

1995 Project Abstract

For the Period Ending June 30, 1997

"Funding for this project approved by the Minnesota Legislature ML95, Chp. 220, Sec.19, Subd. 12(b) as recommended by the Legislative Commission on Minnesota Resources from the Minnesota Future Resources Fund."

TITLE:	Pond-Dakota Mission Restoration C-17 or 12(b)
PROJECT MANAGER:	Vonda Kelly
ORGANIZATION:	City of Bloomington
ADDRESS:	2215 W. Old Shakopee Road Bloomington, MN 55431
WEB SITE ADDRESS:	Ci.Bloomington.MN.US
LEGAL CITATAION:	ML1995,Ch.. 220, Sec.. 19,Subd. 12(b)
APPROPRIATION AMOUNT:	\$270,000.00

Statement of Objectives

The project objective provided for the restoration of the Gideon H. Pond and Agnes Hopkins Pond 1856 Federal-style house which is listed on the National Register of Historic Places. Located on the 40-acre Pond-Dakota Mission Park, the house and site are significant in the history of the Minnesota River Valley, the Dakota Nation, the Presbyterian Church, the city of Bloomington, the state of Minnesota and the settlement of the American frontier. The visions established in the Gideon H. Pond and Agnes Hopkins Pond House and Farm Site Reuse Study; the Pond-Dakota Mission Park Master Plan and the Archaeological Study recognize the significance of the site on a local, state and national level due to its location on the Minnesota River and the contact between Euro-Americans and Native Americans which occurred there. The house and farm site represent the convergence of significant historical and cultural events and resources for early territorial and state formation periods. The house remains relatively unchanged by time and is exceptionally significant historically, architecturally, and arahaeologically from a preservation and interpretation perspective. The house is one of the earliest, intact, Federal-style residential structures surviving in its original setting in the state. It serves as a documentary of building technology of the time. The preservation and restoration of the Gideon H. Pond and Agnes Hopkins Pond House assures that this national historic treasure will continue to be available for present and future generations to cherish and learn through historic educational interpretive programming offered to the public year around. Data gleaned from historical documentation of the Pond papers are invaluable in understanding early agricultural and horticultural practices and technologies as well as a multitude of other aspects of frontier life. The restoration of the Pond house creates a focal point for the historical, educational, spiritual, and environmental interpretation of the site.

Overall Project Results

The City of Bloomington is committed to the preservation and interpretation of the Gideon H. Pond House and Farm site. The Pond-Dakota Mission Restoration Project provided for the restoration of the 1852 "pre-emption" house and the renovation/restoration of the 1856 brick house addition.

The 1856 brick house has been restored to its 1878 appearance. The historic character and composition of the brick house have been retained. Ceilings and walls have been repaired where necessary. Original paint colors have been applied to woodwork, floors, ceilings and walls, utilizing historic paints. Historic wallpaper reproductions have been used where indicated through research. A new cedar roof is in place. A Chamber on the second story has been restored to historic character and will be open for public interpretation. The remainder of the second story has been adapted for a caretaker's residence with care being taken to retain the basic historic structural elements. The exterior of the brick house has been restored to original appearance.

The 1910 two story addition was demolished, necessitating restoration of the easterly brick wall. This has been successfully accomplished. The "1852 "pre-emption" house has been reconstructed, with the exterior restored to the appearance of the original house. A stone facade foundation, siding and cedar roof complete the exterior. The roof has a duplicated "flared" area as did the original. The "pre-emption" house serves as an interpretive learning center/museum. The fireplace has been reproduced as it was and is a working fireplace. The house includes a pantry and woodshed. A stone facade foundation, siding and cedar roof complete the exterior.

Mechanical work includes interior environmental controls (air conditioning systems, furnaces, ventilation), underground electrical, gas, telephone and cable lines; new electrical and plumbing in the house, sanitary sewer line and lift station.

Project Results Use and Dissemination

The project results of the restoration are most satisfactory. Visitors to the house are our best measure of the delight and excitement of the community in seeing this significant historical resource in our midst. The community has a real sense of pride and ownership. To date over 16,600 elementary schoolchildren plus teachers, chaperones and parents have attended River Rendezvous Education Days over the past three years. at Pond-Dakota Mission Park. In addition, weekends have realized attendances totaling 6000.

The education community and historic reenactors from throughout the country have acclaimed River Rendezvous as the only event of its kind committed to education through the living history format. Through River Rendezvous, we have been successful in telling

the marvelous story of this site. Other activities include regularly scheduled open houses; pre-arranged tour groups; winter sleigh rides, etc.

A video is being prepared for submission in the near future. Extensive footage was shot last summer, showing the house before, during and after construction. The video will also depict activities at the site.

23 Jan 10am

Date of Report: July 1, 1997

LCMR Final Work Program 1995 Update Report

I. Project Title and Project Number: Pond-Dakota Mission Restoration C-17 or 12(b)

Program Manager: Randy Quale & Vonda Kelly, Parks and Recreation

Agency Affiliation: City of Bloomington

Mail Address: 2215 W. Old Shakopee Road
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A. Legal Citation: ML 95, Chp.220, Sec.19, Subd. 12(b)

Total biennial LCMR appropriation: \$270,000.00

Balance: .00

Appropriation Language: This appropriation is from the future resources fund to the Minnesota State Historical Society for an agreement with the city of Bloomington to continue the restoration of the Pond house and Dakota Indian mission site. This appropriation must be matched by \$80,000 of nonstate money.

B. Status of Match Requirement:

Match Required: \$80,000.00

Amount Committed to Date: \$80,000 (See attachment)

Match Spent to Date: \$110,362.23

II. Project Summary

This project is the restoration of the Gideon H. Pond and Agnes Hopkins Pond house, a National Historic Register site. The process will include demolition of the 1910 two-story frame addition and restoration of the 1852 "pre-emption" house and the renovation/restoration of the 1856 brick house addition. The exteriors of both the 1856 brick house and the 1852 "pre-emption" house will be restored to their original appearance. The interior of the "pre-emption" house will not be restored, but will be built to accommodate an interpretive center. The interior of the first floor of the brick house will be restored to be museum quality. The interior of the second floor will be built as living quarters for a caretaker. New HVAC, electrical, plumbing, insulation, and a security system will be installed; the structure will be connected to the sanitary sewer system. Considerations for accessibility will be addressed.

The Pond-Dakota Mission site is significant because of its location in the Minnesota River Valley and the interaction of the Euro-Americans and Dakota on the site and in the area. The restoration of the Pond house will create a focus point for the historical, educational, spiritual, and environmental interpretation of the site. This project is being done with the cooperation and assistance of the Minnesota Historical Society.

III. Six Month Work Program Update Summary:

The City of Bloomington has completed the Request for Proposals for Architectural Services for preparation of plans, specifications and project administration for the restoration of the Gideon H. Pond House and has entered into a contractual agreement with the firm of Kodet Architectural Group. Phase I and Phase II architectural work is proceeding, including structural and mechanical surveys, design development drawings, preliminary construction cost drawings, lead based paint analysis, plans and specifications.

This project involves the restoration of the Gideon H. Pond and Agnes Hopkins Pond House, which is listed on the National Register of Historic Places. The house will be restored to the way it appeared in 1878, the year of Mr. Pond's death. This will include the removal of the two story 1910 addition and reconstruction of the original pre-emption house as well as the restoration of the main brick era of the house. The exterior of both the brick house and the pre-emption house will be restored to original appearance. The house will serve as an interpretive learning center/museum, with rooms furnished to show the way of life in 1878. The first floor of the brick house will be restored to historic character, as will the pre-emption house. The second floor of the brick house will have one chamber restored to historic character while the remaining area will be converted to a caretaker's quarters. The pre-emption house will have some modifications to the interior to accommodate orientation sessions with visitors. New systems, including mechanical (plumbing and heating), electrical,

and security will be installed. Structural repairs in the basement and insulation improvement will also occur. The pre-emption house and first floor will be accessible to persons with disabilities.

July 1, 1996 Update:

Phase I and Phase II architectural work was completed, including structural and mechanical surveys, design development drawings, preliminary construction cost drawings, lead based paint analysis, plans and specifications. A contractual agreement has been entered into with the firm of Donahue Construction, Incorporated. Removal of asbestos material from the 1910 addition was accomplished in March by the firm of EnviroBate Metro Environmental Services. Reconstruction began on April 10, 1996, with the demolition of the 1910 two story addition. restoration of the pre-emption house is in progress, with the foundation, framing, fireplace and roof well underway. Restoration of the 1856 brick house is occurring with repair of walls and ceilings underway. Mechanical work is taking place, including electrical and plumbing. Prior to the installation of the new cedar roof, it was discovered that there were a substantial number of bats in the attic, necessitating the removal of extensive debris followed by a sanitation process. The bats departed the attic during the process of installation of the new roof. Minor adaptations to the second story caretaker's residence are in progress with care being taken to retain the basic historic structural elements in the event that the entire second floor would be returned to historic character and thus, restoration could be accomplished easily.

January 1, 1997 Update:

The reconstruction of the pre-emption house is complete, with the following inclusions: stone facade foundation, framing, siding, cedar roof with gutters and downspouts, interior rooms, (pantry, woodshed and kitchen) and working fireplace. The fireplace is constructed of reproduction bricks of similar color and

character to the original bricks in the main brick house. The fireplace is usable for cooking demonstrations. The floors are hardwood. The woodshed is lined with rough cedar. Electrical has been completed. Work is proceeding on the installation of a working antique handpump and sink in the dry sink, which will be used for demonstrations. The northerly entrance is accessible to visitors in wheelchairs. The cedar roof duplicates the "flared" area depicted in photos of the original pre-emption house built by Gideon Pond who added the flare to the roof when he completed the brick house in order to accommodate the doorway between the main brick house and the pre-emption house. A crawl space is included beneath the pre-emption house.

The restoration of the main brick house is complete. The floors on the main floor (sitting room, parlor, study, hall, and chamber) as well as the southwest chamber on the second floor have been restored to their original character. The plank floors have been repaired, lightly sanded and painted in keeping with the character of the original floors. The ceiling in the sitting room has been restored to the wood ceiling installed by Gideon Pond as a replacement of the plaster ceiling which did not hold up well with the children (sons') bedroom being directly located above the sitting room. The ceiling has been painted the original mustard color.

Research scratch tests were conducted on all surfaces (woodwork, walls, floors and ceilings) and historic paint colors were selected based on the earliest findings (gray for all woodwork, blue for walls, brown for floors and mustard for the sitting room ceiling). It was determined that the sitting room and parlor were wallpapered. A research of historic wallpapers was conducted and selections were made on the basis of wallpapers typical of the period of time when the house was built. A reproduction "mock" stairway has been installed at the site of the original second stairway which was used by the family. Approximately thirteen feet of the westerly brick wall of the basement has been replaced with new brick to alleviate the buckling.

The minor adaptations to the caretaker's apartment on the second floor have been completed, with provision for a bedroom, living room, kitchen, bath, and utility room. The integrity of the original floors, woodwork and walls have been preserved in the event that the area would someday be returned to historic character. The apartment is carpeted with the exception of the kitchen, bath and utility room.

The exterior work on the main brick house is complete. The trim has been painted a light gray in keeping with the original colors. The shutters are painted a green. The new cedar roof is in place. Gutters with downspouts were added to protect the original bricks against possible erosion from heavy rainfall. Concrete stoops were removed and replaced with wood. Brick walls were repointed where necessary. Additional structural bridging was necessary at the first floor. Additional insulation was necessary in the attic and at the wall/floor transition of the addition. The westerly front entry door was replaced and reproduction outer doors were added to the south and north. An accessible ramp and trail was added to the northerly entrance to the main brick house. The window wells have been restored and a covering has been bolted over for security purposes and to aid in keeping excessive rainfall from flooding into the window wells. The easterly facade of the common wall has been restored where the 1910 addition joined the brick house.

Mechanical work includes provision for interior environmental control to protect the interior and the original furnishings. Controls include two air conditioning systems, two furnaces, and ventilation in the attic which is vented out through the four chimneys. All electrical and plumbing work is complete. Lighting is accomplished through the use of period style lamps plugged into "hidden" outlets. A sanitary sewer line and lift station have been installed. Underground utility lines have been installed, including electrical, gas, telephone and cable. A new security system has been installed. A picket fence will be constructed in the

spring to disguise the air conditioning units. Other plantings and structures will “hide” transformers, etc.

Other site work includes the installation of a new driveway with a westerly orientation, and a parking lot, constructed with Class 2 materials. Wood chip trails have been constructed connecting Pond-Dakota Mission Park from the Gene C. Kelly Playfield through the Pond-Dakota Mission Park to the Dakota Interpretive point overlooking the valley and to the Minnesota Valley National Wildlife trails. An accessible trail connects the parking lot to the Gideon Pond House. Electrical connections have been installed for future phases of development, including for the barn interpretive center, the picnic shelter and for low level period security lighting of the parking lot and trails.

The Gideon Pond House restoration project is basically complete with the exception of several minor items on the “punchlist”.

July 1, 1997 Update:

Additional minor items from the punchlist have been completed. An old hand pump was located for the sink in the pre-emption kitchen. The sink and the pump were installed and the plumber successfully contrived a method for the pump to have running water to reinforce the feel of the old pump in the kitchen.

Several inspections were conducted by City of Bloomington electrical, plumbing and building inspectors, with requested modifications being made. Final City inspection was conducted on February 26, 1997.

A small toilet facility was added to the north end of the woodshed facility. Repair

work was necessary due to ceiling damage from ice dams during the winter. Walk through inspections indicated a need for several touchups. A picket fence was constructed to “hide” the air conditioning systems located at the east end of the “pre-emption house”. Activity is complete.

IV. Statement of Objectives:

- A. Restoration of the Pond House with Outcome - Pre-construction Work
- B. Restoration of the Pond House with Outcome - "Pre-emption" House Restoration/Reconstruction
- C. Restoration of the Pond house with Outcome - Building Systems and Accessibility
- D. Restoration of the Pond House with Outcome - 1856 Brick House Restoration/Rehabilitation

Timeline for Completion of Objectives:

	7-95	1-96	7-96	1-97	7-97
A. Restoration of the Pond House with Outcome - Pre-construction Work					
		3-96			
B. Restoration of the Pond House with Outcome - "Pre-emption" House Restoration/Reconstruction					
			12-96		
C. Restoration of the Pond House with Outcome - Building Systems and Accessibility					
				6-97	
D. Restoration of the Pond House with Outcome - 1856 Brick House Restoration/Rehabilitation					
					2-97

V. Objectives/Outcome:

A. Title of Objective/Outcome: Restoration of Pond House/Pre-construction Work

A.1 Activity: Conduct Phase I architectural and interior work, to include RFQ/RFP activities, building and interior survey, design development drawings and preliminary construction cost drawings

A.1.a. Context within the project: The initial architectural activities needed to begin the project

A.1.b. Methods: Construction specifications for methods used in the restoration will be in accordance with the Minnesota Historical Society's guidelines.

A.1.c. Materials: None purchased, all provided in architectural fees..

A.1.d. Budget

Total Biennial LCMR Budget:	0
Expended LCMR:	0
LCMR Balance:	0
Match:	\$22,000.00
Expended Match:	\$22,000.00
Match Balance:	.00

A.1.e. Timeline

	7-95	1-96	7-96	1-97	7-97
Product 1: Building and interior survey					
8-95					
Product 2: Design development drawing					
1-96					
Product 3: Preliminary construction cost drawings					
3-96					

A.1.f. Workprogram Update:

Phase I architectural and interior work, including the Request for Proposals activities have been completed for preparation of plans, specifications, and

project administration for the restoration of the Gideon H. Pond House and a contractual agreement has been entered into with the firm of Kodet Architect-ural. Phase I building and interior surveys, including mechanical and struc-tural, are completed and design development drawings and preliminary construc-tion drawings are complete. The firm of Angstrom Analytical and Environmental Services has completed the lead-based paint testing analysis on the building interior as well as various exterior locations.

July 1, 1996 Update:

All design development drawings and plans and specifications have been completed by the firm of Kodet Architecture, Inc. Ongoing project administration is being handled by Kodet and construction progress meetings are scheduled every two weeks. All surveys have been completed with modifications being made to oaccommodate air conditioning.

January 1, 1997 Update:

The firm of Kodet Architecture continues to monitor construction progress. Regularly scheduled construction progress meetings were held with the Kodet Architecture and Donahue Construction. Adjustments were made as construction proceeded when it was determined necessary, due to oversight or error. Inspections were conducted by roofing inspector; City of Bloomington building, mechanical, fire and utility inspectors. Four "punchlist" inspections have been conducted by Kodet Architecture.

July 1, 1997 Update:

The firm of Kodet Architecture continued to monitor construction progress. Work is proceeded satisfactorily. Activity is complete. A Certificate of Substantial Completetion was issued and signed on February 26, 1997.Activity is complete.

A.2 **Activity:** Conduct Phase II architectural work, to include construction drawings and specifications. All considerations for accessibility will be addressed at this stage. From information in the building and interior survey and the construction drawings, complete Minnesota Historical Society's Scope of Work Form for Historic Preservation Projects for architectural features. See attached list of architectural features. The Scope of Work Forms will be submitted when complete.

A.2.a. **Context within the project:** The architectural fees for the next stage of architectural work and the required Minnesota Historical Society's documentation

A.2.b. **Methods:** The Scope of Work Form for Historic Preservation Projects from the Minnesota Historical Society will be used to evaluate the impact on architectural features.

A.2.c. **Materials:** None purchased, all provided in architectural fees.

A.2.d. **Budget**

Total Biennial LCMR Budget:	0
Expended LCMR:	0
LCMR Balance:	0
Match:	\$34,000.00
Expended Match:	\$34,000.00
Match Balance:	.00

A.2.e. **Timeline**

	7-95	1-96	7-96	1-97	7-97
	XXX				
Product 1: Construction drawings and specifications					
		3-96			
Product 2: Completion of Minnesota Historical Society's <u>Scope of Work Form for Historic Preservation Projects</u>					
		3-96			

A.2.f. **Workprogram Update:**

Phase II architectural works including construction drawings and specifications, are in progress, with completion projected for January, 1996. Accessibility considerations have been addressed through consultations with the City of Bloomington's disability specialist.

July 1, 1996 Update:

Plans and specifications were presented through the City of Bloomington's review process with plans being reviewed by the Parks, Recreation and Arts Commission, Natural and Historic Resources Commission, and final approval was granted by the Bloomington City Council.

January 1, 1997:

Accessibility provisions have been addressed with the widening of two interior doors on the brick house to provide wheelchair accessibility. The two exterior doors on the north side are of an accessible width. An accessible ramp (Class 2) has been installed to provide access from the pre-emption house to the main brick house on the north side. An accessible trail has been constructed from the parking lot to the entrances on the north side.

July 1, 1997 Update:

All accessibility provisions addressed in the construction drawings and specifications have been completed, with walkway ramps, trails and exterior doors

being accessible.

A.3 Activity: Public bidding for project

A.3.a. Context within the project: Next step in project

A.3.b. Methods: Public bidding will be done in accordance with Minnesota State Statutes 471.345.

A.3.c. Materials: None purchased, all provided in architectural fee for process

A.3.d. Budget

Total Biennial LCMR Budget:	0
Expended LCMR:	0
LCMR Balance:	0
Match:	\$5,000.00
Expended Match:	\$5,000.00
Match Balance:	.00

A.3.e. Timeline

7-95	1-96	7-96	1-97	7-97
	XX			
Product 1: Bid document				
	3-96			
Product 2: Bid award				
	3-96			

A.3.f. Workprogram Update:

The public review process will occur in January, 1996, with review before the following advisory boards: Parks, Recreation and Arts Commission, Natural and Historic Resources Commission, Bloomington Historical Society, Gideon Pond Heritage Society, with final approval by the Bloomington City Council. Authorization to solicit bids for construction services will be sought by February

11, 1996. The bid deadline will be scheduled for March, 1996.

July 1, 1996 Update:

Plans and specifications were presented to the Parks, Recreation and Arts Commission, the Natural and Historic Resources Commission, the Planning Commission, the Bloomington Historical Society, and the Gideon Pond Heritage Society, with the Bloomington City Council granting approval of plans and specifications and authorization of solicitation of bids, according to the following schedule: February 26, 1996: Bid documents issued; March 11, 1996: Pre-bid conference; March 20, 1996: Bid opening; April 1, 1996: Council selection of Contractor and award of bid; April 15, 1996: construction start; Projected construction completion: September 1, 1996.

January 1, 1997 Update:

Construction is primarily complete with few details remaining. The Bloomington City Council, at the meeting of November 18, 1996, approved Change Orders in the amount of \$18,091.55 for the following items: Remove insulation and debris from bat infestation in attic; add air conditioning; additional structural bridging; repair doors and frames; additional insulation at wall/floor transition of addition; modify stoops to include front face board and bracing; increase insulation to R-44; repoint brick walls where stoops removed; provide cove trim at wood ceiling in Sitting Room; provide handrail at opposite side of Kitchen stairs; provide concrete floor in crawl space below addition; provide attic ventilation through mechanical means; provide plywood backing for additional projection at woodshed; replace front entry door; provide wood fence around air conditioning units; provide gutters and downspouts at existing building and addition; provide installation of wallpaper.

July 1, 1997 Update:

Construction is complete with the exception of touchups and minor corrections. The Bloomington City Council, at the May 5, 1997 meeting, approved Change Orders totaling \$14,361.75 for the following items: Hooking sanitary sewer to lift station; excavation of discovered existing foundation wall. Revised floor paint color; brick repair in crawlspace; addition of brick courses adjacent to main entry (to prevent flooding through window wells); and per owner's request, to provide locks at bedroom and living room of caretaker's upstairs apartment; addition of a toilet room; and replacement of a warped door at the Kitchen with a solid core wood door to match the existing exterior door adjacent. Activity complete.

B. Title of Objective/Outcome: Restoration of Pond House/"Pre-emption" House
Restoration/Reconstruction

B.1 Activity: Demolish the 1910 two-story wood frame addition

B.1.a. Context within the project: Next step in restoration

B.1.b. Methods: The work will be done according to the consultant's specifications and the Minnesota Historical Society's Scope of Work Form for Historic Preservation Projects.

B.1.c. Materials: The equipment needed for the demolition will not be purchased by the City but will be provided by the contractor.

B.1.d. Budget (Preliminary estimates, actual costs will be available after Activity A-3)

Total Biennial LCMR Budget:	0
Expended LCMR:	0
LCMR Balance:	0
Match:	\$19,000.00
Expended Match:	\$19,000.00
Match Balance:	.00

B.1.e. Timeline

7-95	1-96	7-96	1-97	7-97
		XX		

Product 1: Two-story frame addition is torn down
4-96

Product 2: Debris from demolition is properly disposed of
4-96

Product 3: Construction supervision report
4-96

B.1.f. Workprogram Update:

Demolition of the 1910 two story addition will begin in April, 1996. There will be proper disposition of demolition debris.

July 1, 1996 Update:

Prior to the demolition of the two story addition, asbestos removal occurred by the firm of EnviroBate Metro Environmental Services. The demolition of the two story addition occurred April 15, 1996. There was careful disposition of all debris.

January 1, 1997 Update:

All debris resulting from the demolition of the two story addition was disposed of according to legal requirements.

July 1, 1997 Update:

All construction debris has been removed and properly disposed of. Activity complete.

B.2 Activity: Structurally stabilize and restore foundation and common wall for "pre-emption" house and 1856 brick house. Restore roof section of brick house.

B.2.a. Context within the project: Next step in restoration

B.2.b. Methods: The work will be done according to the consultant's specifications and the Minnesota Historical Society's Scope of Work Form for Historic Preservation Projects

B.2.c. Materials: Materials will include lumber, brick, concrete block, and foundation material

B.2.d. Budget (Preliminary estimates, actual costs will be available after Activity A-3)

Total Biennial LCMR Budget:	\$19,000.00
Expended LCMR:	\$19,000.00
LCMR Balance	.00
Match:	0
Expended Match:	0
Match Balance:	0

B.2.e. Timeline

7-95	1-96	7-96	1-97	7-97
		XXX		
Product 1: Stabilize and restore foundation for brick house				
	5-96			
Product 2: Restore roof of brick house		7-96		
Product 3: Restore brick wall of brick house		7-96		
Product 4: Construction supervision report		7-96		

B.2.f. Workprogram Update:

Exterior of brick house will be restored to original appearance, including restoration of brick facade of the common wall affected by demolition of two-story frame addition. The roof of the brick house will be restored. Stabilization and restoration of the foundation for the common wall for the pre-

emption house and the brick house will be accomplished.

July 1, 1996 Update:

The restoration of the roof on the brick house has been completed. Stabilization and restoration of the foundation for the common wall for the pre-emption house is nearly completed. The restoration of the brick facade is in progress. The foundation for the pre-emption house has been completed, including the stone facade.

January 1, 1997 Update:

The stabilization and restoration of the foundation for the common wall for the pre-emption house is complete. The restoration of the brick facade on the brick house is complete and the east wall has been restored to its 1856 appearance including windows.

July 1, 1997 Update:

The stabilization and restoration of the foundation for the common wall is complete and the restoration of the brick facade of the east wall is complete having been restored to its 1856 appearance. Activity is complete.

B.3 Activity: Frame "pre-emption" house

B.3.a. Context within the project: Next step in restoration

B.3.b. Methods: The work will be done according to the consultant's specifications and the Minnesota Historical Society's Scope of Work Form for Historic Preservation Projects

B.3.c. Materials: Lumber and associated materials will be used in framing

B.3.d. Budget (Preliminary estimates, actual costs will be available after Activity A-3)

Total Biennial LCMR Budget:	\$17,000.00
Expended LCMR:	\$17,000.00
LCMR Balance:	.00
Match:	0
Expended Match:	0
Match Balance:	0

B.3.e. Timeline

7-95	1-96	7-96	1-97	7-97
		XX		
Product 1: Complete foundation for "pre-emption" house				
		6-96		
Product 2: Frame "pre-emption" house				
		7-96		
Product 3: Construction supervision report				
		7-96		

B.3.f. Workprogram Update:

The pre-emption house will be framed.

July 1, 1996 Update:

The pre-emption house has been framed and sheated.

January 1, 1997 Update:

The pre-emption house framing has been completed.

July 1, 1997 Update:

Activity complete.

- B.4 Activity:** Finish exterior of "pre-emption" house, including roof, siding, windows and doors. Exterior will be restored to its original appearance.
- B.4.a. Context within the project:** Next step in restoration
- B.4.b. Methods:** The work will be done according to the consultant's specifications and the Minnesota Historical Society's Scope of Work Form for Historic Preservation Projects

- B.4.c. Materials:** Materials will include roofing, siding, windows, and doors.
- B.4.d. Budget** (Preliminary estimates, actual costs will be available after Activity A-3)

Total Biennial LCMR Budget:	\$26,000.00
Expended LCMR:	\$26,000.00
LCMR Balance:	0
Match:	0
Expended Match:	0
Match Balance:	0

B.4.e. Timeline

7-95	1-96	7-96	1-97	7-97
		XXX		
Product 1: Siding		8-96		
Product 2: Roofing		8-96		
Product 3: Windows		9-96		
Product 4: Doors		9-96		
Product 5: Construction supervision report		9-96		

B.4.f. Workprogram Update:

The exterior of the pre-emption house, including roof, siding, windows and doors will be restored to the original appearance of the pre-emption house.

July 1, 1996 Update:

The exterior of the pre-emption house, including roof, siding, windows and doors will be restored to the original appearance of the pre-emption house.

January 1, 1997 Update:

The exterior of the pre-emption house, including installation of the cedar roof, sheathing, siding, windows and doors has been completed.

July 1, 1997 Update:

Activity complete.

B.5 Activity: Construct walls and ceilings for the "pre-emption" house

B.5.a. Context within the project: Next step in restoration

B.5.b.Methods: The work will be done according to the consultant's specifications and the Minnesota Historical Society's Scope of Work Form for Historic Preservation Projects

B.5.c.Materials: The appropriate materials for walls and ceiling will be purchased.

B.5.d.Budget (Preliminary estimates, actual costs will be available after Activity A-3)

Total Biennial LCMR Budget:	\$6,000.00
Expended LCMR:	\$6,000.00
LCMR Balance:	0
Match:	0
Expended Match:	0

Match Balance: 0

B.5.e.Timeline

	7-95	1-96	7-96	1-97	7-97
				XXX	
Product 1: Walls				10-96	
Product 2: Ceilings				10-96	
Product 3: Construction supervision report				10-96	

B.5.f. Workprogram Update:

Walls and ceilings for the pre-emption house will be constructed. Built in furnishings, including pump, pantry, and systems installations/upgrades (plumbing, heating, electrical, security) will be included in the construction.

July 1, 1996 Update:

The wood plank ceiling for the pre-emption house has been installed. Mechanical work, including plumbing, heating and electrical is in progress.

January 1, 1997 Update:

The walls, ceiling, built-in furnishings (pantry) and systems installations (plumbing, heating, electrical have been completed. Installation of the built-in sink and antique hand pump is in progress.

July 1, 1997 Update:

Activity Complete. Built-in sink and antique hand pump installation is complete.

- B.6 Activity:** Complete interior trim and finish carpentry for the "pre-emption" house, including possible lead abatement
- B.6.a.Context within the project:** Next step in restoration
- B.6.b. Methods:** The work will be done according to the consultant's specifications and the Minnesota Historical Society's Scope of Work Form for Historic Preservation Projects
- B.6.c.Materials:** Materials will include lumber for the trim and finish carpentry.
- B.6.d. Budget** (Preliminary estimates, actual costs will be available after Activity A-3)

Total Biennial LCMR Budget:	\$22,000.00
Expended LCMR:	\$22,000.00
LCMR Balance:	0
Match:	0
Expended Match:	0
Match Balance:	0

B.6.e.Timeline

7-95	1-96	7-96	1-97	7-97
			XX	
Product 1: Trim and finish carpentry				
		11-96		
Product 2: Construction supervision report				
		11-96		

- B.6.f. Workprogram Update:**
- The interior trim around windows and doors will be completed, along with a stairs to the brick house.

July 1, 1996 Update:

No progress
23

January 1, 1997 Update:

All interior trim and finish carpentry for the pre-emption house has been completed.

July 1, 1997 Update:

All mechanical work is complete (electrical, heating, plumbing). Activity complete.

- B.7 Activity:** Install floor systems and surfaces in the "pre-emption" house
- B.7.a.Context within the project:** Next step in restoration
- B.7.b. Methods:** The work will be done according to the consultant's specifications and the Minnesota Historical Society's Scope of Work Form for Historic Preservation Projects
- B.7.c.Materials:** Lumber will be needed for the flooring
- B.7.d. Budget** (Preliminary estimates, actual costs will be available after Activity A-3)

Total Biennial LCMR Budget:	\$4,000.00
Expended LCMR:	\$4,000.00
LCMR Balance:	0
Match:	0
Expended Match:	0
Match Balance:	0

B.7.e.Timeline

7-95	1-96	7-96	1-97	7-97
			XX	
Product 1: Floor systems and surfaces				
		12-96		
Product 1: Construction supervision report				

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B.7.f. Workprogram Update

Floor systems and surfaces will be completed. The hearth with oven and fireplace will be constructed.

July 1, 1996 Update:

The construction of the hearth with oven, fireplace and chimney is nearly completed.

January 1, 1997 Update:

All floor systems and surfaces in the pre-emption house have been completed. The construction of the hearth with oven, fireplace and chimney is completed.

July 1, 1997 Update:

Activity complete.

C. Title of Objective/Outcome: Restoration of Pond House/Building Systems and Accessibility

C.1 Activity: Install new HVAC, electrical, plumbing, insulation, and security system in the "pre-emption" house and the brick house. Connect structure to the sanitary sewer

C.1.a. Context within the project: Next step in restoration

C.1.b.Methods: The work will be done according to the consultant's specifications and the Minnesota Historical Society's Scope of Work Form for Historic Preservation Projects

C.1.c.Materials: New HVAC, electrical,plumbing, and security systems will be installed in addition to insulation and connection to the sanitary sewer

C.1.d.Budget (Preliminary estimates, actual costs will be available after Activity A-3)

Total Biennial LCMR Budget:	\$55,000.00
Expended LCMR:	\$55,000.00
LCMR Balance:	0
Match:	0
Expended Match:	0
Match Balance:	0

C.1.e.Timeline

	7-95	1-96	7-96	1-97	7-97
				XX	
Product 1: HVAC				9-96	
Product 2: Electrical system				9-96	
Product 3: Plumbing				9-96	
Product 4: Security system				9-96	
Product 5: Insulation				9-96	
Product 6: Sanitary sewer connection				9-96	
Product 7: Construction supervision report				9-96	

C.1.f. Workprogram Update:

New HVAC, electrical, plumbing, insulation and security system will be installed in the pre-emption house and the brick house. The structure will be connected to the sanitary sewer and a natural gasline will be connected from 104th Street.

July 1, 1996 Update:

New HVAC, electrical, plumbing, heating, air-conditioning, insulation and security systems are in the process of installation in both the pre-emption house and the brick house. Plans and specifications are in place for placement of a gravity sanitary sewer line and injector lift station, as well as underground electrical, natural gaslines, and telephone lines. The utility work will occur in August.

January 1, 1997 Update:

All HVAC, electrical, plumbing, heating, air-conditioning, insulation and security systems are completed in both the pre-emption house and the brick house. Installation of a gravity sanitary sewer line and lift station is complete. Installation of underground utility lines is complete, including electrical, natural gas, telephone and cable.

July 1, 1997 Update:

Activity complete.

C.2 Activity: Accessibility

- C.2.a.Context within the project:** Must be incorporated into the project beginning at the design stage. Building accessibility may include non-historical elements including directional signage and connections.
- C.2.b.Methods:** The work will be done according to the consultant's specifications and the Minnesota Historical Society's Scope of Work Form for Historic Preservation Projects
- C.2.c.Materials:** Materials will include a video and any non-historical elements added for accessibility.

C.2.d.Budget (Preliminary estimates, actual costs will be available after Activity A-3)

Total Biennial LCMR Budget:	\$14,000.00
Expended LCMR:	\$14,000.00
LCMR Balance:	0
Match:	0
Expended Match:	0
Match Balance:	0

C.2.e.Timeline

7-95	1-96	7-96	1-97	7-97
			XX	
Product 1: Installation of any non-historical elements needed for building accessibility				5-97
Product 2: Video tape to comply with ADA				6-97
Product 3: Construction supervision report				5-97

C.2.f. Workprogram Update:

Provisions for accessibility include: trail with accessible surface from parking lot to the house; surfaced pathway connecting two entrances on the north side so that persons with disabilities may access the pre-emption house and the brick house. Several interior doors (to the study and the living room) will be widened to permit wheelchair access to the main floor. Multi-media informational station(s) will be available in the pre-emption house interpretive area so that persons with disabilities will be able to visualize the second floor historic chamber via video presentations. Benches

will be provided for seating for persons waiting to enter or waiting for transportation. Directional signage will be provided. The northerly elevation will be regraded for accessible entries to brick and pre-emption houses.

July 1, 1996 Update:

Plans for the construction of a parking lot and accessible trail connection are complete. Work will proceed prior to the utility installations in August. The widening of the interior doors to the study and the living room is being accomplished. The grading of the northerly elevation to provide accessible entries to both brick and pre-emption houses is underway.

January 1, 1997 Update:

The construction of a parking lot and accessible trail connection to provide access to the Gideon Pond House is complete. The widening of the interior doors to the study and living room has been completed. The grading of the northerly elevation to provide accessible entries to both brick and pre-emption house is complete.

Video taping to comply with ADA is in progress.

July 1, 1997 Update:

Activity complete.

D. Title of Objective/Outcome: Restoration of Pond House/1856 Brick House Restoration/Rehabilitation. The first floor will be museum quality restoration with the second floor rehabilitated for a caretaker's residence.

D.1 Activity: Construct or refinish (whichever is appropriate) interior walls and ceilings for the brick house

D.1.a. Context within the project: Next step in restoration

D.1.b.Methods: The work will be done according to the consultant's specifications and the Minnesota Historical Society's Scope of Work Form for Historic Preservation Projects

D.1.c.Materials: The appropriate materials for walls and ceilings will be purchased.

D.1.d.Budget (Preliminary estimates, actual costs will be available after Activity A-3)

Total Biennial LCMR Budget:	\$24,000.00
Expended LCMR:	\$24,000.00
LCMR Balance:	0
Match:	0
Expended Match:	0
Match Balance:	0

D.1.e.Timeline

	7-95	1-96	7-96	1-97	7-97
				XXX	
Product 1: Walls				11-96	
Product 2: Ceilings				11-96	
Product 3: Construction supervision report				11-96	

D.1.f. Workprogram Update:

The interior walls and ceilings of the brick house will be constructed and/or refinished in the brick house with the doors to the study and living room to be widened for accessibility.

July 1, 1996 Update:

The interior walls and ceilings of the brick house are in the process of being restored and refinished.

January 1, 1997 Update:

The interior walls and ceilings of the brick house have been restored and refinished. Scratch tests and research of historic paint colors and wallpapers were conducted to determine the finish for ceilings and walls. All surfaces were painted with the exception of the walls in the Parlor and Sitting Room, which were wallpapered with historic reproduction papers typical of the period of construction of the Gideon Pond House.

July 1, 1997 Update:

Activity complete.

D.2 Activity: Complete interior trim and finish carpentry for the brick house, including possible lead abatement

D.2.a.Context within the project: Next step in restoration

D.2.b. Methods: The work will be done according to the consultant's specifications and the Minnesota Historical Society's Scope of Work Form for Historic Preservation Projects

D.2.c.Materials: Materials will include lumber for the trim and finish carpentry

D.2.d.Budget (Preliminary estimates, actual costs will be available after Activity A-3)

Total Biennial LCMR Budget: \$48,000.00

Expended LCMR: \$48,000.00

LCMR Balance: 0

Match: 0

Expended Match: 0

Match Balance: 0

D.2.e.Timeline

7-95	1-96	7-96	1-97	7-97
			XX	

Product 1: Trim and finish carpentry
12-96

Product 2: Construction supervision report
12-96

D.2.f. Workprogram Update:

The interior trim and finish carpentry will take place, including wood trim around windows, and enlarging of doors for accessibility to the first floor. The rear stair appearance will be rebuilt to the underside of the first floor ceiling. Built-in furnishings will include the bookcase and clockshelf.

July 1, 1996 Update:

The construction of the rear stair appearance is in progress. Enlargement of the doors is proceeding.

January 1, 1997 Update:

All interior trim and finish carpentry, including wood trim around windows, and enlarging of doors for accessibility to the first floor, is complete. The rear stair appearance to the underside of the first floor ceiling has been completed. The built-in furnishings including the clockshelves have been restored and the doors to the Study and Sitting Room have been widened.

July 1, 1997 Update:

Activity complete.

D.3 Activity: Install floor systems and surfaces for the brick house- restore to museum quality for first floor and rehabilitate for second floor caretaker's residence

D.3.a.Context within the project: Next step in restoration

D.3.b. Methods: The work will be done according to the consultant's specifications and the Minnesota Historical Society's Scope of Work Form for Historic Preservation Projects

D.3.c.Materials: Lumber will be needed for the flooring. Carpeting and tile may also be used.

D.3.d.Budget (Preliminary estimates, actual costs will be available after Activity A-3)

Total Biennial LCMR Budget:	\$13,000.00
Expended LCMR:	\$13,000.00
LCMR Balance:	0
Match:	0
Expended Match:	0
Match Balance:	0

D.3.e.Timeline

7-95	1-96	7-96	1-97	7-97
			XXX	
Product 1: Floor systems and surfaces			2-97	
Product 2: Construction supervision report			2-97	

D.3.f. Workprogram Update:

Floor systems and surfaces for the brick house main floor will be restored.

The second floor will be restored partially to provide one chamber of original appearance with restoration of the ceilings, walls, floors, wood trim around windows, doors, insulation and systems installations. The remainder of the second floor will be remodeled for a caretaker's residence, including ceilings, walls, floors, wood trim around windows, doors, bath-rooms installation, kitchen installation, systems installations/upgrades, and insulation.

July 1, 1996 Update:

The restoration of the ceilings and walls of the second floor has begun.. The remodeling of the caretaker's residence is underway. The HVAC work, including plumbing, electrical, heating, air conditioning and security are in progress.

January 1, 1997 Update:

Restoration of the ceilings and walls of the Chamber on the second floor is complete.
This Chamber will be open for historic interpretation. The remodeling of the caretaker's residence on the second floor is complete including celings, walls, floors, wood trim around windows, doors, bathroom and kitchen installation, and systems installations/upgrades and insulation. All HVAC work, including plumbing, electrical, heating, air conditioning and security is complete.

July 1, 1997 Update:

Activity Complete.

D.4 Activity: Exterior windows and trim restoration for brick house

D.4.a.Context within the project: Next step in restoration

D.4.b.Methods: The work will be done according to the consultant's specifications and the Minnesota Historical Society's Scope of Work Form for Historic Preservation Projects

D.4.c.Materials: Windows, doors, shutters and other trim will need to be restored and possibly replaced.

D.4.d.Budget (Preliminary estimates, actual costs will be available after Activity A-3)

Total Biennial LCMR Budget:	\$22,000.00
Expended LCMR:	\$22,000.00
LCMR Balance:	0
Match:	0
Expended Match:	0
Match Balance:	0

D.4.e.Timeline

7-95	1-96	7-96	1-97	7-97
		XX		
Product 1: Windows restored		10-96		
Product 2: Doors restored		10-96		
Product 3: Shutters restored		10-96		
Product 4: Other trim restored		10-96		
Product 5: Construction supervision report		10-96		

D.4.f. Workprogram Update:

Exterior windows and trim restoration for brick house will include restoration of blinds/shutters and windows, doors and stoops; the drive will be regraded so pre-emption house is not located in the current driveway orient-

ation.

July 1, 1996 Update:

Painting of the exterior window trim has been completed. The restoration of the wood shutters has been completed and painting of the shutters will occur shortly.

January 1, 1997 Update:

All exterior windows and trim restoration for the brick house , including blinds/shutters and windows, doors and stoops, has been completed. All repair and painting has been accomplished. The drive has been regraded, regradeled and reoriented due to the pre-emption house location.

July 1, 1997 Update:

Activity complete.

VI. Evaluation: Because the Pond house is a "bricks and mortar" type project, the restoration can be judged based on the concrete results of the construction/restoration.

VII. Context within field: This is part of the continuing efforts to tell the story of the settlement of Minnesota and the Minnesota River Valley. It will be integrated with the efforts of the Minnesota Historical Society and Fort Snelling, the Minnesota Valley National Wildlife Refuge, the Minnesota Department of Natural Resources, and other communities.

VIII. Budget context: LCMR funds will allow restoration of the Gideon H. Pond and Agnes Hopkins Pond house, the key component on the site. Future improvements include site improvements, interpretive trails, living history

exhibits, and extensive environmental and cultural programming. Also considered is the future construction of a barn. In addition to the City match, the City will spend approximately \$20,000 of park development funds on related site improvements during the two year period beginning July 1, 1995.

July 1, 1996 Update:

The City of Bloomington is undertaking and coordinating the following site improvements:

- A) Construction of a gravity sanitary sewer line and installation of an injector lift station
- B) Installation of underground electrical lines
- C) Installation of underground natural gas line
- D) Installation of underground telephone line
- E) Construction of a parking lot and new drive located on the westerly perimeter
- F) Construction of trail connections from the parking lot to the Gideon H. Pond House
- G) Construction of trail connections from the Gene C. Kelly Playfield through the Pond-Dakota Mission Park site to the river valley

January 1, 1997 Update:

The City of Bloomington has completed the following site improvements:

- A) Construction of a gravity sanitary sewer line and installation of an injector lift station
- B) Installation of underground electrical lines
- C) Installation of underground natural gas line
- D) Installation of underground telephone line
- E) Installation of cable line

- F) Construction of a parking lot and new drive located on the westerly perimeter
- G) Construction of trail connections from the parking lot to the Gideon H. Pond House
- H) Construction of trail connections from the Gene C. Kelly Playfield through the Pond-Dakota Mission Park site to the Dakota Interpretive point and to the Minnesota River Valley National Wildlife Refuge trails
- I) Electrical connections for future development of:
 - 1) Barn Historic Interpretive Center
 - 2) Picnic Shelter
 - 3) Low level period security lighting

July 1, 1997 Update:

The City of Bloomington is working on electrical site plans for the lighting of the parking lot, trails and drive, following the direction of the Minnesota Historical Society as to appropriate styles of lighting, with a differentiation between the parking lot and drive security lighting versus the low level, unobtrusive lighting in the vicinity of the Gideon H. Pond House.

IX. Dissemination: The City will aggressively promote visitation to the house, including a kick-off river rendezvous event scheduled for September, 1995. The City will also work with the Minnesota Historical Society and schools to coordinate environmental and cultural use of the site. This project can be used by the Minnesota Historical Society as a model for historic site reuse. The City will make copies of the Gideon H. Pond and Agnes Hopkins Pond House and Farm Site Reuse Study of November, 1992 available to interested parties.

July 1, 1996 Update:

The Second Annual River Rendezvous '96 is scheduled for September 17-22, 1996. Approximately 7,800 elementary schoolchildren have registered to attend the four Education Days from September 17 through the 20th. The general public is invited to attend on September 21st and 22nd. Pending completion of the Gideon H. Pond House, it may be possible to schedule a grand opening and dedication to coincide with the River Rendezvous. The River Rendezvous is a living history event set in the 1800's with a variety of reenactors depicting life on the frontier. A series of History Day Camps is scheduled at Pond-Dakota Mission Park this summer.

January 1, 1997 Update:

The City of Bloomington hosted the Second Annual River Rendezvous at Pond-Dakota Mission Park September 17-22, 1996, at which time 7,200 elementary school children attend five days of Education Days. River Rendezvous is a living history event set in the 1800's during which over 70 reenactors depict life on the frontier. Activities include an historic play written specifically for River Rendezvous. The play depicts the relationship of Gideon Pond with the Dakota people. Children attending the event were given a tour of the Gideon Pond House.

The Third Annual River Rendezvous is in the planning stages for September of 1997. The event is widely acclaimed by educators as being the only Rendezvous event in the nation that is strictly committed to historic education. Plans are to expand the event to include historic seminars for educators and the public, in addition to the educational format for elementary school children.

Other activities scheduled for Pond-Dakota Mission Park are a series of History and Environmental Day Camps scheduled for the summer months. Programming at the Gideon Pond House includes regular open houses;

tours prearranged in advance; special events (winter sleigh rides, spring plantings, fall harvests, etc.).

July 1, 1997 Update:

The Third Annual River Rendezvous was a success with approximately 6000 elementary school children and their teachers, parents and chaperones attending during the five day living history educational event. Weekend traffic brought additional visitors. Activities included an historic play written specifically for River Rendezvous, portraying the roles of Mrs. Gideon Pond and her Dakota neighbor Checkered Cloud. Approximately 60 historic reenactors participated in the event which is being acclaimed for its educational emphasis as one of a kind.

X. Time : No additional time will be required to complete this project.

XI. Cooperation: The project is a partnership between the Minnesota Historical Society and the City of Bloomington. The project manager will spend approximately 5-15 hours per week on this project.

XII. Reporting Requirements: Semiannual six-month workprogram update reports will be submitted not later than January 1, 1996, July 1, 1996, January 1, 1997, and a final six-month workprogram update and final report by June 30, 1997.

XIII. Required Attachment:

1. **Project Staffing Summary:** See attached project staffing report.
2. **Certification of \$80,000 Matching Funds:** See attached certification.
3. **Qualifications:** See attached vitae of Project Manager

**Preliminary Listing of Architectural Features
To Be Used in the Minnesota Historical Society's
Scope of Work Form for Historic Preservation Projects**

Exterior of brick house - Restored to original appearance

Shutters and windows

Doors

Brick facade affected by demolition of two-story frame addition and addition of one-story "pre-emption" house

Restoration of first floor of the brick house - Restored to original appearance

Ceilings

Walls

Wood trim around windows, doors, etc.

Built-in bookcase

Main stairs

Possible other staircase

Floors

Installation of new HVAC, electrical, plumbing, insulation, and security system

Construction of caretaker's quarters on second floor of brick house

Ceilings

Walls

Wood trim around windows, doors, etc.

Bathroom installation

Kitchen installation

Installation of new HVAC, electrical, plumbing, insulation, and security system

Reconstruction of exterior of restored "pre-emption" house - Restored to original appearance

Foundation

Siding

Windows

Doors

Trim and details

Roof

Construction of interior of "pre-emption" house as an interpretive center

Ceilings

Walls

Wood trim

Bathroom installation

Floors

Installation of new HVAC, electrical, plumbing, insulation, and security system

POND-DAKOTA MISSION RESTORATION C-17 OR 12(B)
 LCMR WORK PROGRAM 1995
 \$80,000 CITY MATCHING GRANT EXPENDITURES

Sanitary Sewer and Lift Station	\$53,842.
Sewer Activation Charge	\$ 900.
Underground Utility Lines	
Minnegasco	\$ 652.
Northern States Power Company	\$ 3,843.00
US West	\$1,000.
Cable	\$ 382.
Security System - ADT	\$2,103.38
EnviroBate Metro - Asbestos Sample	\$ 60.00
Asbestos Removal - tile and pipe	\$ 575.00
Angstrom Analytical - lead testing	\$ 685.00
Sears - appliances	\$2,533.60
Wallpaper for Sitting Room and Parlor	\$1,239.00
Kodet Architecture	\$28,185.50
Toilet Facility and replace door	\$11,088.
Miscellaneous construction charges	\$ 3,273.75
 TOTAL EXPENDITURES ON PROJECT	 \$110,362.23
 <u>LCMR CONTRACTUAL EXPENDITURES AS OF DECEMBER 30, 1996</u>	
<u>Donahue Construction</u>	\$267,972.50
Original contract sum	\$249,881.
Change Orders	\$ 18,091.55
 <u>Kodet Architecture (Grant portion)</u>	 \$ 2,027.50
	\$270,000.00
 LCMR CONTRACTUAL EXPENDITURES	 \$270,000.00
 CITY MATCHING EXPENDITURES	 \$ 96,000.48
 ADDITIONAL CITY SITE EXPENDITURES	 \$ 44,095.00
Site electrical, parking, driveway and paths)	
 PROJECT TOTAL	 \$423,198.23