

**AGENCY REQUEST FOR
A/E SELECTION
JULY 2015**

AGENCY: Wisconsin Historical Society (WHS)

AGENCY CONTACT: Greg Parkinson, (608) 264-6581 greg.parkinson@wisconsinhistory.org

LOCATION: Villa Louis, Prairie du Chien, Wisconsin

PROJECT REQUEST:

Request release of \$51,000 of Building Trust Funds – Planning to prepare preliminary plans and a design report to construct structural repairs and renovate the Astor Fur Trade Warehouse at the Villa Louis historic site. The A/E selection will be for preliminary design, design report, final design, bidding and construction administration for a project with an estimated total cost of \$386,000 funded by GFSB – Facility Maintenance and Repair.

PROJECT NUMBER: 15D10

PROJECT DESCRIPTION:

This project will involve the stabilization and prevention of further deterioration of the 2,800 GSF building, safety improvements, mechanical and electrical system improvements, and various architectural repairs as noted in the May 26, 2009 study report (project 06K4L) completed by River Architects, Inc. of La Crosse. Repairs and improvements must be done in compliance with the Secretary of the Interior's Standards for Historic Restoration. The scope of work will include:

- Structural repairs: replacement of a first floor joist, two floor beams, and the existing basement columns (as well as the addition of new concrete footings and concrete piers); jacking the first floor to level; interior repointing of basement walls; and stabilization and repair of the masonry chimney.
- Architectural repairs: replacement of the west stairs, basement door, exterior door hardware and thresholds, and sash of second floor windows; “bat-proofing” attic; reconstructing the interior stairs and other related safety upgrades; repointing limited areas of the exterior masonry wall; patching masonry joist pockets where the north stairs were removed; constructing new north exterior stairs; repairs to damaged west shutter, cracked stone sills at doors, glass and putty at west basement window, first floor window, basement window lintels and louvers, and damaged interior wall base; covering exposed fiberglass insulation with wood boards; removal of paint from north masonry wall exterior; upgrading of handrails and guardrails at east ramp; installation of new louvers at east and west basement windows; painting of roof soffit, fascia and moldings, door muntin, window exteriors, and basement windows and louvers; and installation of river rock and weed barrier at basement windows.

- Mechanical repairs: removal of the existing 43 year old HVAC equipment, installation of two new smaller HVAC units, adding of a duct system for the first floor, converting the heating fuel source from electricity to natural gas, and adding humidity control.
- Electrical repairs: replacement of EMT conduit with a permanent raceway system; replacement of exit lights incorporating emergency egress lighting; adding light switches; and replacement of existing track lighting and exterior light fixtures.

PROJECT JUSTIFICATION:

The Astor Fur Warehouse is one of the 39 National Historic Landmarks in Wisconsin. It rests on land that has a very long and storied history that includes fur trading activities as early as the 1790s, a role in the War of 1812, and use by various fur trading companies through 1850. The stone building was constructed in 1851. It was originally used as a dry goods store and as a location to store furs that were traded for goods to be sold in the store. The historic significance of the site and the Astor Fur Warehouse make both critical components of the interpretation and public programming for visitors to Villa Louis.

The building’s structural problems create safety concerns for visitors, and the building itself is at risk. The last major work on the Astor Fur Warehouse occurred in 1972, 43 years ago. Since then, the building and the Villa Louis historic site have been affected by several major floods on the Mississippi River. Over time, a continuing number of issues have been noted with the building. In June of 2006, staff noted the early stages of structural failure in the basement support of the first floor of the building. DFD approved a small project request to hire an architectural firm to examine the building and to make recommendations for repairs. The above scope of work highlights the major recommendations resulting from that study report (06K4L), completed in May of 2009. That study identified the work needed to stabilize the building as well as to improve the safety and functionality of the building’s mechanical and electrical systems.

BUDGET/SCHEDULE:

Construction	\$
Design	\$
DFD Mgt.	\$
Contingency	\$
Other Fees	\$
TOTAL	\$386,000

A/E Selection	Jul. 2015
Design Report	Feb. 2016
SBC Approval	Mar. 2016
Bid Opening	Jun. 2016
Start Construction	Aug. 2016
Substantial Completion	Mar. 2017
Final Completion	Apr. 2017

PREVIOUS ACTION:

No previous SBC action.

This project was set forth in the Historical Society’s 2013-2015 Capital Budget Request and was identified as having the highest priority among seven biennial requests.