fees |  $ -  |
| **Total Project Cost** |  $ 466,500  |