

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, December 22, 2015 ~ 4:00 p.m.

Charles Street Bridge – Site Visit for Preservation discussion
(No action to be taken)

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, December 22, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – December 9, 2015
3. Voucher Approval
4. Old or General Business
 - a. Charles Street Bridge Project – Exhibit A
 - b. Emergency Funding Nonprofit Grant Masonic Center - Exhibit B
 - c. Update on extending historic lighting costs on Highway 85 project – Exhibit C
 - d. Request for Proposal for Street Reenactments – Exhibit D
 - e. Consideration of a Consent Agenda for Revolving Loan Program
5. New Matters before the Deadwood Historic District Commission
 - a. COA – Case #H15059 – 670-672 Main Street – Scott and Sharon Jacobs – Exhibit E
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - b. Revolving Loan Program – Exhibit F
 - Robin Gorder and James Gregory – 3 Rodenhaus – Loan Extension
 - Bruce and Mary Oberlander – 102 Charles – Loan Extension
 - Leslie Christiansen – 18 Washington – Loan Extension
 - Tim Berg and Kathryn Koutavas – 1 Forest – Loan Extension
 - c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment

All Applications **MUST arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3^d Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, December 9, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – November 23, 2015
3. Voucher Approval
4. Old or General Business
 - a. Results of Bid Opening for Deadwood Welcome Center – Exhibit A
 - b. South Dakota Governor's Conference on Tourism - Exhibit B
 - c. Update on extending historic lighting costs on Highway 85 project
 - d. Adopt revised Retaining Wall Program procedures – Exhibit C
5. New Matters before the Deadwood Historic District Commission
 - a. COA – Case #H15058 – 21 Charles – Mike and Diane Percevic – Exhibit D
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit E
 - Mike and Diane Percevic – 21 Charles – Siding Program
 - Mike and Diane Percevic – 21 Charles – Wood Windows
 - Mike and Diane Percevic – 21 Charles – Vacant Home
 - Bernie Requsaw – 336 Williams – Retaining Wall
 - b. Revolving Loan Program – Exhibit F
 - V Carolyn White – 3 Shine – Revolving Loan
 - V Carolyn White – 3 Shine – Elderly Resident Program
 - V Carolyn White – 3 Shine – Vacant Home Program
 - V Carolyn White – 3 Shine – Windows Program
 - V Carolyn White – 3 Shine – Siding Program
 - Dustin and Laura Floyd – 21 Lincoln – Loan Extension
 - William Zwingelbert – 11 Jackson – Request to Forgive
 - c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
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CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, December 9, 2015

Present Historic Preservation Commission: Michael Johnson, Chuck Williams, Lynn Namminga, Lyman Toews, Thomas Blair, and Laura Floyd were present.

Absent: Ms. Terri Williams, City Attorney, and Dale Berg were absent.

Present City Commission: Dave Ruth Jr. was present.

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Joy McCracken of NeighborWorks-Dakota Home Services and Bonny Fitch, Recording Secretary, were all present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, December 9, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of November 23, 2015 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Namminga to approve the minutes of Monday, November 23, 2015 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$118,884.48. Aye – All. Motion carried.

Old or General Business:

Results of Bid Opening for Deadwood Welcome Center – Exhibit A

Mr. Kuchenbecker presented the HP Commission with a bid tabulation for the Deadwood Welcome Center Project. The City Commission has awarded the project to Ainsworth-Benning Construction, Inc. for \$6,180,000.00. The bids were approximately one million under the architects estimate for the project. It is scheduled to be completed by May 2017. The next step for the Historic Preservation Office is to have the archeological research and survey work completed for the site which will include monitoring during excavation. The office is developing a RFP for the design work of the interior display and exhibit space. Mr. Blair asked when the money will start coming out of the HP budget for this project. Mr. Kuchenbecker stated there is three million budgeted for this project for 2016 so we will start seeing expenses come in 2016. HPC will need to budget some expenses in 2017 as well.

South Dakota Governor's Conference on Tourism – Exhibit B

Mr. Kuchenbecker stated the SD Governor's Conference on Tourism is in Pierre, January 19-21, 2015. HP Commissioners are invited to attend. HPC also hosts a legislative breakfast and lunch at the statehouse during this time. Please let Bonny know if you wish to go.

Update on extending historic lighting costs on Highway 85 project

Mr. Kuchenbecker presented the HP Commission with an estimate of costs from Karin Olson, SD DOT, for decorative lighting instead of standard lighting west of Puma Hill Road to Walnut Street. The preliminary estimate is \$440,000 - \$500,000. At this point, it has been indicated this will not hold up the project. We would need to make a decision by our first meeting in January. Chair Floyd stated we need to have a discussion on whether the cost is worth the historic benefit and what share of it would be that of HP. Is there indication other entities would be willing to partner with us on this change? Mr. Ruth stated last Monday night during the City Commission meeting, because this came in so late, there was a motion to continue the matter until the next meeting so the commission, staff and public would have time to review. Mr. Blair stated there is a block and a half where lights could be shared with Mickelson Trail. Mr. Kuchenbecker stated as far as funding for this project, Mary Jo Nelson, Finance Officer has indicated approximately \$1,100,000 would be available for projects in the future from unencumbered funds in reserves. Chair Floyd stated if we were considering paying for the entire amount out of our budget it will take half of the budget which is significant. Mike Rodman, Executive Director of Deadwood Revitalization Committee, speaking on behalf of the property owners affected by these lights and the Revitalization Committee, stated they strongly urge the HP Commission to consider this proposal. This is a once in a life time chance to enhance the gateway into Deadwood. Chair Floyd asked if any property owners would be interested in partnering with the City on this project. Mr. Rodman stated it had not been discussed. Mr. Kuchenbecker stated he had heard a concern regarding the increased monthly electrical costs for these lights. It would not impact HPs

budget but it would impact the City's budget by perhaps \$4,000 a month according to City Commissioner Jim Van den Eykel. Mr. Blair stated it would be silly to put lights up where there has never been any especially where there is a business with adequate lighting. Chair Floyd asked if the Revitalization Committee would be willing to work with the HP Commission on options for the project. Mr. Rodman stated yes. Mr. Williams asked if we are getting to the point of needing a separate contract. Mr. Kuchenbecker stated this is a DOT contract and he wasn't sure. Mr. Kuchenbecker will set a meeting with Ron Green and Bob Nelson Jr. to discuss the possible options for the lights. Mr. Toews wants to know what will happen with the nonrefundable poles.

Mr. Blair moved and Mr. Johnson seconded to continue this project so the Commission has time to review and come up with options. Aye – All. Motion carried.

Adopt revised Retaining Wall Program procedures – Exhibit C

Mr. Kuchenbecker presented changes to the Retaining Wall Program Administrative Procedures. Mr. Kuchenbecker said this program has always been a forgivable loan and never a grant. The change in verbiage would be stating it is a forgivable loan instead of a grant. ***Mr. Toews moved and Mr. Johnson seconded to make the submitted changes to the Retaining Wall Program Administrative Procedures. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

Case #H15058 – 21 Charles – Mike and Diane Percevich – Exhibit D

Mr. Kuchenbecker informed the Commission the applicant is asking permission to relocate the front entry to original location; add and replace windows with wood double hung windows as appropriate; repaint exterior, replace and/or repair siding, add privacy fence and landscape front of property. Chair Floyd asked if this will be a rental property. Mr. Percevich stated they plan on it being a residence. They may move into it or make it a vacation rental. ***Based upon guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Toews the exterior repairs proposed are congruous with the historical, architectural, archaeological, or cultural aspects of the district and move to grant Certification of Appropriateness for the exterior repairs located at 21 Charles Street. Aye- All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

Revolving Loan Fund and Historic Preservation Programs:

Historic Preservation Program Applications – Exhibit E

Mr. Kuchenbecker presented the Commission with applications received for Historic Preservation programs. These can be approved as consent and approve all at once or make separate motions on each one. Mike and Diane Percevich, 21 Charles Street, Siding, Wood Windows and Doors and Vacant Home Programs; Bernie Requsaw, 336 Williams, Retaining Wall Program. ***It was moved by Mr. Johnson and seconded by Mr. Blair to approve all Historic Preservation Program Applications, as submitted. Aye - All. Motion carried.***

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements – Exhibit F

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$31,465.68, based on information as presented by Ms. McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Toews to approve HP Retaining Wall disbursement in amount of \$17,932.50, based on information as presented by Ms. McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

The delinquency report, an update on projects and an overview of the revolving loan fund was presented.

V Carolyn White – 3 Shine – Revolving Loan

It was moved by Mr. Toews and seconded by Mr. Williams to approve the Revolving Loan Fund for V Carolyn White, 3 Shine Street, in the amount of \$25,000. Aye- All. Motion carried.

V Carolyn White – 3 Shine – Elderly Resident Program

It was moved by Mr. Toews and seconded by Mr. Namminga to approve the Elder Loan Program for V Carolyn White, 3 Shine Street, in the amount of \$10,000. Aye- All. Motion carried.

V Carolyn White – 3 Shine – Vacant Home Program

It was moved by Mr. Toews and seconded by Mr. Williams to approve the Vacant Home Program for V Carolyn White, 3 Shine Street, in the amount of \$10,000. Aye- All. Motion carried.

V Carolyn White – 3 Shine – Windows and Doors Program

It was moved by Mr. Toews and seconded by Mr. Blair to approve the Windows and Doors Program for V Carolyn White, 3 Shine Street, in the amount of \$10,000. Aye- All. Motion carried.

V Carolyn White – 3 Shine – Siding Program

It was moved by Mr. Blair and seconded by Mr. Toews to approve the Siding Program for V Carolyn White, 3 Shine Street, in the amount of \$10,000. Aye- All. Motion carried.

Dustin and Laura Floyd – 21 Lincoln – Loan Extension

Chair Floyd recused herself from the meeting. Mr. Johnson conducted the meeting.

It was moved by Mr. Blair and seconded by Mr. Toews to approve the request for an extension of the Windows Loan for Dustin and Laura Floyd, 21 Lincoln. Aye- All. Motion carried.

Chair Floyd returned to the meeting.

William Swengelbert – 11 Jackson – Request to Forgive

It was moved by Mr. Toews and seconded by Mr. Namminga to forgive the Elderly Loan for William and Tamara Swengelbert, 11 Jackson Street, in the amount of \$10,000.00. Aye- All. Motion carried.

Items from Citizens not on Agenda

Dave Ruth Jr. thanked Mike and Diane Percevic for the work they have done at 21 Charles Street. It is encouraging to have the property in the right hands. The Percevic's are taking the time to rehab the property and not let it sit in state of disrepair and be lost forever.

Staff Report: (*items will be considered but no action will be taken at this time.*)

Mr. Kuchenbecker reported on the following items:

- Thank you also to the Percevic's. We have received eight boxes of artifacts found at the new location of the Fountain House from the archaeological firm, Quality Services, who conducted the professional work required for new construction. These items date back to the 1883 flood;
- Program Committee will be getting back together. The office is working on the baseline documentation for the approved facade programs. This office has been approached by the Franklin and Fairmont as the cost of repairs are very high. Just to reconstruct the pediment on the Franklin the bid came in at \$190,000 and the windows are about \$3,000 a piece.
- Next meeting will be Tuesday, December 22, 2015. There will be a site visit at 4:00 p.m. at the Charles Street Bridge. A decision needs to be made on what needs to be done with the bridge. It was closed because of the DOT project and some unsafe conditions. It is a contributing resource to the State and National Register District and the National Landmark District. The City Commission along with Ron Green and Bob Nelson Jr. will be in attendance;
- Staff is working on an RFP for the reenactments on Main Street;
- The Revitalization Committee met today and there is ongoing dialog with Century Link. Mike Rodman stated a letter was written to Century Link from the City. U.S. Senator John Thune and the Governor Dennis Daugaard have both expressed their support of Deadwood's project to Century Link. Century Link does wish to have additional dialog to find out more about the project;
- GRAPE Committee will be holding a meeting on Tuesday, December 15, 2015 at 10:00 a.m.;
- The work the Minimum Maintenance Committee is finally seeing some action from our efforts. We are making progress on 3 Shine and 152 Charles; a letter was just sent out regarding 824 Main Street and 227 Williams Street may see some rehabilitation this spring;
- An Archeology Report for the First Gold Parking Expansion Project has been received and recorded with the City as well as SHPO. They have been given notice to proceed.

Committee Reports

Chair Floyd read thank you notes from the Days of 76 Chairman's Banquet and for Hosting the CLG Summit.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:50 p.m.

ATTEST:

Laura Floyd

Chairman, Historic Preservation Commission

Bonny Fitch, Historic Preservation Office/Recording Secretary

EXHIBIT A

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



KEVIN KUCHENBECKER
Historic Preservation Officer
Telephone: (605) 578-2082
Fax: (605) 578-2084
kevin@cityofdeadwood.com

MEMORANDUM

Date: December 18, 2015
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Charles Street Bridge Project

The Charles Street Bridge was recently closed during the Highway Reconstruction Project due to potentially unsafe conditions. Deadwood faces a decision of what to do with the bridge. It has the potential to be restored to use as a pedestrian bridge connecting Charles Street to the Mickelson Trail; however, this may be an expensive endeavor.

There is much conflicting information on the history of this bridge. It shows up on the Sanborn Insurance Maps from 1903 (first coverage of area) until 1948 (last set of maps) as a "wooden wagon bridge." Based on the physical evidence and historic research it is somewhat difficult to determine whether the bridge we see today has been updated from this early wooden bridge. The maps describe bridges in Deadwood using a variety of terms like wood bridge, plank roadway over creek with steel girders, Iron Bridge, and wooden wagon bridge.

The 1993 architectural survey reports, "According to the Deadwood Street Foreman, the bridge was built about 1910 and moved to its present location in 1930 from another location on Whitewood Creek." This office does not know where the foreman got this information. This bridge does appear to be early 1900s construction.

This office has completed some research from early newspapers and it is possible the trusses and steel beams were added later from another salvaged bridge for reinforcement. There is a 1936 newspaper article which references this bridge; however, it is possible the article could be talking about when this bridge was moved to this location.

An evaluation determined the bridge is contributing to the historic district under National Register Criteria A and C. The SHPO indicates for historic steel or iron frame bridges in South Dakota to be eligible for the NR, the superstructure itself must be substantially in its original condition, including the connections and the composition and configuration of individual composite

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members. Because the superstructure is the most important feature of bridges in this property type, neither an original substructure nor an original deck and guardrail system are necessary for the bridge to be eligible. According to the SHPO, this bridge appears to meet these eligibility requirements.

The City Planner has solicited two proposals to conduct a bridge inspection, a site visit, perform an evaluation and prepare a written summary report documenting the conditions of the bridge, load capacities and provide recommendations with regard to restoration and repairs and include estimated costs of recommended repairs. Copies of the proposal are attached.

Staff Recommendation:

*Staff is requesting an **on-site visit at 4:00 p.m. on Tuesday, December 22, 2015** by the Deadwood Historic Preservation Commission and City Commission with appropriate staff to determine direction and the future of the Charles Street Bridge.*

STANDARD BRIDGE COMPANY INC.

PO Box 198 Eagle, NE
(402) 450-8905 Fax (402) 781-1117

October 27, 2015

TO: City of Deadwood, South Dakota

On or in the property of the above addresses, the contractor agrees to furnish all labor and materials necessary to complete the job in a workman like manner in accordance with standard practices.

Scope of project:

To conduct a bridge inspection of the existing, 18'x64' +/- historic bridge that was formally on Old Charles Street. Bridge is proposed to be restored for public pedestrian use.

We will conduct a site visit to field measure and 'as-built' the bridge for purposes of performing an evaluation of the bridge. Perform an evaluation of the bridge to ascertain load capacity based on planned future use.

Prepare a written summary report documenting the conditions of the bridge, determined load capacities, and providing recommendations with regard to restoration and repairs. Report to included estimated costs of recommended repairs.

Proposal

Do to the age, lack of as-built drawings and other pre-conditions and unknowns; it may be determined upon the site survey and inspection by our federally certified bridge inspectors that the structure is un-restorable for proposed use. At that time we would prepare a written summary and invoice just for the work performed to that point. If it is determined that the bridge is salvageable we will perform the full scope of the project as outlined for a cost of \$39,000.00, (Thirty-Nine Thousand dollars and 0 Cents)

Terms:

Payment due within 30 days of completion.

Purchasers herein warrant and represent that they are the owners or purchasers under contract for the property to be inspected or improved hereunder.

The owners acknowledge receipt of a true copy of this contract and they have read and know the contents thereof, and that the same contains the entire contract, and that there may be unknowns to the project and that these unknowns may affect the final cost to the project, and that any changes made may be subject to extra charges. Time for completion is subject to delays caused by strikes, lockouts, permits, weather or any other conditions beyond the control of the contractor. Hollaway Construction Co. will be a co contributor to the project

ACCEPTED:

Purchaser, Title

DATE

Thank you for this opportunity, sincerely

Greg Henriksen



Albertson Engineering Inc.

October 20, 2015

Mr. Bob Nelson, Jr.
Zoning Administrator
City of Deadwood
108 Sherman St.
Deadwood, SD 57732

RE: Old Charles Street Bridge Evaluation
Structural Engineering Proposal

Bob,

It was a pleasure to meet with you regarding the historic Old Charles Street Bridge in Deadwood, South Dakota. As requested, we have prepared an estimate of effort with regard to performing an evaluation of the bridge for proposed pedestrian use. It is our understanding that this project would fall under our umbrella contract with the City of Deadwood. If this is not the case, please let us know so that we can set the project accordingly.

We would propose to provide services on an hourly basis in accordance with our standing agreement with the City of Deadwood. We estimate that our effort would total around \$9,325 to perform an evaluation and provide recommendations on the bridge. A brief summary of the bridge and our scope of work are as follows:

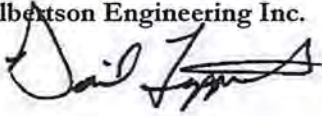
- Existing 18'x64' +/- historic bridge that was formally on Old Charles Street. Bridge is proposed to be restored for public pedestrian use.
- Bridge is an early 1900's bridge consisting of two main trusses each side, steel cross beams between trusses, and wood beams and planking for the deck.
- Conduct a site visit to field measure and 'as-built' the bridge for purposes of performing an evaluation of the bridge.
- Perform an evaluation of the bridge to ascertain load capacity with planned future use.
- Prepare a written summary report documenting the conditions of the bridge, determined load capacities, and providing recommendations with regard to restoration and repairs. Report to include estimated costs of recommended repairs.

For your use and information we have included an hourly estimate with this proposal. Please note that this proposal is only an estimate of the man-hours that would be required to perform the work. Actual effort may vary to the lesser or greater of that listed.

Please let us know if the City of Deadwood would like us to proceed with the evaluation. Should you have any questions, please don't hesitate to give myself or Mike Albertson a call at our office.

Sincerely,

Albertson Engineering Inc.

A handwritten signature in black ink, appearing to read 'David Leppert', written over the printed name.

David Leppert, PE
Principal



Albertson Engineering Inc.

3202 W Main, Suite C, Rapid City, SD 57702

Albertson Engineering Inc.**Project Fee Estimate - Hourly**

Project: Old Charles Street Bridge Evaluation
 Project#: 2015-325
 Date: October 20, 2015

Summary of Project

Client: City of Deadwood, Contact: Bob Nelson, Jr.
 Project Description and criteria, Existing 17'x64' Historic Bridge
 special features, etc. Trusses Ea. Side w/ Steel Beams Perp. Between
 Wood Beams / Wood Planks
 Evaluation Only

Hourly Rates

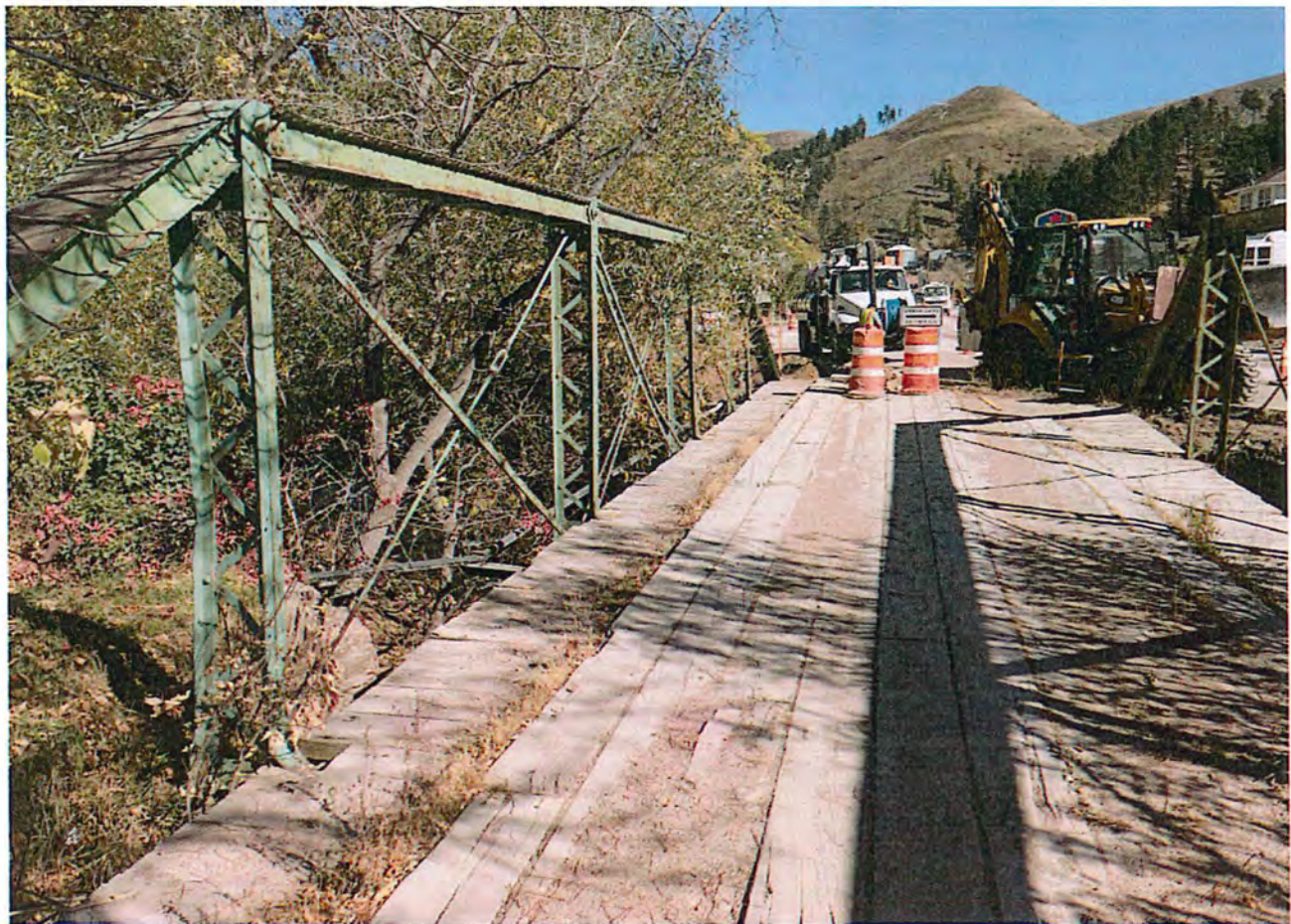
Drafting/Clerical	\$	65.00
EIT	\$	90.00
Proj. Engineer	\$	120.00
Principal Engineer	\$	145.00

Hourly Breakdown

		<u>Drafting</u>	<u>EIT</u>	<u>Proj. Eng.</u>	<u>Principal Eng.</u>
<u>Proposal / Admin.:</u>		0	0	0	1
Subtotal:		0	0	0	1
<u>Meetings/Coordination:</u>					
Project Initiation - Mtg w/ City		0	0	0	2
Add'l Mtg(s) w/ City		0	0	0	0
Subtotal:		0	0	0	2
<u>Evaluation</u>					
As-Built / Field Measure Existing		8	0	8	2
Deck Evaluation		0	0	3	1
Superstructure - Non Truss Elements		0	0	3	1
Superstructure - Truss Elements		0	0	12	2
Substructure (No Evaluation - Report Only)		0	0	0	0
Other (Unforeseen)		4	0	4	4
Subtotal:		12	0	30	10
<u>Report / Estimate for Repair</u>					
Narrative Report		0	0	8	4
Sketches / Photo Documentation		0	0	4	2
Estimate		0	0	4	2
Other		0	0	0	0
Subtotal:		0	0	16	8
Grand Total		12	0	46	21

Hourly Fee Breakdown Summary

	<u>Drafting</u>	<u>EIT</u>	<u>Engineer 1</u>	<u>Engineer 2</u>
Proposal / Admin.:	\$ -	\$ -	\$ -	\$ 145.00
Meetings/Coordination:	\$ -	\$ -	\$ -	\$ 290.00
Evaluation	\$ 780.00	\$ -	\$ 3,600.00	\$ 1,450.00
Report / Estimate for Repair	\$ -	\$ -	\$ 1,920.00	\$ 1,160.00
	\$ 780.00	\$ -	\$ 5,520.00	\$ 3,045.00
Hourly Fee:				\$ 9,345.00



The council requested David Sugden, street and water commissioner, to make a detailed estimate of the cost of repairs to the Charles street bridge to make it safe for heavy loads. Two firms, the Standard Oil Company and the Northwest Wood Preserving Company, which use the bridge for heavy loads, have offered \$300 and \$275 respectively to the city for bridge improvements.

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Bridge
Repairs

A washout threatened the approach to the bridge at the end of Charles street and workmen were putting in heavy rocks, gravel and sand to hold the bank.
Belle Fourche had about two

The new bridge erected over the creek on upper Charles street by the Standard Oil company was taken over by the city and will be maintained in the future. The Bradsky Oil company was granted permission to erect a bulk oil station on Charles street and provisions were made for receiving bids for furnishing coal for the city hall building.

New Bridge

t Pence moved, seconded McHugh,
r that matter of repairs to Standard
b Oil bridge on Charles Street be left
with the Mayor and Internal Im-
provement Committee with power
to act. Carried.

The city is erecting a cement bulkhead along Whitewood creek from the Standard Oil company bridge at the head of Charles street, to a point about 75 feet down the creek. It will have a solid foundation on bedrock and will be one foot thick above the foundation.

SPECIAL COUNCIL MEETING.

Council met in special adjourned session at 9 a. m., February 19th, 1907, Mayor W. E. Adams, presiding. Members present: Fargo, Crogan, Benner, Seim and Hogarth. Absent: Messrs. Moffitt, Schlichting and Treber.

Meeting was called for purpose of taking some action regarding the warehouse of the Standard Oil company.

Mayor stated that the council went in a body over the ground where the Standard Oil company proposed to erect their warehouse and tanks and everything seemed agreeable to them.

**Young Men**

are usually very particular about collars and cuffs. We suit them, and can suit anyone.

Just give us the chance to prove it. Let us try your work this week. It is our wish to do every piece of laundry work so it will suit.

Careful work is guaranteed always—and such work ought to give us your custom.

..Black Hills..**STEAM LAUNDRY**

DEADWOOD, S. DAK.



The following resolution was then presented and adopted:

"Be it resolved by the city council of the City of Deadwood, that the Standard Oil company is hereby required to remove within a reasonable time, its oil warehouse and storage tanks for the storage and sale of petroleum and gasoline, and their products, from their present location on Charles street, and in the First ward, respectively, to the site across Whitewood creek, recently owned by Thomas Whittaker, described as follows:

"Beginning at corner No. 4 of placer survey No. 207, running thence south 75 degrees east 180.7 feet to corner No. 5; thence south 2 degrees 29 minutes west 77.7 feet to intersection of line 5-6 of said placer with the B. & M. right-of-way. Thence south 62 degrees 40 minutes west 117.0 to a point on said line of right-of-way; thence north 20 degrees 40 minutes west 130.3 feet to the place of beginning, at which site said company shall be allowed to store and handle such quantities of petroleum, gasoline and their products as may be necessary in their business.

"And said Standard Oil company is hereby authorized at its own expense, to construct across said creek a bridge suitable to its needs."

Roll was called in the above resolution, which resulted as follows: Members voting yea, Messrs. Fargo, Crogan, Benner, Seim and Hogarth. Messrs. Moffitt, Schlichting and Treber, absent, and not voting. There being five here or a majority of the council, the resolution was declared passed.

Mr. Hogarth stated that the finance committee had talked the matter over regarding the petitions presented by the various packing houses in the city for reduction in taxes and they had come to the conclusion that the taxes as assessed were not excessive.

It was then regularly moved and seconded that the taxes should stand as they were. Carried.

No further business, council adjourned.

OFFICE OF
PLANNING, ZONING AND HISTORIC
PRESERVATION
108 Sherman Street
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Fax (605) 578-2084



"The Historic City of the Black Hills"

EXHIBIT B

Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082

MEMORANDUM

Date: December 17, 2015
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Emergency Funding Nonprofit Grant Masonic Center

On December 15, 2015, the Grants, Recognition, Advocacy and Public Education (G.R.A.P.E.) Committee of the Deadwood Historic Preservation Commission met, reviewed and recommends approval the Deadwood Masonic Center application for the 2015 Not-for-Profit Grant program is requesting \$5,500.00 to repair a sewer leak in a second floor restroom. This repair is allowable under the guidelines of the grant program.

The Not-For-Profit guidelines provide an amount up to \$50,000.00 within any five year period. The guidelines were approved and effective as of July 24, 2011. The Deadwood Masonic Center has utilized \$23,887.22 to date since this policy was put into effect. For informational purposes, the Masonic Temple has received \$140,451.12 since 2005.

The Masonic Center is requesting funding to help offset expenses associated with replacing the asbestos soaked flooring, replacing floor joists and subfloor, cleaning and repairing wall tiles, repairing rusted metal ceiling, replacing floor covering, installing new plumbing including urinal, and installing shut off valves.

The G.R.A.P.E. Committee reviewed the request on Tuesday, December 15, 2015 and recommended approval to the City Commission for their December 21, 2015 meeting contingent upon the Historic Preservation Commission approval on December 22, 2015.

RECOMMENDATION:

Approve the Historic Preservation Not-for-Profit Grant to the Masonic Center Association to repair second floor restroom in the amount of \$5,500 based on the actions of the City Commission.

APPLICATION # _____

DEADWOOD HISTORIC PRESERVATION COMMISSION

DEADWOOD NOT-FOR-PROFIT GRANT PROGRAM FOR
SITES NOT ELIGIBLE FOR STATE PROPERTY TAX MORATORIUM

Application

The Deadwood Historic Preservation Commission reviews all applications. Please read the attached Policy Guidelines and provide the requested information below.

1. Property Address:

715 Main Street Deadwood SD 57732
Street City State Zip

2. Applicant Details:

TODAY'S DATE: 12 / 09 / 2015

Willie Steinlicht (605) 578-1428 bhsd@Rushmore.com
Name Daytime Telephone E-mail Address
P.O. Box 357 Deadwood SD 57732
Street City State Zip

3. Owner of Property**:

****NOTE:** Applicant must own/retain property;

OR

Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;

OR

Applicant must have a firm written commitment with the owner to purchase the property.

(Complete 'Owner of Property' only if different from that of applicant)

Deadwood Masonic Center -
Name Daytime Telephone E-mail Address
Street City State Zip

*GRANT FUND -
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM*

The following information must be presented with this application as attachments before being reviewed by the Deadwood Historic Preservation Commission (incomplete applications will not be reviewed)

- a. Floor plan(s) (when necessary)
- b. Site plan(s) (when necessary)
- c. Photographs
- d. Copy of deed or notarized letter of authorization
- e. Verification of listing on or eligibility for listing on the National Register of Historic Places
- f. Submission of specifications and contracts

*GRANT FUND –
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM*

preparation of preservation-related studies and reports; photo documented projects, etc.

- **PRESERVATION:** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.
- **REHABILITATION:** The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural and architectural values.
- **RESTORATION:** The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code related work to make properties functional is appropriate within a restoration project.
- **INTERPRETATION:** The act or result of giving an explanation of the history and/or activities associated with the resource or entities associated with the building.

ELIGIBILITY CRITERIA

APPLICANT ELIGIBILITY:

1. Applicant must own/retain property. Furthermore, grant recipients must agree to retain ownership of the property for a minimum of five years. Transfer of ownership or control will require repayment of the grant to the City of Deadwood.
OR
Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;
OR
Applicant must have a firm written commitment with the owner to purchase the property.
2. Applicant must demonstrate the ability to successfully implement the project;
3. Applicant must be a not-for-profit organization, and not be eligible for State Property Tax Moratorium.
4. The grant applicant must provide a plan for future use of the site.

PROPERTY ELIGIBILITY:

1. The property must be a contributing building or property within the Deadwood National Historic Landmark District or designated as a local historic resource.
2. Buildings used for city governmental purposes only are not eligible.

*GRANT FUND –
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM*

GRANT CONDITIONS

1. Submission of a copy of the deed to the property or a letter of support from the property owner if owner is not project sponsor;
2. Verification of listing on or eligibility for listing on the National Register of Historic Places;
3. Signing of a covenant on the property insuring its maintenance and historic integrity;
4. Use of competitive procedures for procurement;
5. Submission of specifications and contracts to the Deadwood Historic Preservation Office for approval before beginning work and before making any changes in the course of the work;
6. The Deadwood Historic Preservation Commission must be listed as a supporter in any printed material or publicity releases;
7. Inspection and approval of work by the Deadwood Historic Preservation Office and City Building Official or local officials as selected by the City of Deadwood.
8. Maintenance of proper financial records and submission of documentation for reimbursement;
9. Submission of progress reports to the Deadwood Historic Preservation Office;
10. Additional photographs of existing conditions and of the completed work;
11. A final project report including a complete identification of the work performed, costs and resources used.

The grant recipient must submit reports as requested.

EXHIBIT C

Kevin Kuchenbecker

From: Olson, Karen (DOT) <Karen.Olson@state.sd.us>
Sent: Tuesday, December 15, 2015 8:44 AM
To: Ron Green
Subject: FW: lawr0555 - US85 in Deadwood - decorative lighting extension estimate (partial included)
Attachments: Materials on site Details.pdf
Importance: High

The City of Deadwood requested an estimate for Standard Lighting from the beginning of the project to near the Super 8 Motel (approximately 51+50) and Decorative for the rest of the project. This appears to be a length of 1485' (verses 5312') of additional decorative lighting over what was in the design. I have added these numbers to the table below.

Thanks,
Karen

From: Olson, Karen (DOT)
Sent: Monday, December 07, 2015 10:21 AM
To: 'Ron.Green@cityofdeadwood.com'
Subject: lawr0555 - US85 in Deadwood - decorative lighting extension estimate
Importance: High

The City of Deadwood is interested in additional decorative lighting on the US85 project currently under construction in Deadwood. You have requested an estimate for the City's cost for decorative lighting instead of standard lighting from the end of the project, just west of Puma Hill Road, to Walnut St. The following is just an estimate; the City would be responsible for all costs, including utility impacts and additional ROW acquisition costs, associated with the upgrade to decorative lighting.

Summary of the anticipated costs (with details listed below the table):

Items	Comment	Cost	Cost
		Decorative	Partial Decorative
Wiring	Additional to standard lighting	78,618	21978
Poles, luminaires, & footings	Above the cost of standard lighting	308,892	86230
Engineering Construction Cost	5%	19375	5410
Design and Drafting	For redesign	3000	2500
Materials on-site	non-returnable	48,375	14438
Completed construction work	footing	420	420
Estimated Sub-total		439305	130976
Additional utility impacts	unknown		
ROW costs/impacts to landowners	unknown		
Estimated Total		\$439,305+	\$130,976+

Costs for additional wiring:
Bid prices:

2" Conduit (Sch 40) \$5.60/Ft – will not break out Sch 80 at this point as the quantity is a small percentage even though the price is \$5.90/Ft
#6 wire \$1.20/ft
#4 wire \$1.60/ft

The length of project that would be changing from standard to decorative is roughly 5312' [or 1485'].

Additional conduit 5312' X \$5.6/ft = \$29,747	\$8,316
Less #6 wire 5312' X 3 X \$1.20 = -\$19,123	-\$5,346
Additional #4 wire 5312' X 4 \$1.6 X 2 (both sides) = <u>\$67,994</u>	<u>\$19,008</u>
Total conduit and wire changes = \$78,618	\$21,978

Once again these are not exact numbers as you add in extra wire per pole, etc.

Costs for additional poles, luminaires and the extra footings:

Bid Prices:

Decorative Pole \$2,770 each

Decorative Luminaire \$962 each

Footings \$305/Ft

Without actually laying it out and looking at entrances, streets and other conflicts, we used a spacing of 75' for decorative poles to determine an additional 71 decorative poles are necessary. The standard light poles had a footing of 7' and the decorative footing is 4'. There would be an increase in Footings of 144' [or 38']. (71 poles at 4' = 284' vs 20 poles at 7' = 140') [or 20 poles at 4' = 80' vs 6 poles at 7' = 42']

71 poles X \$2,770 = \$196,670	20 poles x \$2,770 = \$55,400
71 luminaires X \$962 = \$68,302	20 luminaires x \$962 = \$19,240
144' footings X \$305 = <u>\$43,920</u>	38' footings x \$305 = <u>\$11,590</u>
Total \$308,892	Total \$86,230

Materials on-site (see attached file for more details):

Poles, Luminaires, and #10 Copper Cable = \$43,749.86	\$13,125
Markup 10% = <u>\$4,374.99</u>	<u>\$1,313</u>
Total = \$48,124.85	Total = \$14,438

Completed Construction Work (see attached file for more details)[same cost for partial option]:

2' Diameter Footing, Completed Work = \$382.04
Markup 10% = \$38.21
Total = \$420.25

Karen K. Olson
SDDOT
Engineering Supervisor
605.773.5409

P.I.E., INC.
CHANGE ORDER PROPOSAL
PRICE BREAK DOWN

PROJECT: Deadwood Street Project Lawrence County					
PROJECT NO.: #NH-PH 0085(20)26, PTAPR (04) & 03120821 PCN #0555					
COST OF STANDARD POLES & LUMINAIRES			DATE: 11-23-15		
BID ITEM NUMBER	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	MATERIALS				
150 635E0045	Breakaway Base Luminaire Pole w/Arm, 45' Mounting Height	20	Each	1360.00	\$27,200.00
156 635E3340	Roadway Luminaire, 400 Watt w/PhotoElectric Cell	20	Each	215.00	\$4,300.00
194 635E9710	2/C #10 AWG Copper Pole & Bracket Cable	1200	Ft.	1.08	\$1,296.00
	Total Material				\$32,796.00
	Sales Tax 6%				\$1,967.76
	10% Mark Up on Materials				\$3,279.60
	Total Material w/Sales Tax & Mark Up				\$38,043.36
	15% Administration & Overhead				\$5,706.50
	TOTAL				\$43,749.86
160 635E5020	2' Diameter Footing (Deduct from contract)	140	Ft.	285.00	\$39,900.00
160 635E5020	2' Diameter Footing (WORK PERFORMED - ADDER)				
	Dug Base & Formed				
	GL2 Labor	8	Hours	16.78	\$134.24
	GO3 Labor	8	Hours	19.33	\$154.64
	Total Labor				\$288.88
	15% Markup on Labor				\$43.33
	Total Labor with markup				\$332.21
	15% Administration & Overhead				\$49.83
	Total with Administration & Overhead				\$382.04

Electrical Cost Difference for Highway 85 Project

	<u>Dot Standard Lighting</u>	<u>Historic Lighting</u>
Cost per bulb per month	\$9.09	\$1.76
Bulbs required to the end of the project	20	213
Cost per month to the end of the project	\$181.80	\$374.88
Bulbs required to near the Super 8	6	60
Cost per month to near the Super 8	\$54.54	\$105.60

EXHIBIT D

REQUEST FOR PROPOSALS DEADWOOD MAIN STREET HISTORIC REENACTMENT PERFORMANCES

The City of Deadwood will be accepting sealed, signed proposals at the Finance Office located at 102 Sherman Street, Deadwood, South Dakota, 57732, up to 2:00 p.m. on January 8, 2016, for Historic Main Street Reenactments and performances of The Trial of Jack McCall. Proposals will be publicly opened at 2:00 p.m. on January 8, 2016 with results presented on January 19, 2016 at 5:00 p.m. at the City Commission meeting in City Hall, 102 Sherman Street, Deadwood, SD.

The City is interested in entering into a contract with a company, team or individuals to present reenactments on Deadwood's Main Street and conduct performances of The Trial of Jack McCall for the Deadwood Historic Preservation Commission.

The City of Deadwood's primary objective in this RFP is to secure a party to perform the Trial of Jack McCall, conduct the street performances, as well as public reenactments. The street performances and the Trial of Jack McCall shall commence on May 28, 2016 and end on September 5, 2016. Additionally, there is to be spring and fall seasons to enhance the ambience of the community while providing a strong visitor engagement.

LATE, FAXED, OR UNSIGNED PROPOSALS WILL BE REJECTED

To obtain a complete Request for Proposal or request an on-site visit, please contact:

Kevin Kuchenbecker, Historic Preservation Officer, City of Deadwood
108 Sherman Street
Deadwood, SD 57732 phone: (605) 578-2082
Or in the "Public Notices" at www.cityofdeadwood.com

The City of Deadwood reserves the right to review proposals for up to 30 days. The City of Deadwood also reserve the right to reject any and all proposals.

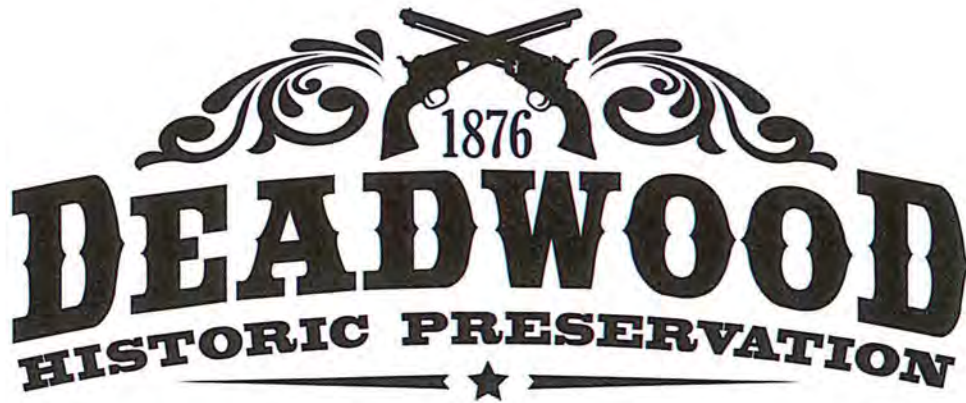
Dated this 21st day of December, 2015.

CITY OF DEADWOOD

Mary Jo Nelson, Finance Officer

Publish B.H. Pioneer: December 28, 2015 and January 4, 2016

For any public notice that is published one time:
Published once at the approximate cost of _____.



REQUEST FOR PROPOSAL

**THE CITY OF DEADWOOD
AND DEADWOOD HISTORIC PRESERVATION COMMISSION**

HISTORIC MAIN STREET REENACTMENTS AND PERFORMANCE OF THE TRIAL OF JACK MCCALL

*Kevin Kuchenbecker
Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732*

This proposal solicitation document is only available in a PDF (Portable Document Format) format. Any alterations to this document made by the proposer may be grounds for rejection of proposal, cancellation of any subsequent award, or any other legal remedies available to the City of Deadwood.

There may be one or more amendments to this proposal solicitation. If you desire to receive copies or notices of any such amendments, you must provide the information requested below to the City of Deadwood. Please send this information to Kevin Kuchenbecker, Historic Preservation Officer, via fax at (605) 578-2084 or by e-mail at kevin@cityofdeadwood.com.

RFP Name	Historic Main Street Reenactments and Performance of the Trial of Jack McCall
Company name	
Mailing address	
Phone number	
Fax number	
Contact person	
E-mail address	

E-mailed amendments will be sent in a PDF (Portable Document Format) format. Any alterations to the document made by the proposer may be grounds for rejection of proposal, cancellation of any subsequent award, or any other legal remedies available to the City of Deadwood.

2

Table of Contents

1) Introduction/Overview	Page
A) Purpose/Objective	4
B) Background	4
C) Inquiries	5
D) Method of Source Selection	5
E) Pre-Proposal Conference	5
F) Minimum Criteria for "Responsibility"	5
G) Projected Timetable	6
2) Consultant Personnel Requirements	6
3) City Responsibilities	6
4) Reporting Requirements	6
5) City's Right to Inspect	6
6) Terms and Conditions of Contract for Services	6
7) Instructions for Proposal	7
Compliance with the RFP	7
Acknowledgment of Insurance Requirements	7
Delivery of Proposals	7
Evaluation of Proposals (Procedure)	7
Ambiguity, Conflict, or Other Errors in the RFP	8
Proposals and Presentation Costs	8
Rejection of Proposals	9
Acceptance of Proposals	9
Requests for Clarification of Proposals	9
Validity of Proposals	9
Response Format	9
Proposal Evaluation Panel and Evaluation Factors	10

Request for Proposals

Deadwood Main Street Historic Reenactment Performances

1. Introduction/Overview

A. Background

Deadwood has provided historical reenactments of events pertaining to Deadwood's wild past for over twenty (20) years. These historical incidents of Deadwood have been performed on Main Street with daily performances and the famous Trial of Jack McCall. The Deadwood Historic Preservation Commission desires to continue this tradition with a contract for services with a qualified organization to meet or exceed the objectives outlined in this request for proposal.

B. Purpose/Objective

The Deadwood Historic Preservation Commission, through the City of Deadwood, has issued this Request for Proposal for the sole purpose of obtaining responsive proposals to provide seasonal historical reenactments on historic Main Street as well as performances of the Trial of Jack McCall in Deadwood, South Dakota.

Proposals shall be submitted with costs to develop a contract with the Historic Preservation Commission to cover salaries for at least six (6) cast members as well as necessary crew for street performances and The Trial of Jack McCall; set-up and tear-down of the Trial sets; administration fees; pre-season rehearsals; and participation in various parades during Deadwood's special events.

If awarded, the primary objective is to perform the Trial of Jack McCall, conduct the street performances, as well as public reenactments. The street performances and the Trial of Jack McCall shall commence on May 28, 2016 and end on September 5, 2016 (summer season).

Additional to the primary objective of street performances and the Trial of Jack McCall, the proposal shall also include costs for two (2) cast members from April 1, 2016 through May 21, 2016 (spring season) and September 9, 2016 through November 5, 2016 (fall season) to perform throughout Historic Main Street on Friday and Saturdays for four (4) hours.

The spring and fall seasons require cast members portray some of Deadwood Legends such as Calamity Jane, James Butler "Wild Bill" Hickok, Seth Bullock, Boone May, Colorado Charlie Utter, etc.

Historical reenactments and street performances during the summer season will be conducted at a minimum of six days per week (preferably Monday through Saturday) commencing on Saturday, May 28, 2016 and ending on Monday, September 5, 2016. This will include at a minimum the following street reenactments as well as a nightly performance of The Trial of Jack McCall:

2:00	Main Street Shootout
4:00	Main Street Shootout

6:00	Main Street Shootout
7:30	Capture of Jack McCall
8:00	The Trial of Jack McCall

Each street performance shall be no longer than ten (10) minutes in length and Main Street will be temporarily closed to vehicular traffic during this time. Strict adherence to this timed closure is imperative. It will be the responsibility of the awarded company to properly secure area for safe public viewing during the performances and assure performances do not exceed scheduled times.

Performers are encouraged to perform off-street in between reenactments and act as ambassadors for visitors to the City of Deadwood. The troupe may also be called upon to make appearances at special events or meetings.

Period costumes and set, props, etc. shall be the responsibility of the contractor. Accurate clothing, trappings and firearms are essential to properly portray Deadwood's early mining boom days.

The script of The Trial of Jack McCall is owned by the City of Deadwood's Historic Preservation Commission and shall be performed at the Masonic Temple or other suitable facility. Substitute facilities must be approved by the Deadwood Historic Preservation Commission.

C. Inquiries

Questions related to this RFP shall be directed to Kevin Kuchenbecker, Historic Preservation Officer and such questions shall be submitted in writing. Include the RFP name, page, and paragraph number for each question.

If you mail the questions, do not place the RFP name on the outside of the envelope containing questions, as it may be improperly identified as an envelope with a sealed proposal and may not be opened until after the official RFP due date.

Send all questions by fax or e-mail to Kevin Kuchenbecker at the Historic Preservation Office, by fax at (605) 578-2084 or via email at kevin@cityofdeadwood.com. It must be clearly understood that the only official answer or position of the Historic Preservation Commission will be the one stated in writing. For general questions, call (605) 578-2082.

D. Method of Source Selection

The Deadwood Historic Preservation Commission is using a qualification based selection with overall experience, past performances, price and value to the City of Deadwood as contributing factors in the selection for this procurement.

An award, if made, will be made to the responsible party whose proposal is most advantageous to the City of Deadwood, taking into consideration overall qualifications, project approach, price and the other factors set forth in this Request for Proposal. The Deadwood Historic Preservation Commission will not use any other factors or criteria in the evaluation of proposals received.

The Deadwood Historic Preservation Commission may, as it deems necessary, conduct discussions with responsible parties determined to be reasonably susceptible of being selected for award for the purpose of clarification to assure full understanding of, and responsiveness to solicitation requirements.

E. Minimum (General) Criteria the City of Deadwood Will Use to Determine the “Responsibility” of Each Proposal

- Does the party possess the ability, capacity and skill to provide the service?
- Can the respondent take upon itself the responsibilities set forth in the RFP (and resultant contract) and produce the required outcomes timely?
- Does the party have the character, integrity, reputation, judgment, experience, and efficiency required by the contract?
- Has the party or its team members performed satisfactorily in previous contracts of similar size and scope; or, if the prime contractor has not performed a contract of similar size and scope, has it (and/or its team members) otherwise demonstrated its capability to perform the contract the City seeks to establish through this RFP?

F. Projected Timetable

The following projected timetable should be used as a working guide for planning purposes. The Deadwood Historic Preservation Office reserves the right to adjust this timetable as required during the course of the RFP process.

- | | |
|---|-------------------|
| • RFP Issued | December 22, 2015 |
| • Deadline for submittal of questions | January 4, 2016 |
| • Proposals Due | January 8, 2016 |
| • Complete Evaluation of Proposals (Short List) | ASAP |
| • Complete Contract Negotiations/Execute Contract | ASAP |

2. Consultant Personnel Requirements

- Provide one point of contact for the Contract. This person will meet regularly or at determined review times with HPC staff for review and approval of performances and other related items.
- Resumes for all key personnel / reenactors with the company and / or team who are assigned to this project.
- All performers will register with the City of Deadwood Police Department according to Deadwood Codified Ordinance 5.28.11.

3. City Responsibilities

The City of Deadwood will cooperate with party in every way possible providing; however, the needs of the contractor for each support are made known to the

City. The Historic Preservation Office is the contact department for the Request for Proposal.

4. Reporting Requirements

The Contractor is to report at a minimum on a monthly basis to the Historic Preservation Office both verbally and in writing the details of the on-going progress of this contract.

5. City's Right to Inspect

The City shall have the right to view all performances being performed.

6. Terms and Conditions of Contract for Services

A contract resulting from this RFP shall be subject to the terms and conditions set forth in a Contract for Services.

7. Instructions for Proposal

A. Compliance with the RFP

Proposals must be in strict compliance with this Request for Proposals. Failure to comply with all provisions of the RFP may result in disqualification.

B. Acknowledgment of Insurance Requirements

By signing its proposal, company acknowledges that it understands the insurance requirements of the City of Deadwood under DCO 5.28.11 and that all persons or entities contracting with the city to provide materials, labor, or services for the city are required to provide liability insurance in an amount of at least one million dollars (\$1,000,000.00). Company also understands that the evidence of required insurance must be submitted within fifteen (15) working days following notification of its offer being accepted; otherwise, the City may rescind its acceptance of the firm's proposal.

C. Delivery of Proposals

All proposals are to be delivered before **2:00 p.m.**, Deadwood local time on **Friday, January 8, 2016** to:

City of Deadwood
Historic Preservation Office
Kevin Kuchenbecker
108 Sherman Street
Deadwood, SD 57332

The City will not accept any proposals received after 2:00 P.M. and shall return such late proposals to the company. Proposers must submit one (1) original and four (4) copies of the proposal response.

Proposals will be opened publicly in a manner to avoid public disclosure of contents; however, only names of the Proposers will be read aloud. List the Proposal Name on the outside of the envelope and note "Request for Proposal enclosed."

D. Evaluation of Proposals (Procedure)

The City will first examine proposals to eliminate those, which are clearly non-responsive to the stated requirements. Therefore, firms should exercise particular care in reviewing the Proposal Format required for this RFP.

The evaluation committee shall then score all proposals based upon the evaluation factors detailed herein. Upon completion of the scoring, the committee may recommend short listing the proposals that are potentially acceptable.

The detailed evaluation that follows the initial examination may result in more than one finalist. At this point, the City may request discussions with companies, carry out contract negotiations for the purpose of obtaining best and final offers, and conduct detailed reference checks on the short listed proposers.

The City reserves the right to contact any and all references to obtain, without limitation, information regarding the firm's performance on previous projects. A uniform sample of references will be checked for each short-listed firm.

The City of Deadwood reserves the right to withdraw this RFP at any time and for any reason and to issue such clarifications, modifications, and/or amendments as it may deem appropriate.

Receipt of a proposal by the City of Deadwood or a submission of a proposal to the City of Deadwood offers no rights upon the firm nor obligates the City of Deadwood in any manner.

The City reserves the right to waive minor irregularities in proposals, provided that such action is in the best interest of the City. Any such waiver shall not modify any remaining RFP requirements or excuse the firm from full compliance with the RFP specifications and other contract requirements if the firm is awarded the Contract.

In order to complete the evaluation process faster, list the name, address, phone number, fax number, and email address of the person capable of answering any questions that may arise during the evaluation process.

E. Ambiguity, Conflict, or Other Errors in the RFP

If a Proposer discovers any ambiguity, conflict, discrepancy, omission, or other error in the Request for Proposal, it shall immediately notify the Historic Preservation Department of such error in writing and request modification or clarification of the document. The City of Deadwood will make modifications by issuing a written revision and will give written notice to all parties who have received this RFP from the City of Deadwood.

The Proposer is responsible for clarifying any ambiguity, conflict, discrepancy, omission, or other error in the Request for Proposals prior to submitting the proposal or it shall be waived.

F. Proposals and Presentation Costs

The City of Deadwood will not be liable in any way for any costs incurred by any company in the preparation of its proposal in response to this RFP, nor

for the presentation of its proposal and/or participation in any discussions or negotiations.

G. Rejection of Proposals

The City of Deadwood reserves the right to accept or reject in whole or in part any or all proposals submitted. The City of Deadwood shall reject the proposal of any company that is determined to be non-responsive. The unreasonable failure of a company to promptly supply information in connection with respect to responsibility may be grounds for a determination of non-responsibility.

H. Acceptance of Proposals

The City of Deadwood shall accept all proposals that are submitted properly. However, the City reserves the right to request clarifications or corrections to proposals.

I. Requests for Clarification of Proposals

Requests by the City for clarification of proposals shall be in writing. Said requests shall not alter the vendor's pricing information contained in its cost proposal.

J. Validity of Proposals

All proposals shall be valid for a period of ninety (90) days from the opening date of the Request for Proposal.

K. Response Format

The items listed below shall be submitted with each proposal and should be submitted in the order shown. Each section should be clearly labeled, with pages numbered and separated by tabs. Failure by a firm to include all listed items may result in the rejection of its proposal.

- **Section I, Management Summary**

Provide a cover letter indicating the underlying philosophy of your company in providing the service. Also include a brief history of your company or profile.

- **Section II, Project Approach**

Describe in detail how the service will be provided.

- **Section III, Compensation and Cost Data**

Provide the cost breakdown for which your company will provide the work described in this Request for Proposal.

- **Section IV, Corporate Experience and Capacity**

Provide information, which documents your party's qualifications to produce the required outcomes, including its ability, capacity, skill, and number of years of experience in providing the required services.

- **Section V, Key Personnel**

Attach resumes of all key members of the Contractor's team that are to provide services to this contract.

- **Section VI, Past Work Examples**

Provide examples of past projects and include a description, pictures, for the projects during the past five years of similar size and scope. The services provided to these clients shall have characteristics as similar as possible to those requested in this RFP.

- **Section VII, Acceptance of Conditions**

Indicate any exceptions to the general terms and conditions of the RFP and to insurance requirements and any other requirements listed in the RFP.

L. Proposal Evaluation Panel and Evaluation Factors

An evaluation committee selected by the Historic Preservation Office with representation from the Historic Preservation Commission, City Commission, and Historic Preservation Office will evaluate proposals. Other departments of the City may also examine the documents.

Proposals will be evaluated on a point system based on the following criteria and weighted categories below.

1. **Project Proposal (20 wt)** – summarize the unique qualities of your company, list of services offered to potential clients, and an overview of services and deliverable that will accomplish the tentative scope of this RFP.
2. **Relevant Project Experience (30 wt)** – company's experience with similar projects in the past five years. Include all pertinent client information.
3. **Team Availability (15 wt.)** –number of staff to be assigned to the project and an estimate of hours devoted to this project.
4. **Project Approach (15 wt.)** – Demonstration of team/firm's ability to meet the proposed project deadlines
5. **Key Personnel (10 wt.)** – company's ability to demonstrate they have personnel available to perform the work in accordance with the scope of this project.
6. **References (10 wt.)** – An evaluation of the information included in Section VI of the submittal.

Date: 12/18/15

Case No. H15059

Address: 670-672 MAIN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 670-672 Main Street, a contributing structure located in Deadwood City Planning Unit in the City of Deadwood.

Applicant: SHARON AND SCOTT JACOBS

Owner: SHARON JACOBS

Constructed: 1888

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS:

The Historic District Commission shall use the following criteria in granting or denying the Certificate of Appropriateness:

General Factors:

1. Historic significance of the resource: Goldberg's has been in operation from 1876 to present. The north store, once owned by Treber, was a wholesale liquor outlet and later drug store. Both buildings date from the late 1870s to early 1880s a period during which the Main Street of Deadwood developed from the temporary wood frame buildings characteristic of mining towns to more permanent buildings.

2. Proposed alterations: Window repair to include retrofit window over rear door (in alley) with thermopane glass and wooden frame. Scrape and repaint all window trim in white. Retrofit two (2) top windows in new "Master Loft" with "Glide" thermopane glass and wooden frame for egress/ingress per Trent Mohr. Paint trim white. Remove existing (not original) door and upper glass and replace with interior cabinet and thermopane glass. Reposition fire sprinkler hook up into cabinet from other door.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

A: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

OR

B: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is incongruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to deny Certification of Appropriateness.

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	#15059
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	12/9/15
Date of Hearing	12/22/15

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood
Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION

Property Address:	670-672 Main St Deadwood
Historic Name of Property (if known):	The Goldberg Building

APPLICANT INFORMATION

Applicant is:	<input type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other
---------------	--

Owner's Name: Scott & Sharon Jacobs	Architect's Name: Dave Stafford
Address: 1065 Quartz Ct	Address: Rapid 605 390-2687
City: San Marcos State: CA Zip: 92078	City: _____ State: _____ Zip: _____
Telephone: 858 342-4099 Fax: 858 342-5068	Telephone: _____ Fax: _____
E-mail: sharon@scottjacobsstudio.com	E-mail: spearfish 605 645-7395

Contractor's Name: Paul Larson	Agent's Name: _____
Address: _____	Address: _____
City: Rochford State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Telephone: 605 574-3138 Fax: _____	Telephone: _____ Fax: _____
E-mail: _____	E-mail: _____

TYPE OF IMPROVEMENT

<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input checked="" type="checkbox"/> Wood Repair	<input checked="" type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input checked="" type="checkbox"/> Windows	
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>Dec 2015</u>		Project Completion Date (anticipated): <u>June 2016</u>	
<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New <input type="checkbox"/> Re-roofing <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear		
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear		
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____ Dimensions _____		
<input checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
<input type="checkbox"/> Restoration		<input checked="" type="checkbox"/> Replacement <input type="checkbox"/> New	
<input checked="" type="checkbox"/> Front		<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material <u>Wood / Glass</u> Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____		
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

Describe, as specifically as possible, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request.

Please see attached descriptions
& photos.

SIGNATURES

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

Shana Jacob 12/8/15
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

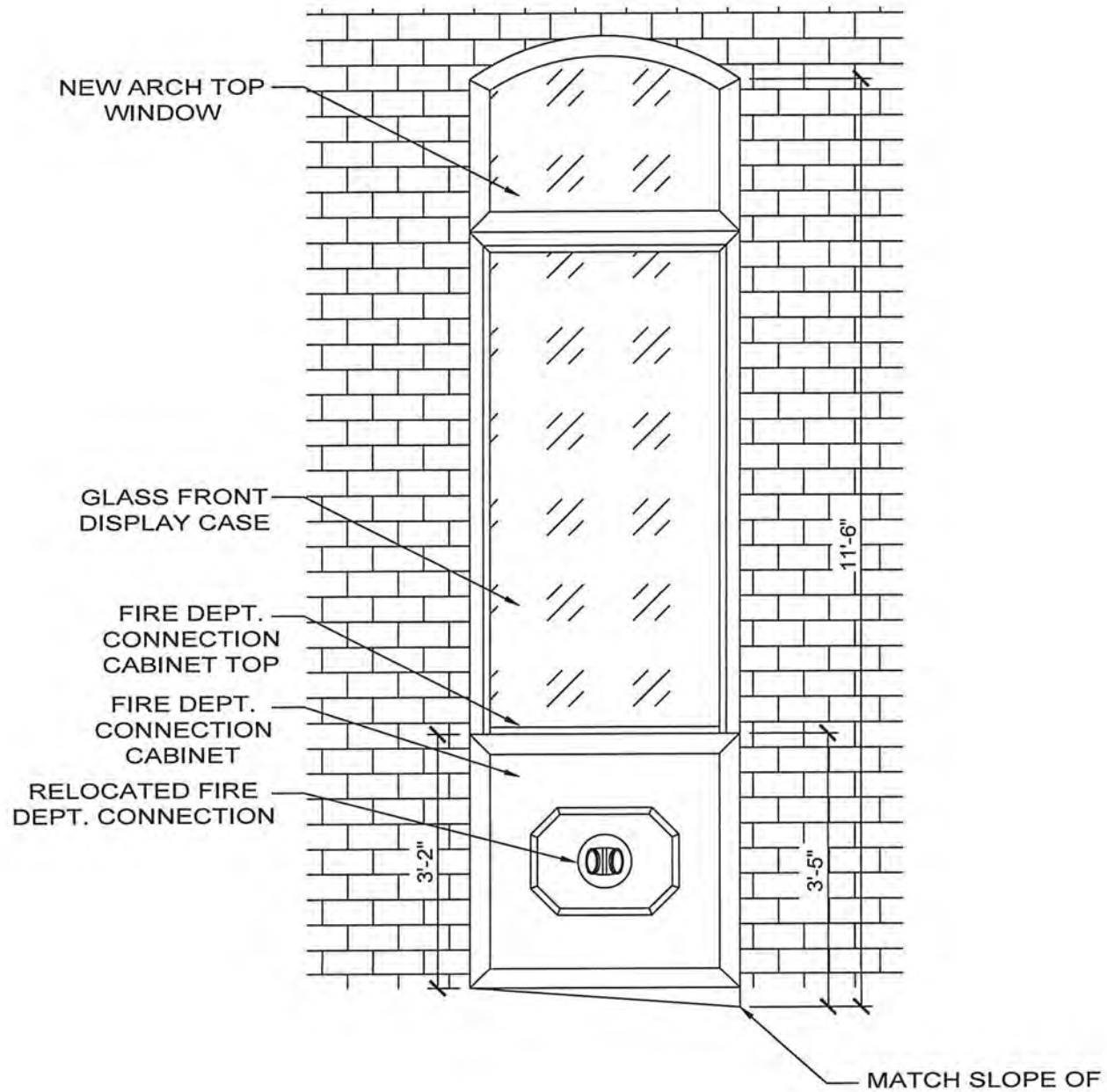
SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.







670-672 Main Street, Deadwood Renovation Plans

Windows

Rear

Retrofit window over rear door (in alley) with thermopane glass and wooden frame
Scrape and repaint all window trim in white

Upper Rear

Retrofit (2) top windows in new 'Master Loft' with 'Glide' thermopane glass and wooden frame
Needed for fire code as egress/ingress per Trent
Painted white

Door

Front Single Center

Remove existing (not original) door and upper glass
Replace with interior cabinet and thermopane glass - stationary
Reposition fire sprinkler hook up into cabinet from other door

Please contact with any questions:

Sharon Jacobs	858 342-9099
Scott Jacobs	858 342-5068