



Historic Preservation Commission Agenda

Wednesday, February 12, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. HP Meeting Minutes 01/21/25
4. **Voucher Approvals**
 - a. HP Operating Vouchers
 - b. HP Grant Vouchers
 - c. HP Revolving Vouchers
5. **HP Programs and Revolving Loan Program**
 - a. Revolving Loan Request
Randy Westendorf - 23 1/2 McKinley St., Requesting approval to refinance
6. **Old or General Business**
 - a. Neighborworks - Dakota Home Resources - 2024 Annual Report
 - b. Permission to hire Chamberlin Architects to provide Design Services for the proposed Senior Center located at 142 Sherman Street at a cost not to exceed \$129,163.00 to include Civil, Structural, Mechanical & Electrical Engineering. (To be paid from the budgeted HP Capital Assets line item)
 - c. Committee recommendation for approval of 2025 Outside-of-Deadwood Grants for Round 1 (See attached Memo).
 - d. Request from The Center for Western Studies at Augustana University for financial support in the amount of \$750 for the 2025 Dakota Conference.
7. **New Matters Before the Deadwood Historic District Commission**
 - a. PA 250012 - Grace Lutheran Church - 825 Main St. - Replace front entry and storm windows
8. **New Matters Before the Deadwood Historic Preservation Commission**
9. **Items from Citizens not on Agenda**

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

(Items considered but no action will be taken at this time.)
11. **Committee Reports**

(Items considered but no action will be taken at this time.)

12. **Adjournment**

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



Historic Preservation Commission Minutes

Tuesday, January 21, 2025, at 2:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on January 21, 2025, at 2:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede
 HP Commission Vice Chair Vicki Dar
 HP Commissioner 2nd Vice Chair Trevor Santochi
 HP Commissioner Molly Brown
 HP Commissioner Jesse Allen
 HP Commissioner Anita Knipper
 City Commissioner Blake Joseph

ABSENT

HP Commissioner Tony Williams

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
 Bonny Anfinson, Historic Preservation Coordinator
 Amy Greba, Administrative Assistant
 Susan Trucano, Neighborworks

3. Approval of Minutes

a. HP Meeting Minutes 01/08/25

It was motioned by Commissioner Dar and seconded by Commissioner Santochi to approve minutes of the January 8, 2025, meeting. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

4. Voucher Approvals

a. HP Operating Vouchers – 2024

It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve HP Operating Vouchers 2024 in the amount of \$2,985.12. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

b. HP Operating Vouchers – 2025

It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve HP Operating Vouchers 2025 in the amount of \$66,478.60. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

c. HP Revolving Vouchers 2024

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to approve HP Revolving Vouchers 2024 in the amount of \$9,461.30. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

HP Revolving Vouchers 2025

It was motioned by Commissioner Brown and seconded by Commissioner Dar to approve HP Revolving Vouchers 2025 in the amount of \$240.00. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

5. HP Programs and Revolving Loan Program

a. HP Revolving Loan Requests

Sean & Tiffany Byrne - 20 Denver - Loan Extension

Robert & Cynthia Bailey - 51 Highland - Loan Request Approval

Heath Wolfe - 35 Jackson - Loan Request Approval

It was motioned by Commissioner Santochi and seconded by Commissioner Dar to approve requests from 20 Denver – Sean & Tiffany Byrne – Loan Extension, 51 Highland – Robert & Cindy Bailey – Loan Request, and 35 Jackson – Heath Wolfe – Loan Request. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

b. Historic Preservation Program Application

Bob & Cindy Bailey - 51 Highland Avenue - Foundation Program

It was motioned by Commissioner Dar and seconded by Commissioner Brown to approve request from 51 Highland – Robert & Cindy Bailey for Foundation Program. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

6. Old or General Business

a. Permission to enter into a contract with Donald Toms as an independent contractor to index and transcribe Lawrence County Tax Records at a cost not to exceed \$8,000.00. (To be paid from HP Archives budget)

It was motioned by Commissioner Brown and seconded by Commissioner Knipper to recommend to the City Commission to enter into a contract with Donald Toms in digitization of Lawrence County Tax records. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- b. Permission to contract with Rene Boen for NAGPRA consultation and professional services for archaeological collections in the amount not to exceed \$5,000.00. (To be paid from HP Public Education)

It was motioned by Commissioner Santochi and seconded by Commissioner Allen to recommend to the City Commission approval to contract with Rene Boen for the purpose of consultation and professional services. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- c. Permission to contract with Bob Bozell from Omaha, NE for faunal analysis and final report for the Four-Points Archaeological Collection in the amount of \$2,500.00. (To be paid from HP Public Education line item)

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to recommend to the City Commission approval to contract with Bob Bozell for purpose of faunal analysis and final report of Four-Points Archaeological Collection. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- d. Recommend hiring the Branding Iron Bistro in Pierre, SD to cater for the legislative lunch at the capitol on January 24, 2025, in an amount not to exceed \$3,500. (To be paid from HP Public Education)

It was motioned by Commissioner Allen and seconded by Commissioner Dar to recommend to the City Commission hiring the Branding Iron Bistro to cater for the legislative lunch on January 24, 2025. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- e. Approve change order for foundation repair at 85 Charles Street for unforeseen work at a cost not to exceed \$12,800.00.

It was motioned by Commissioner Dar and seconded by Commissioner Santochi to recommend to the City Commission to approve the change order for foundation repair at 85 Charles Street. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 250004 - Pat Mollman - 171 Charles Street - Construct Lean-to on right side of structure

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 171 Charles St., a noncontributing structure located in the Cleveland Planning Unit in the City of Deadwood.

The applicant is requesting permission to add a 30x22 lean-to on the existing right side of the shop. It will have a 26-gauge steel roof and open on all three sides.

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.

It was motioned by Commissioner Santochi and seconded by Commissioner Dar based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places and therefore move to grant a project approval. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- b. PA 250005 - Iver & Monica Gibbs - 850 Main - Replacing decking on screened-in porch

The applicant has submitted an application for Project Approval for work at 850 Main St., a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

The applicant is requesting permission to replace the main floor of the screened-in porch as it is sagging and failing. They have been placing plywood under some of the furniture because the legs have gone through the floor due to rotting wood. The floor will need to be reinforced, and decking replaced. This porch encompasses the only two entrances into our home making it unsafe when you walk on it. It is rotted in almost every area on the outer portions of the porch connected to the exterior wall. Plans are to replace the decking with Trex decking.

The proposed material is satisfactory in staff's 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.

It was motioned by Commissioner Santochi and seconded by Commissioner Dar based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places and therefore move to grant a project approval. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- c. PA 250006 - Lee Harstad - 388 Main Street - Install egress window in basement

The applicant has submitted an application for Project Approval for work at 388 Main St., a Contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

The applicant is requesting permission to install an egress window on the side, basement level, of the structure. The window will be cut into the concrete wall. This

will be a 2 lite slider, ProVia Endure 600 Series, and vinyl window. This window will be below grade so a vinyl window will withstand moisture.

Staff conducted a site visit of the proposed area for the window installation. It is on the side of the resource on the newer addition below grade. As such, it is staff's opinion, the proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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.

It was motioned by Commissioner Allen and seconded by Commissioner Santochi based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places and therefore move to grant a project approval. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- d. PA 250007 - Bob & Cindy Bailey - 51 Highland - Repair Foundation

The applicant has submitted an application for Project Approval for work at 51 Highland Ave., a contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

The applicant is requesting permission to repair a small section of the stone foundation on the south side where it's falling apart and leaning outward. The front porch, side stairs, railing and back deck will need to be temporarily detached from their connection points to gain full access and make the necessary repairs to the exterior foundation. During this temporary phase, the affected areas will have restricted access and marked for hazards. The porch, stairs, railing and deck will be replaced to its original condition once the foundation work is completed.

Staff met with the applicants to review the proposed foundation repairs. 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.

It was motioned by Commissioner Dar and seconded by Commissioner Brown based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places and therefore move to grant a project approval. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

9. Items from Citizens not on Agenda

(Items considered but no action will be taken at this time.)

10. Staff Report

(Items considered but no action will be taken at this time.)

- a. Fassbender Newsletter - 4th Quarter 2024
- b. 2024 Annual Report from City Archives & Archaeology

Mr. Kuchenbecker gave Commissioners copies of the handouts that will be given to Deadwood Day with the Legislature.

Retaining Walls for 2025 have been identified and projects will go out for bid this spring.

85 Charles: installation of foundation is complete. Next area of work will be on the roof.

Gathering cost estimates for design services on Akrop Building. Plans are to maintain minimal utilities for staff and volunteers to continue their work.

11. Committee Reports

(Items considered but no action will be taken at this time.)

Commissioner Dar – K9 Keg Pull this Saturday.

Commissioner Allen – Snocross returns this weekend.

Commissioner Blake – Ski for Light at Terry Peak this week.

12. Adjournment

The HP Commission meeting adjourned at 4:32 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant

Historic Preservation Commission

Bill List - 2025

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 35,759.18

Approved by _____ on ____/____/____
HP Chairperson

HPC	02/12/25
Batch	02/19/25

PACKET: 06953 02.19.25 - HP OPERATING -
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-3977		ACE HARDWARE OF LEAD				

I-040794		DROP CLOTH	50.38			
2/10/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		DROP CLOTH		215 4573-335	HIST. INTERP. ARCHIVE DE	50.38
		=== VENDOR TOTALS ===	50.38			
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01-0776		ALBERTSON ENGINEERING, INC.				

I-21471		5 HARRISON RETAINING WALL	100.00			
2/05/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		5 HARRISON RETAINING WALL		215 4576-600	PROFES. SERV. CURRENT EX	100.00

I-21472		TAYLOR ST SIDEWALK & RW	878.40			
2/05/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		TAYLOR ST SIDEWALK & RW		215 4576-600	PROFES. SERV. CURRENT EX	878.40

I-21473		85 CHARLES ST FOUNDATION	200.00			
2/05/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		85 CHARLES ST FOUNDATION		215 4576-600	PROFES. SERV. CURRENT EX	200.00
		=== VENDOR TOTALS ===	1,178.40			
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01-4711		AMAZON CAPITAL SERVICES				

I-1M7R-DRV3-C4R6		DOCUMENT COVERS & POPCORN	146.36			
2/04/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		DOCUMENT COVERS & POPCORN		215 4641-426	SUPPLIES	146.36

I-1NQX-9Q94-3GRG		SUPPLIES/ARCHIVES	132.44			
2/03/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		SUPPLIES		215 4641-426	SUPPLIES	43.97
		DOCUMENT FRAMES		215 4573-335	HIST. INTERP. ARCHIVE DE	88.47

I-1NTW-94PH-JCQY		STANDING DESK - RHONDA	219.99			
2/07/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		STANDING DESK - RHONDA		215 4641-426	SUPPLIES	219.99
		=== VENDOR TOTALS ===	498.79			
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01-5052		AVID4 ENGINEERING				

I-23-123.19		ZONING & EASEMENT WORK	1,080.00			
1/28/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: Y		
		ZONING & EASEMENT WORK		101 4640-422	PROFESSIONAL SERVICES	1,080.00
		=== VENDOR TOTALS ===	1,080.00			

PACKET: 06953 02.19.25 - HP OPERATING -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-5374		BLACK HILLS EMBROIDERY & SCREE				
I-43588		LOGO SHIRTS	1,628.00			
1/07/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		LOGO SHIRTS		215 4572-235	VISITOR MGMT ADVOCATE	1,628.00
		=== VENDOR TOTALS ===	1,628.00			
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01-5169		BROWN, MOLLY				
I-012225		MILEAGE & PER DIEM TOURISM CO	290.58			
1/22/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: Y		
		MILEAGE & PER DIEM TOURISM CON		215 4641-427	TRAVEL	290.58
		=== VENDOR TOTALS ===	290.58			
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01-3314		CENTURY BUSINESS PRODUCTS, INC				
I-774933		CANON TM-305	7.15			
2/10/2025	FNBAP	DUE: 2/10/2025 DISC: 2/10/2025		1099: N		
		CANON TM-305		215 4573-335	HIST. INTERP. ARCHIVE DE	7.15
I-775029		KYOCERA 4054CI	350.54			
2/10/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		KYOCERA 4054CI HP		215 4641-428	UTILITIES	116.85
		KYOCERA 4054CI P&Z		101 4640-428	UTILITIES	116.85
		KYOCERA 4054CI STREETS		101 4310-426	SUPPLIES	116.84
		=== VENDOR TOTALS ===	357.69			
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01-0475		DEADWOOD CHAMBER & VISITORS BU				
I-021225		HPC MARKETING	26,089.40			
2/12/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		HPC MARKETING		215 4572-210	VISITOR MGMT MARKETING	26,089.40
		=== VENDOR TOTALS ===	26,089.40			
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01-4875		KNIPPER, ANITA				
I-2025-01		PM BOARD OF APPEALS	35.00			
1/29/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		PM BOARD OF APPEALS		101 4640-422	PROFESSIONAL SERVICES	35.00
		=== VENDOR TOTALS ===	35.00			

PACKET: 06953 02.19.25 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
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01-2205	KUCHENBECKER, KEVIN					
I-012225		TOURISM & MUNI LGUE PIERRE	221.91			
1/22/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		TOURISM & MUNI LGUE PIERRE		215 4641-427	TRAVEL	221.91
		=== VENDOR TOTALS ===	221.91			
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01-3597	LEAD-DEADWOOD ARTS CENTER					
I-223		FRAMING DEPT PATCHES	240.00			
1/28/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		FRAMING DEPT PATCHES		215 4573-335	HIST. INTERP. ARCHIVE DE	240.00
		=== VENDOR TOTALS ===	240.00			
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01-1827	MS MAIL					
I-15015		BROCHURES FOR HB1159	637.50			
1/31/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: Y		
		BROCHURES FOR HB1159		215 4572-235	VISITOR MGMT ADVOCATE	637.50
		=== VENDOR TOTALS ===	637.50			
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01-1725	QUILL CORPORATION					
I-42238879		PAPER, SPOONS, FORKS	226.28			
1/06/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		PAPER, SPOONS, FORKS		215 4641-426	SUPPLIES	226.28
		=== VENDOR TOTALS ===	226.28			
=====						
01-1838	RAMKOTA HOTEL					
I-1098T3		TOURISM- KUCHENBECKER	282.00			
1/22/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		TOURISM- KUCHENBECKER		215 4641-427	TRAVEL	282.00
I-1098T5		TOURISM- MARTINISKO	282.00			
1/22/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		TOURISM- MARTINISKO		215 4641-427	TRAVEL	282.00
I-1098T6		TOURISM- BROWN	282.00			
1/22/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		TOURISM- BROWN		215 4641-427	TRAVEL	282.00
I-1098T7		TOURISM- DAR/EAGLESON	282.00			
1/22/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		TOURISM- DAR/EAGLESON		215 4641-427	TRAVEL	282.00

PACKET: 06953 02.19.25 - HP OPERATING -
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-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-1838	RAMKOTA HOTEL	(** CONTINUED **)				

I-1098T8		TOURISM- JOHNSON	282.00			
1/22/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		TOURISM- JOHNSON		215 4641-427	TRAVEL	282.00

I-1098T9		TOURISM- KNIPPER	282.00			
1/22/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		TOURISM- KNIPPER		215 4641-427	TRAVEL	282.00

I-1098TA		TOURISM- ANFINSON	282.00			
1/22/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		TOURISM- ANFINSON		215 4641-427	TRAVEL	282.00
		=== VENDOR TOTALS ===	1,974.00			
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01-4632	SANTOCHI, TREVOR					

I-2025.01		PM BOARD OF APPEALS	35.00			
1/29/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: Y		
		PM BOARD OF APPEALS		101 4640-422	PROFESSIONAL SERVICES	35.00
		=== VENDOR TOTALS ===	35.00			
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01-0568	TDG COMMUNICATIONS					

I-25-1127		25-004 THE RIDGE PLAN REVIEW	616.25			
1/29/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		25-004 THE RIDGE PLAN REVIEW		215 4576-600	PROFES. SERV. CURRENT EX	616.25
		=== VENDOR TOTALS ===	616.25			
=====						
01-2014	TOMS, DON					

I-012725		2010.03.14.64 (TOWN LOTS PT 2	600.00			
1/27/2025	FNBAP	DUE: 2/19/2025 DISC: 2/19/2025		1099: Y		
		2010.03.14.64 (TOWN LOTS PT 2)		215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
		=== VENDOR TOTALS ===	600.00			
		=== PACKET TOTALS ===	35,759.18			

PACKET: 06953 02.19.25 - HP OPERATING -
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	35,759.18
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	35,759.18
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** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
	2025	101-2020	ACCOUNTS PAYABLE	1,383.69-*				
		101-4310-426	SUPPLIES	116.84	135,000		78,496.58	
		101-4640-422	PROFESSIONAL SERVICES	1,150.00	13,000		10,014.00	
		101-4640-428	UTILITIES	116.85	3,000		2,883.15	
		215-2020	ACCOUNTS PAYABLE	34,375.49-*				
		215-4572-210	VISITOR MGMT MARKETING	26,089.40	400,000		367,802.50	732,500 662,532.86
		215-4572-235	VISITOR MGMT ADVOCATE	2,265.50	197,500		174,964.86	732,500 686,356.76
		215-4573-335	HIST. INTERP. ARCHIVE DE	986.00	48,545		21,634.88	
		215-4576-600	PROFES. SERV. CURRENT EX	1,794.65	60,000		55,863.85	
		215-4641-426	SUPPLIES	636.60	15,000		13,859.23	
		215-4641-427	TRAVEL	2,486.49	10,000		3,837.36	
		215-4641-428	UTILITIES	116.85	10,000		9,803.13	
		999-1301	DUE FROM FUND 101	1,383.69 *				
		999-1306	DUE FROM FUND 215	34,375.49 *				
			** 2025 YEAR TOTALS	35,759.18				

2/12/2025 1:46 PM

A/P Regular Open Item Register

Section 4 Item a.

PACKET: 06953 02.19.25 - HP OPERATING -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	2/2025	1,383.69
215	2/2025	34,375.49

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

Historic Preservation Commission 2025 Grant Funds

HP GRANT ACCOUNT: Historic Preservation	
HP Grant Account Total:	\$ 1,744.63

Approved by _____ on / /
HP Chairperson

Approved by  on 02/12/2025
HP Officer

HPC	02/12/25
Batch	02/19/25

PACKET: 06954 02/19/25 - HP GRANTS 2025

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-2164		ONE WAY SERVICE PROS				

I-32193		14 VAN BUREN - MCNARY	1,744.63			
2/19/2025	FNBP	DUE: 2/19/2025 DISC: 2/19/2025		1099: N		
		14 VAN BUREN - MCNARY		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	1,744.63
		=== VENDOR TOTALS ===	1,744.63			
		=== PACKET TOTALS ===	1,744.63			

PACKET: 06954 02/19/25 - HP GRANTS 2025

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	1,744.63
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	1,744.63
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** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
	2025	216-2020	ACCOUNTS PAYABLE	1,744.63-*				
		216-4653-962-01	SPECIAL NEEDS GRANT EXP.	1,744.63	60,000		48,255.37	
		999-1307	DUE FROM FUND 216	1,744.63 *				
			** 2025 YEAR TOTALS	1,744.63				

2/12/2025 8:48am

HP REVOLVING LOAN FUND
 A/P Invoices Report
 2/1/2025 - 2/28/2025
 Batch = 1

Page 1 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
02/2025								
American Seamless Gutter, Inc - 2025-7 - 2/12/2025 - 11,836.46 - Batch: 1 - Header Memo: Work Done-20 Denver-Byrne								
Work Done-20 Denver-Byrne	100	1201				NOTES RECEIVABLE	11,836.46	
Work Done-20 Denver-Byrne	100	2000				ACCOUNTS PAYABLE		11,836.46
Total:							11,836.46	11,836.46
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT BAILEY - 2/12/2025 - 90.00 - Batch: 1 - Header Memo: Record Mortgages-51 Highland-Bailey								
Record Mortgages-51 Highland-Bailey	100	5200				CLOSING COSTS DISBURSED	90.00	
Record Mortgages-51 Highland-Bailey	100	2000				ACCOUNTS PAYABLE		90.00
Total:							90.00	90.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT WOLFE - 2/12/2025 - 30.00 - Batch: 1 - Header Memo: Record Mortgage-35 Jackson-Wolfe								
Record Mortgage-35 Jackson-Wolfe	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Mortgage-35 Jackson-Wolfe	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT FOSSO HPRLF - 2/12/2025 - 30.00 - Batch: 1 - Header Memo: Record Satisfaction-170 Pleasant-Fosso-HPRLF47								
Record Satisfaction-170 Pleasant-Fosso-HPRLF47	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Satisfaction-170 Pleasant-Fosso-HPRLF47	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT PONTIUS - 2/12/2025 - 30.00 - Batch: 1 - Header Memo: Record Satisfaction--118 Charles-Pontius-HPLSRLPON								
Record Satisfaction--118 Charles-Pontius-HPLSRLPON	100	5200				CLOSING COSTS DISBURSED	30.00	

2/12/2025 8:48am

HP REVOLVING LOAN FUND
 A/P Invoices Report
 2/1/2025 - 2/28/2025
 Batch = 1

Page 2 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
02/2025 (cont'd from page 1)								
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT PONTIUS - 2/12/2025 - 30.00 - Batch: 1 - Header Memo: Record Satisfaction--118 Charles-Pontius-								
HPLSRLPON (cont'd from page 1)								
Record Satisfaction--118 Charles-Pontius-HPLSRLPON	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT SMITH - 2/12/2025 - 60.00 - Batch: 1 - Header Memo: Record Satisfaction-12 Dakota-Smith								
Record Satisfaction-12 Dakota-Smith	100	5200				CLOSING COSTS DISBURSED	60.00	
Record Satisfaction-12 Dakota-Smith	100	2000				ACCOUNTS PAYABLE		60.00
Total:							60.00	60.00
NHS OF THE BLACK HILLS - 2025-1 - 2/12/2025 - 4,553.75 - Batch: 1 - Header Memo: Servicing Contract-January 2025								
Servicing Contract-January 2025	100	5000				PROF & ADMIN FEES	4,553.75	
Servicing Contract-January 2025	100	2000				ACCOUNTS PAYABLE		4,553.75
Total:							4,553.75	4,553.75
The Handyman - 2070 - 2/12/2025 - 17,183.56 - Batch: 1 - Header Memo: Work Done-9 Shine-Emrick								
Work Done-9 Shine-Emrick	100	1201				NOTES RECEIVABLE	17,183.56	
Work Done-9 Shine-Emrick	100	2000				ACCOUNTS PAYABLE		17,183.56
Total:							17,183.56	17,183.56
Total:							33,813.77	33,813.77
Report Total:							33,813.77	33,813.77



HISTORIC PRESERVATION

ANNUAL LOAN REPORT for 2024

Presented - February 2025



Historic Preservation

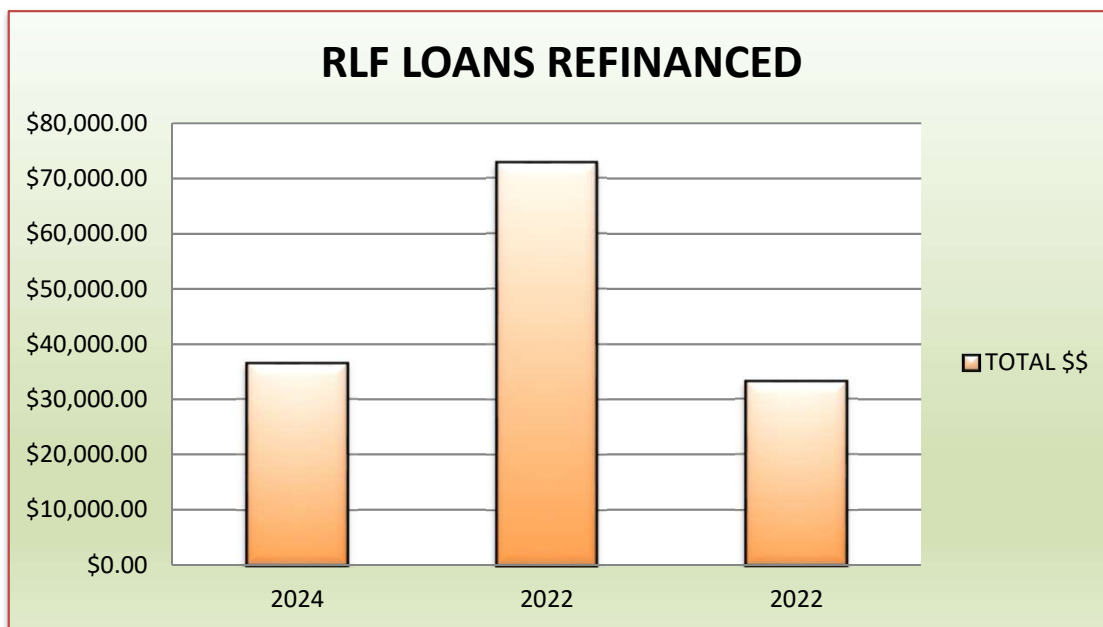


2024 REVOLVING LOAN FUND- REFINANCE

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2024	512 Cliff	\$26,648.12
2024	55 Taylor	\$9,733.44
2023	2 Dudley	\$18,139.75
	17 Lincoln	\$26,856.53
	47 Forest	\$19,668.00
	53 Lincoln	\$8,098.22
2022	160 Charles	\$18,672.38
	91 Forest Ave	\$14,397.60

YEARLY TOTALS

	2024	2023	2022
Number of Loans	2	4	2
Loan Amount Total	\$36,381.56	\$72,762.50	\$33,069.98



Section 6 Item a.

Deadwood Historic Preservation

2024 REVOLVING LOAN FUND - RETAINING WALL PROGRAM

OWNER PORTION

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2024	74 Van Buren	\$21,478.82
	5 Harrison	\$14,835.00
2023	51 Van Buren	\$24,000.00
	318 Williams	\$10,048.83
2022	23 Centennial	\$28,554.60
	9 Shine St	\$24,910.13

YEARLY TOTALS

	2024	2023	2022
Number of Loans	2	2	2
Loan Amount Total	\$36,313.82	\$34,048.83	\$53,464.73

Year	Total \$
2024	\$36,313.82
2023	\$34,048.83
2022	\$53,464.73

CITY PORTION

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2024	74 Van Buren	\$41,237.00
	33 1/2 Jackson	\$161,485.00
2023	51 Van Buren	\$186,448.00
	318 Williams	\$8,670.00
2022	23 Centennial	\$112,819.30
	8 Shine St	\$45,082.88

YEARLY TOTALS

	2024	2023	2022
Number of Loans	2	2	2
Loan Amount Total	\$202,722.00	\$195,118.00	\$157,902.18

Year	Total \$
2024	\$202,722.00
2023	\$195,118.00
2022	\$157,902.18

Prepared by: Susan Trucano
NeighWorks Dakota Home Resources

Pg 2 of 15

23

Deadwood Historic Preservation

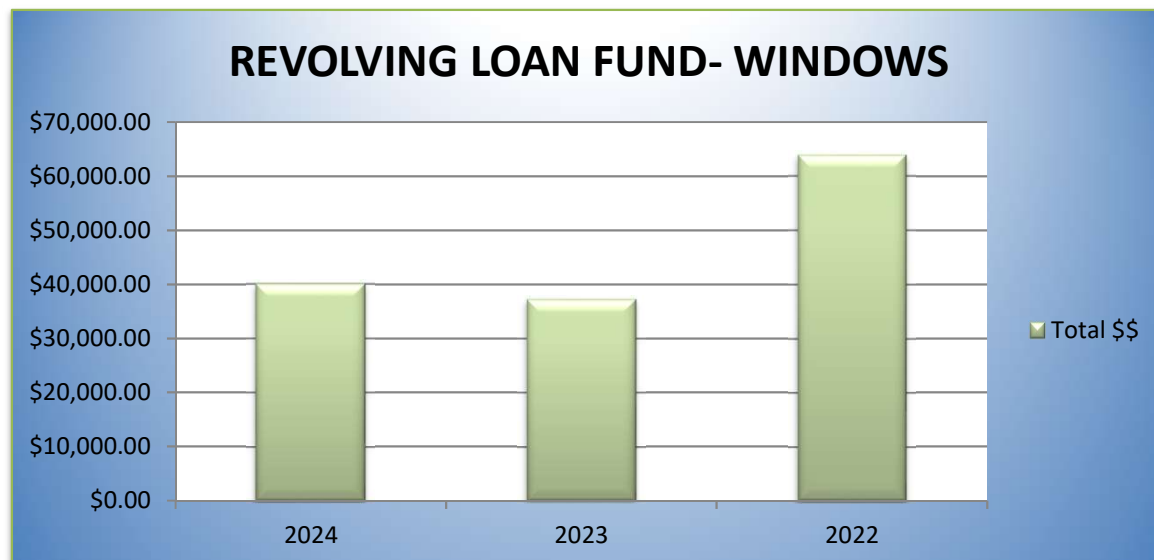


2024 REVOLVING LOAN FUND- WINDOWS

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2024	299 Williams	\$20,000.00
	67 Terrace	\$20,000.00
2023	770 Main	\$1,507.96
	772 Main	\$1,769.70
	57 Forest	\$20,000.00
	9 Shine St	\$13,900.00
2022	152 Charles	\$7,237.90
	20 Denver	\$20,000.00
	23 Monroe	\$11,400.00
	65 Terrace	\$6,597.23
	7 Emery	\$2,100.00
	58 Washington	\$7,000.00
	402 Williams	\$9,500.00

YEARLY TOTALS

	2024	2023	2022
Number of Loans	2	4	7
Loan Amount Total	\$40,000.00	\$37,177.66	\$63,835.13



Deadwood Historic Preservation

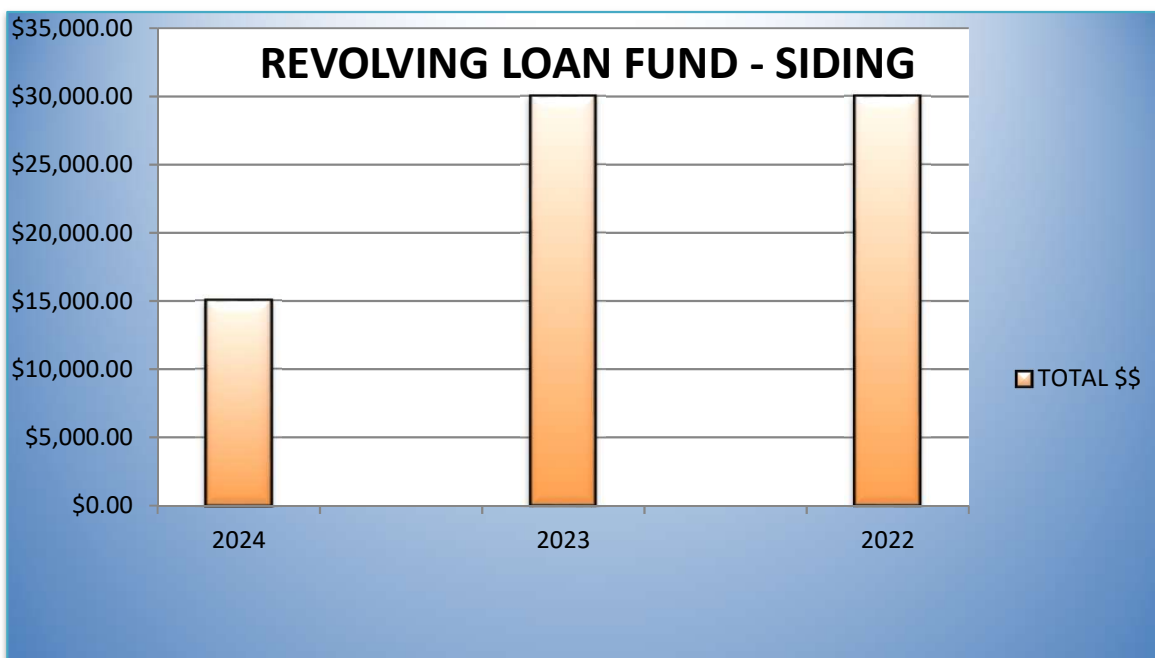


2024 REVOLVING LOAN FUND- SIDING

	PROPERTY ADDRESS	LOAN AMOUNT
2024	299 Williams	\$5,000.00
	67 Terrace	\$10,000.00
2023	57 Forest	\$10,000.00
	358 Williams	\$10,000.00
	9 Shine	\$10,000.00
2022	20 Denver	\$10,000.00
	23 Monroe	\$10,000.00
	58 Washington	\$10,000.00

YEARLY TOTALS

	<u>2024</u>	<u>2023</u>	<u>2022</u>
Number of Loans	2	3	3
Loan Amount Total	\$15,000.00	\$30,000.00	\$30,000.00



Deadwood Historic Preservation

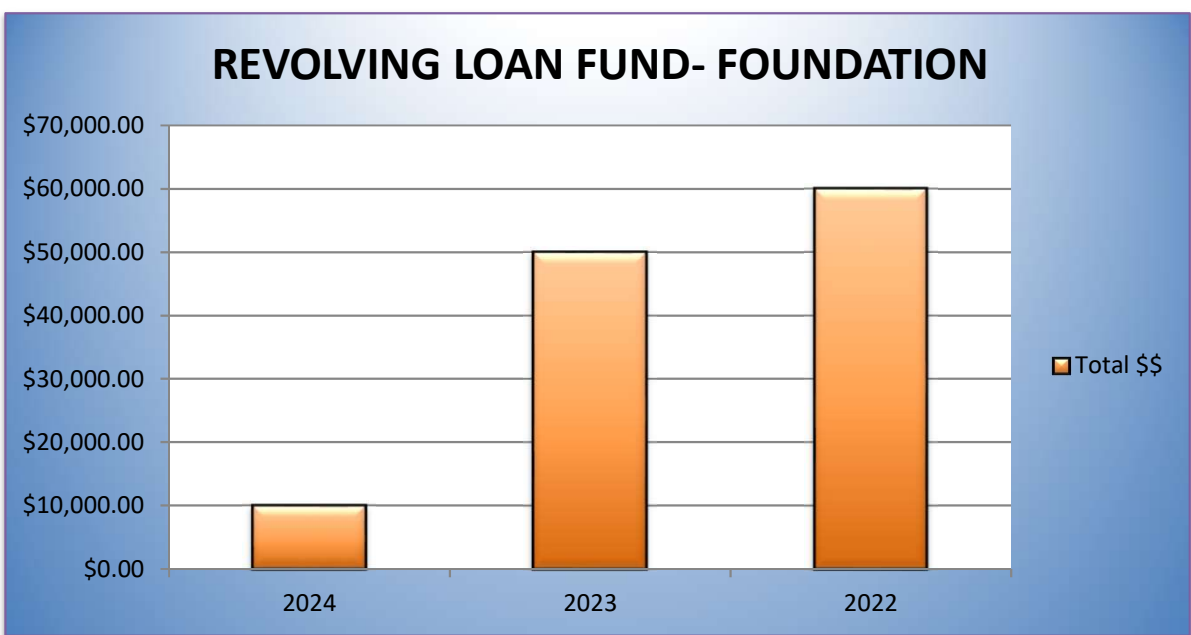


2024 REVOLVING LOAN FUND- FOUNDATION

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2024	299 Williams	\$10,000.00
2023	37 Lincoln Ave	\$10,000.00
	52 Van Buren	\$10,000.00
	57 Forest	\$10,000.00
	358 Williams	\$10,000.00
	9 Shine	\$10,000.00
2022	152 Charles	\$10,000.00
	20 Denver	\$10,000.00
	57 Van Buren	\$10,000.00
	7 Emery	\$10,000.00
	66 Lincoln	\$10,000.00
	58 Washington	\$10,000.00

YEARLY TOTALS

	2024	2023	2022
Number of Loans	1	5	6
Loan Amount Total	\$10,000.00	\$50,000.00	\$60,000.00



Deadwood Historic Preservation

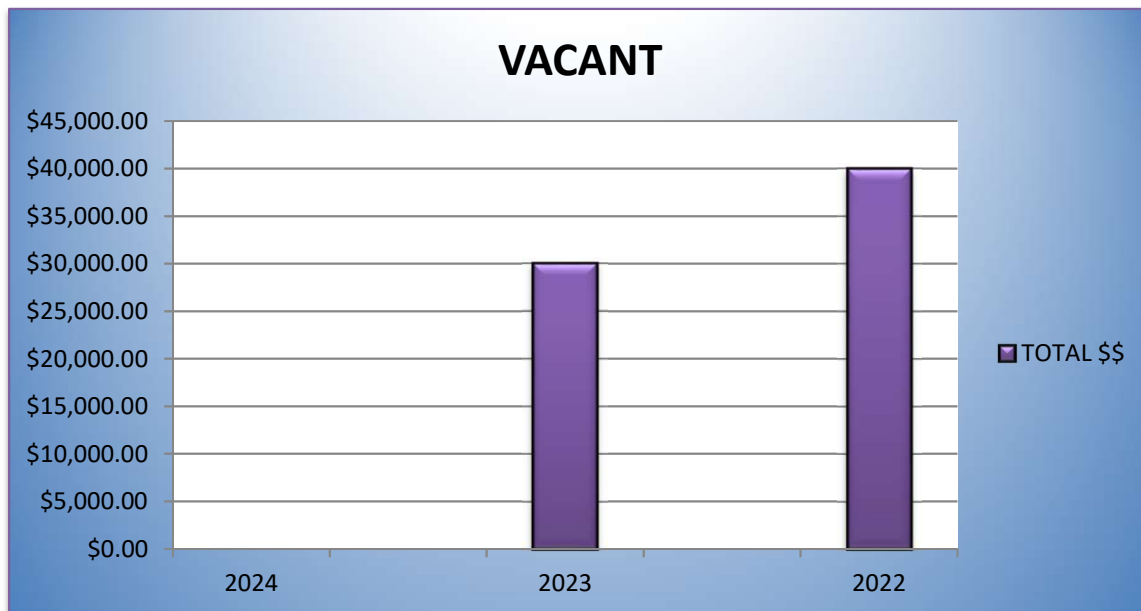


2024 REVOLVING LOAN FUND- VACANT

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2024		\$0.00
2023	37 Lincoln Ave	\$10,000.00
	57 Forest	\$10,000.00
	39 Stewart	\$10,000.00
2022	152 Charles	\$10,000.00
	20 Denver	\$10,000.00
	57 Van Buren	\$10,000.00
	56 Lincoln Ave	\$10,000.00

YEARLY TOTALS

	<u>2024</u>	<u>2023</u>	<u>2022</u>
Number of Loans	0	4	1
Loan Amount Total	\$0.00	\$30,000.00	\$40,000.00



Deadwood Historic Preservation

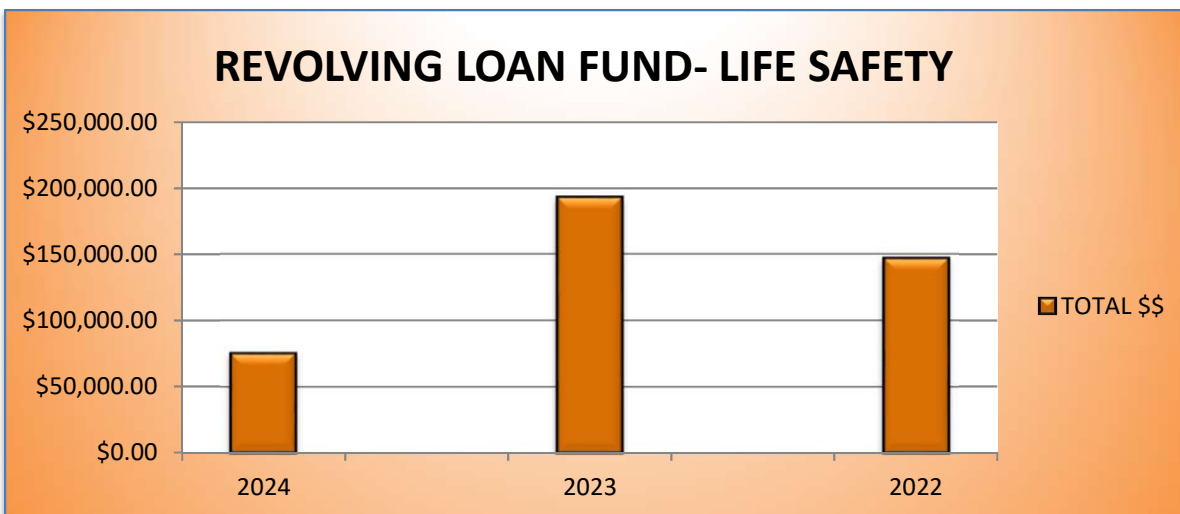


2024 REVOLVING LOAN FUND- LIFE SAFETY

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2024	7 Stewart	\$24,902.68
	299 Williams	\$25,000.00
	23 Centennial	\$25,000.00
2023	23-25 Lincoln	\$17,638.89
	52 Van Buren	\$25,000.00
	57 Forest	\$25,000.00
	358 Williams	\$25,000.00
	18 Denver	\$25,000.00
	47 Lincoln	\$25,000.00
	39 Stewart	\$25,000.00
	9 Shine St	\$25,000.00
2022	20 Denver	\$25,000.00
	23 Monroe	\$25,000.00
	57 Van Buren	\$11,479.20
	39 Washington	\$1,867.00
	66 Taylor	\$21,864.08
	56 Lincoln	\$25,000.00
	66 Lincoln	\$8,741.00
	58 Washington	\$25,000.00
	772 Main	\$2,806.84

YEARLY TOTALS

	2024	2023	2022
Number of Loans	3	8	9
Loan Amount Total	\$74,902.68	\$192,638.89	\$146,758.12



Deadwood Historic Preservation

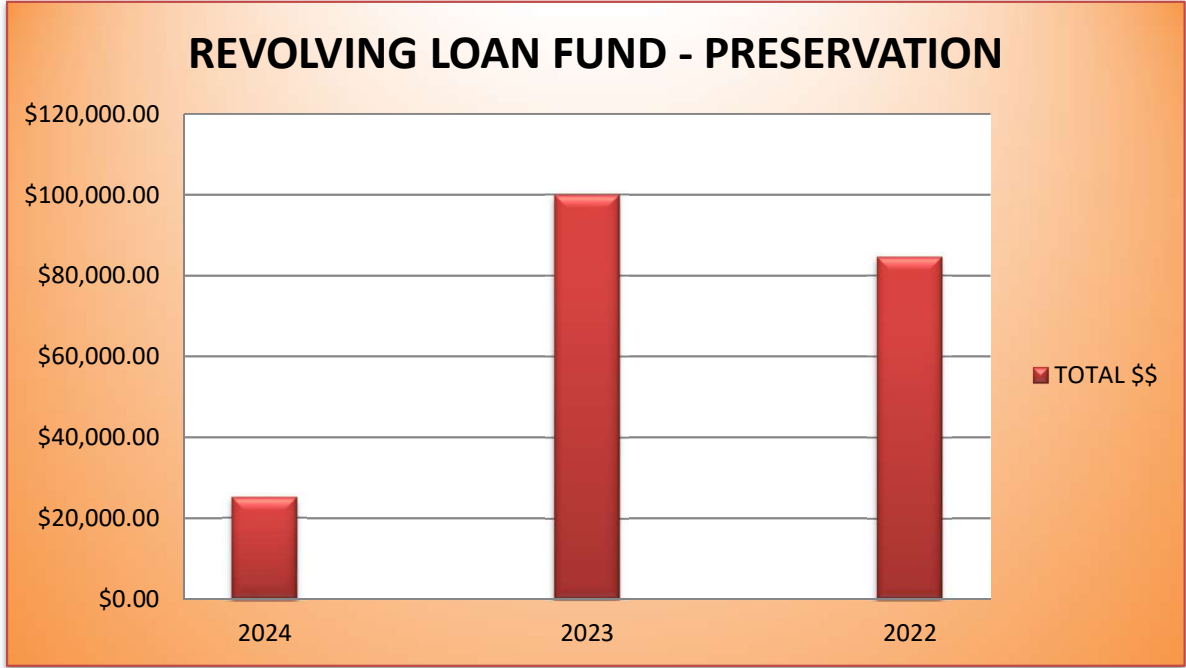


2024 REVOLVING LOAN FUND- PRESERVATION

	PROPERTY ADDRESS	LOAN AMOUNT
2024	23 Centennial	\$25,000.00
2023	52 Van Buren	\$25,000.00
	57 Forest	\$25,000.00
	358 Williams	\$25,000.00
	9 Shine St	\$25,000.00
2022	20 Denver	\$25,000.00
	23 Monroe	\$16,201.39
	7 Emery	\$18,481.77
	66 Lincoln	\$24,971.84

YEARLY TOTALS

	2024	2023	2022
Number of Loans	1	4	4
Loan Amount Total	\$25,000.00	\$100,000.00	\$84,655.00



Deadwood Historic Preservation

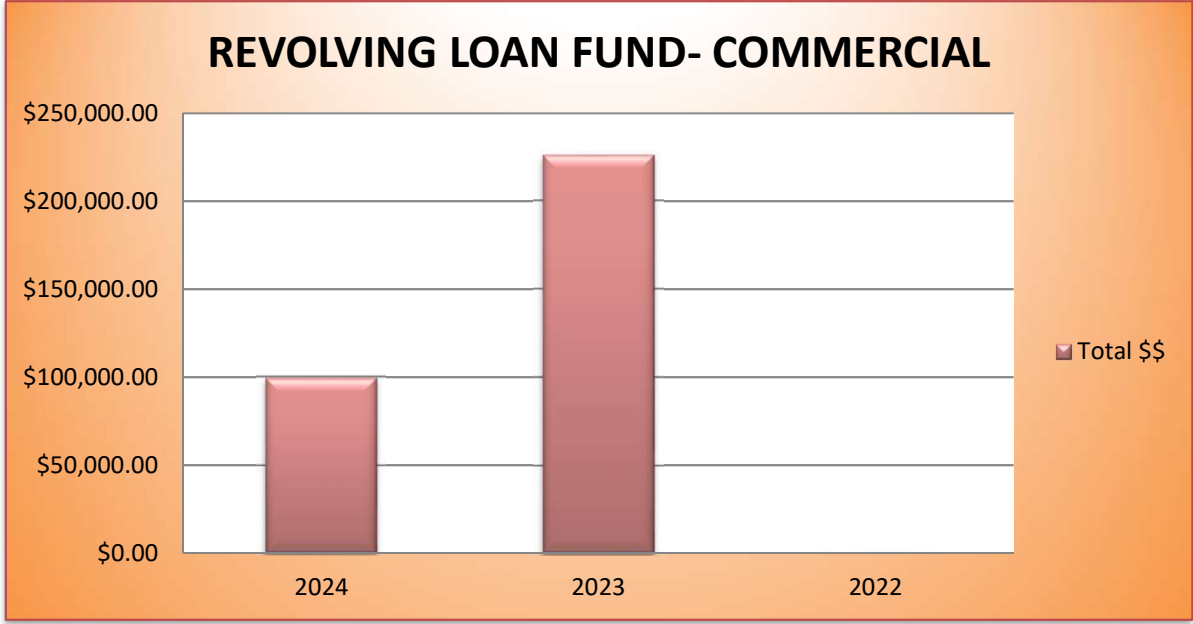


2024 REVOLVING LOAN FUND- COMMERCIAL

2024 YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2024	745 Main	\$49,201.34
	745 Main	\$50,000.00
2023	608-610 Main St (refi of upper floor loan)	\$225,930.26
2022	NA	\$0.00

YEARLY TOTALS

	2024	2023	2022
Number of Loans	2	1	0
Loan Amount Total	\$99,201.34	\$225,930.26	\$0.00



Deadwood Historic Preservation

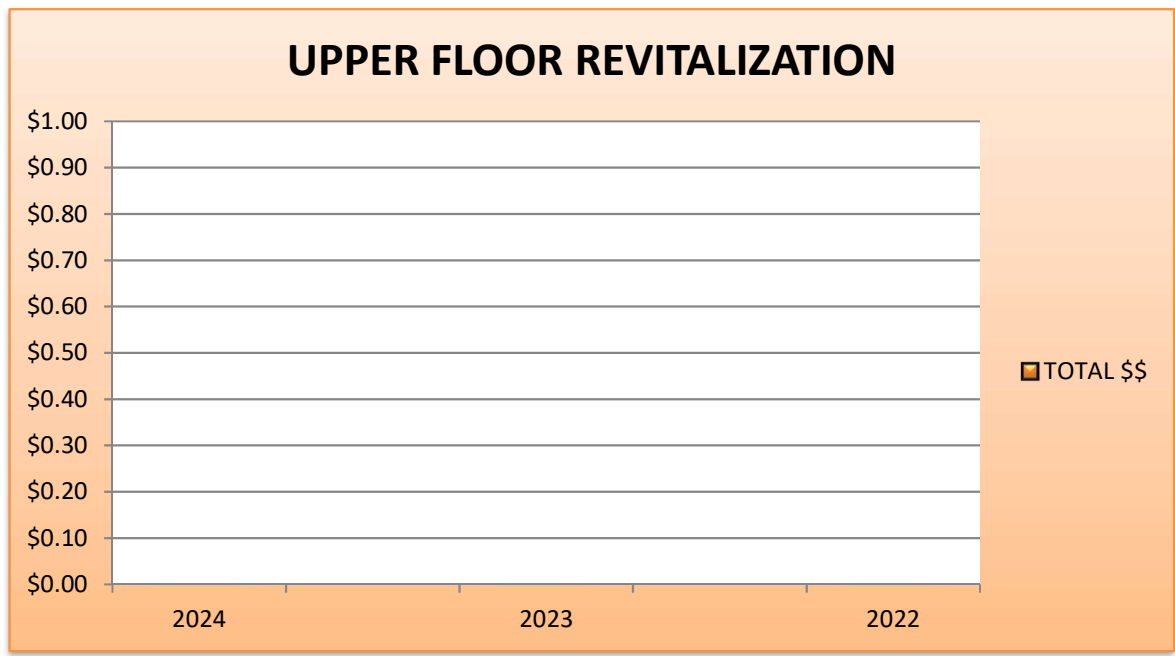


2024 REVOLVING LOAN FUND- UPPER FLOOR

	PROPERTY ADDRESS	LOAN AMOUNT
2024	NA	\$0.00
2023	NA	\$0.00
2022	NA	\$0.00

YEARLY TOTALS

	2024	2023	2022
Number of Loans	0	0	1
Loan Amount Total	\$0.00	\$0.00	\$0.00



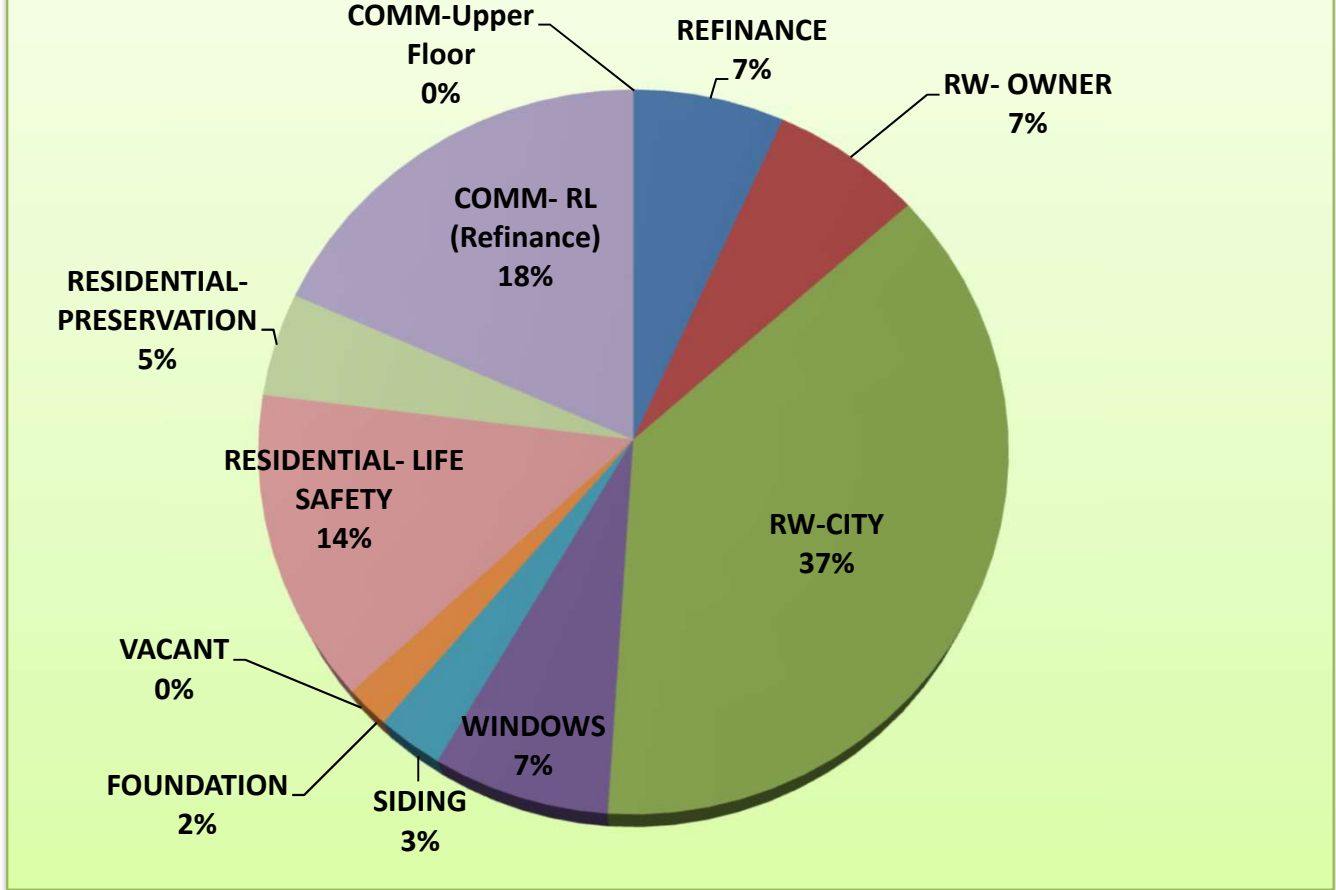
Deadwood Historic Preservation



2024 YEAR SUMMARY - NEW LOANS IN DOLLARS

<u>PROGRAM</u>	<u>AMOUNT</u>
REFINANCE	\$36,381.56
RW- OWNER	\$36,313.82
RW-CITY	\$202,722.00
WINDOWS	\$40,000.00
SIDING	\$15,000.00
FOUNDATION	\$10,000.00
VACANT	\$0.00
RESIDENTIAL- LIFE SAFETY	\$74,902.68
RESIDENTIAL- PRESERVATION	\$25,000.00
COMM- RL (Refinance)	\$99,201.34
COMM-Upper Floor	\$0.00
TOTALS	\$539,521.40

NEW LOANS IN DOLLARS - 2023



Number of New Loans

2024	17
2023	36
2022	40

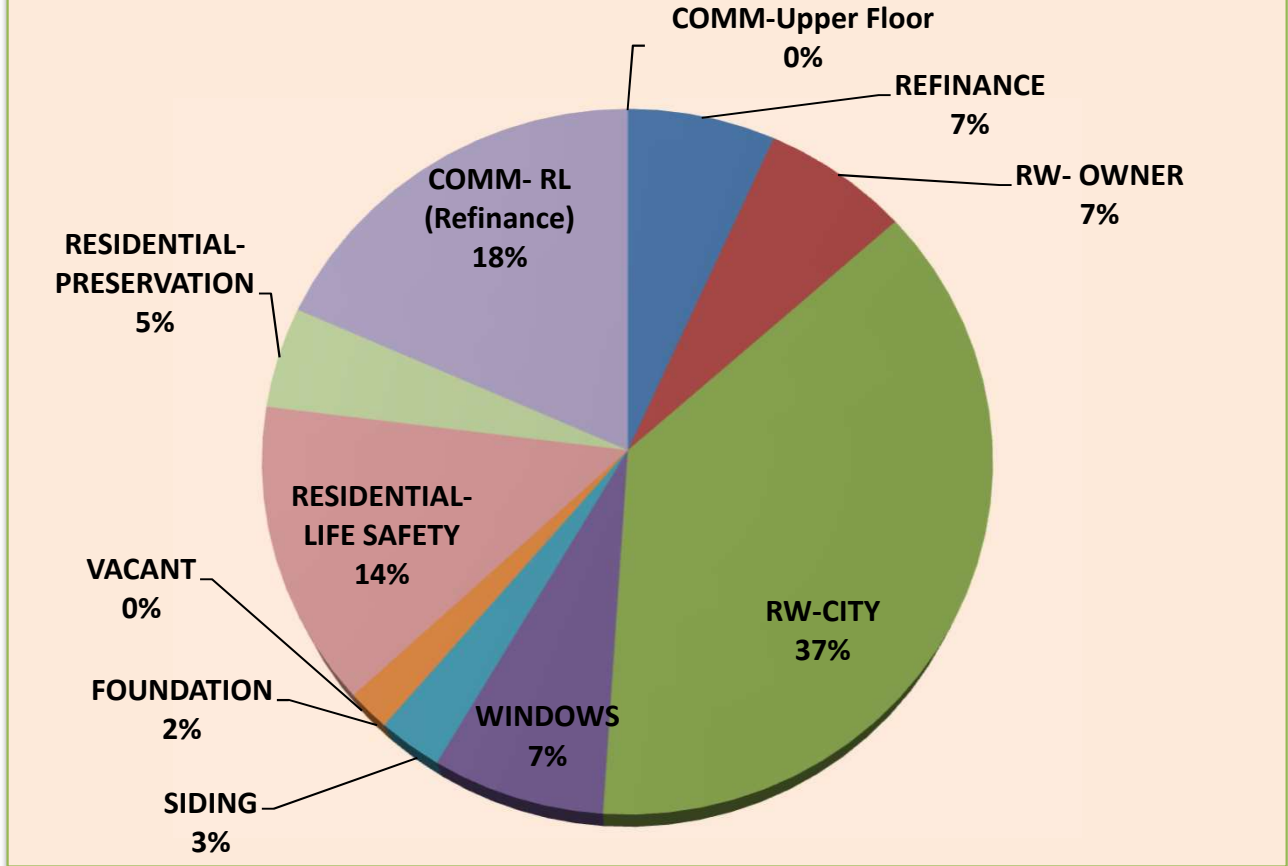
Deadwood Historic Preservation



2023 YEAR SUMMARY - NEW LOANS IN DOLLARS

<u>PROGRAM</u>	<u>AMOUNT</u>
REFINANCE	\$72,762.50
RW- OWNER	\$34,048.83
RW-CITY	\$195,118.00
WINDOWS	\$37,177.66
SIDING	\$30,000.00
FOUNDATION	\$50,000.00
VACANT	\$30,000.00
RESIDENTIAL- LIFE SAFETY	\$192,638.89
RESIDENTIAL- PRESERVATION	\$100,000.00
COMM- RL	\$225,930.26
COMM-Upper Floor	\$0.00
TOTALS	\$967,676.14

NEW LOANS IN DOLLARS - 2021



Number of New Loans

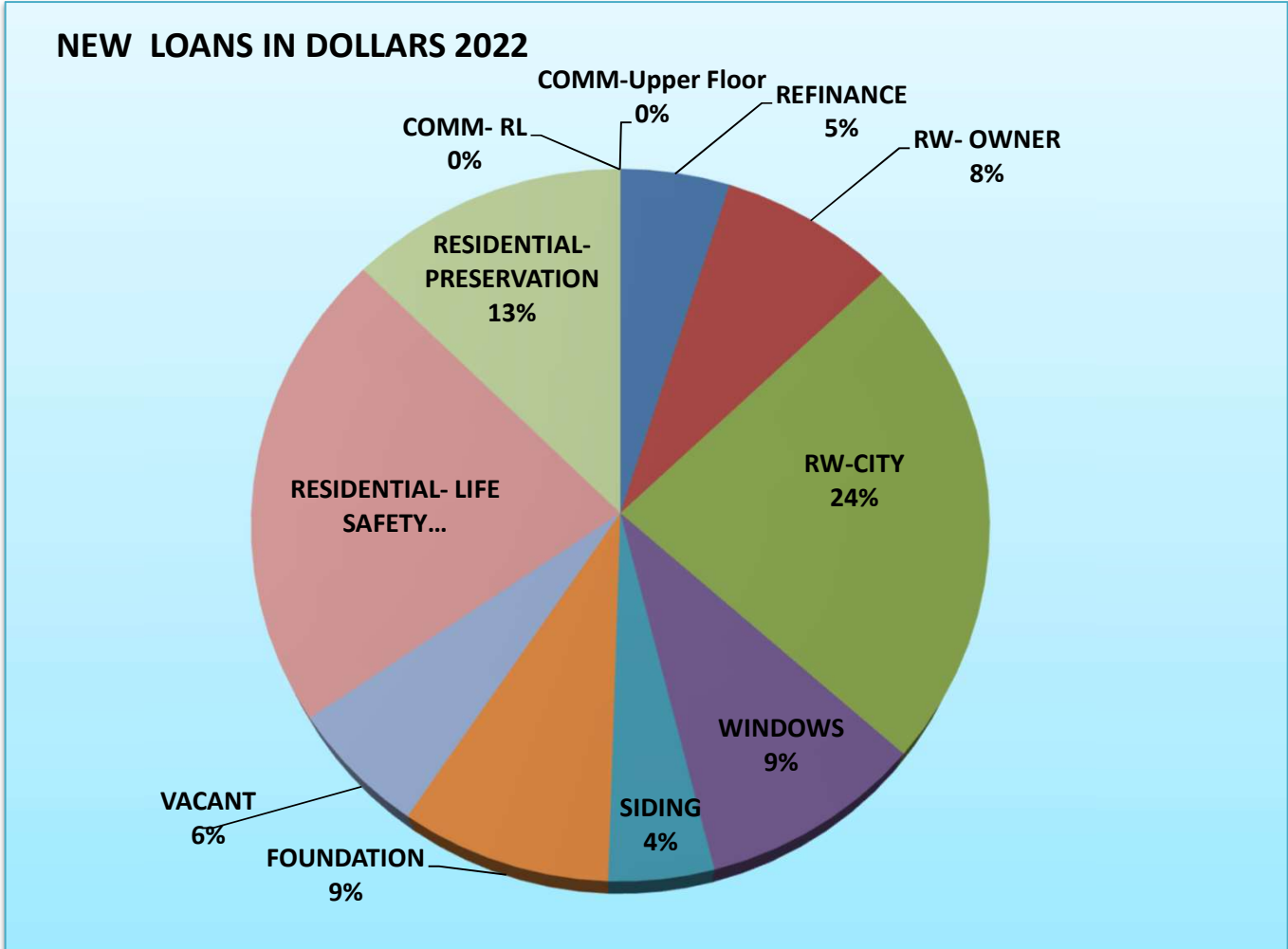
2023	36
2022	40
2021	22

Deadwood Historic Preservation



2022 YEAR SUMMARY- NEW LOANS IN DOLLARS

<u>PROGRAM</u>	<u>AMOUNT</u>
REFINANCE	\$33,069.98
RW- OWNER	\$53,464.73
RW-CITY	\$157,902.18
WINDOWS	\$63,835.13
SIDING	\$30,000.00
FOUNDATION	\$60,000.00
VACANT	\$40,000.00
RESIDENTIAL- LIFE SAFETY	\$146,758.12
RESIDENTIAL- PRESERVATION	\$84,655.00
COMM- RL	\$0.00
COMM-Upper Floor	\$0.00
TOTALS	\$669,685.14



Number of New Loans	
2022	40
2021	22
2020	25

Deadwood Historic Preservation

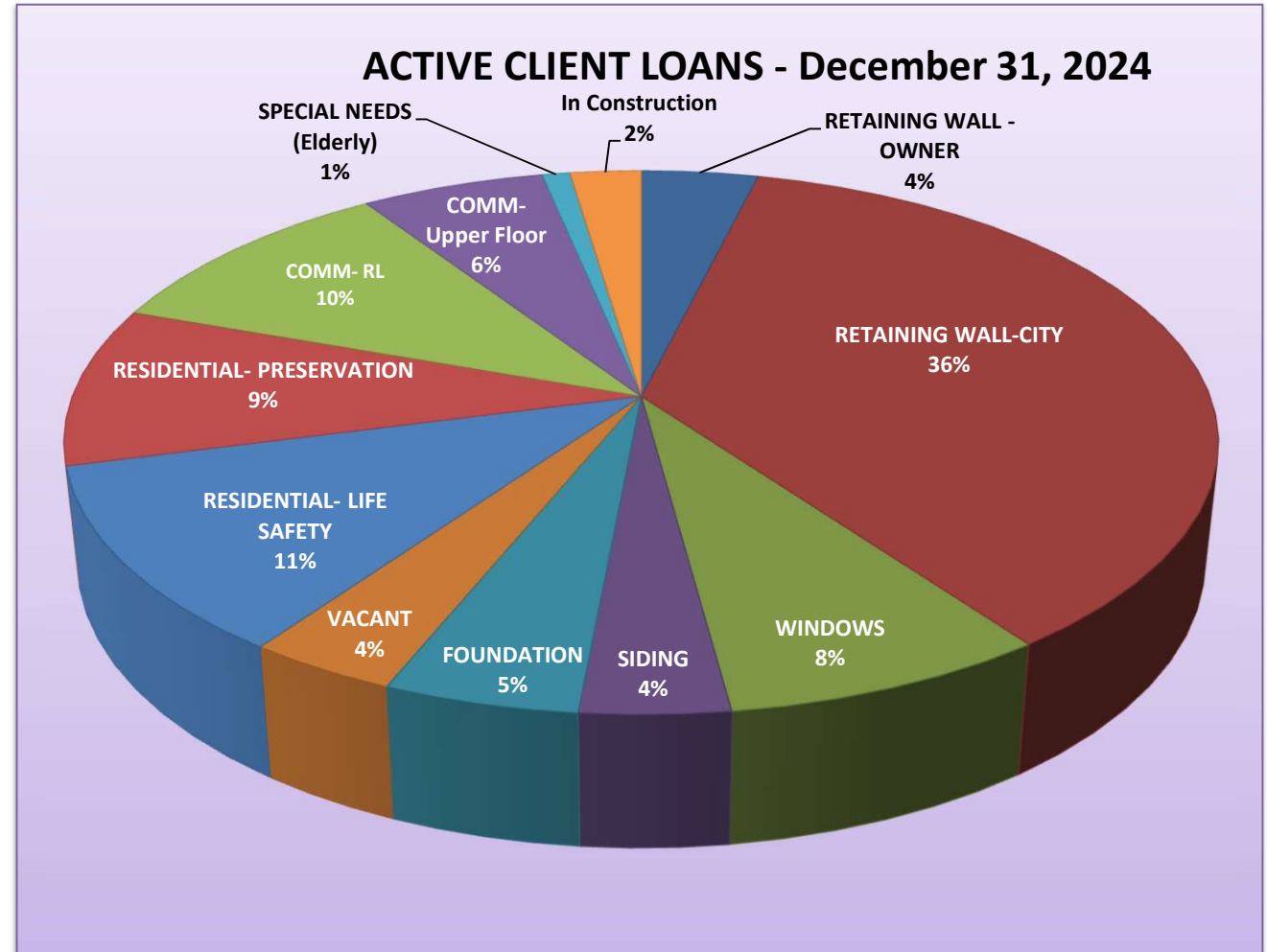


ACTIVE LOANS AS OF 12/31/2024

PROGRAM	AMOUNT
RETAINING WALL -OWNER	\$137,810.33
RETAINING WALL-CITY	\$1,295,498.39
WINDOWS	\$282,073.02
SIDING	\$128,267.18
FOUNDATION	\$167,500.72
VACANT	\$130,000.00
RESIDENTIAL- LIFE SAFETY	\$399,774.19
RESIDENTIAL- PRESERVATION	\$339,680.98
COMM- RL	\$367,647.76
COMM-Upper Floor	\$216,666.56
SPECIAL NEEDS (Elderly)	\$32,847.30
In Construction	\$84,140.94
TOTAL VOLUME	\$3,581,907.37
TOTAL VOLUME- 2023	\$ 3,487,716.76
TOTAL VOLUME- 2022	\$ 3,040,606.05

TOTAL ACTIVE LOANS

Number Active Loans- 12/31/2024	177
Number Active Loans- 12/31/2023	179
Number Active Loans- 12/31/2022	161



Deadwood Historic Preservation



INTEREST EARNED

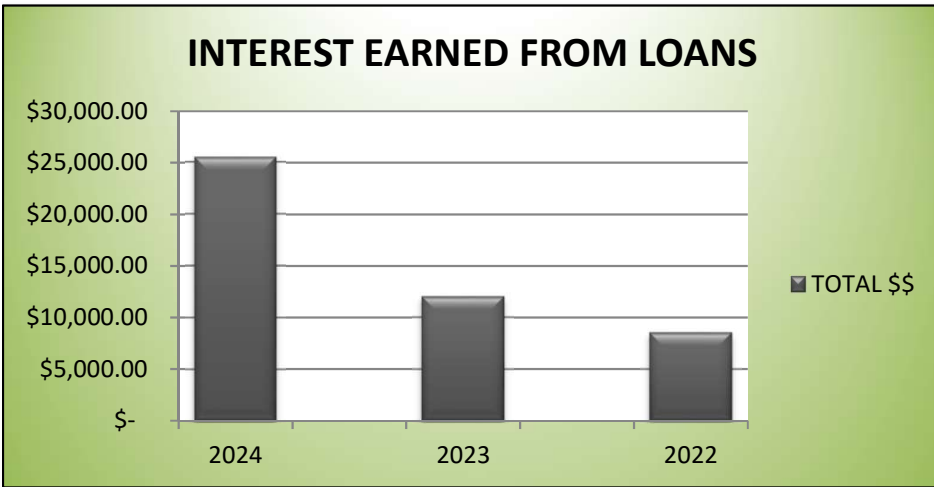
YEARLY TOTALS

	2024	2023	2022
Number of Loans	\$ 25,495.81	\$ 11,987.07	\$ 8,520.07
Loan Amount Total	177	179	161

ORINATION and SETTLEMENT FEES FROM NEW LOANS

YEARLY TOTALS

	2024	2023	2022
Number of Loans	\$ 15,557.66	\$ 23,851.21	\$ 12,901.19
Loan Amount Total	17	37	40



OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786



Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

MEMORANDUM

Date: February 6, 2025
To: Historic Preservation Commission
From: Kevin Kuchenbecker, Planning and Zoning Administrator
Re: Provide Design Services for Senior Center

Staff is in the process of planning the next stage of the proposed senior center building. This phase will be to provide design services for this project. We have received an A-E Design Proposal from Chamberlin Architects, PC for design, bidding and construction phase services for a total of \$129,163.00.

Staff is recommending hiring Chamberlin Architects, PC for the proposed senior center in the amount of \$129,163.00 to be paid out of Capital Assets line item.

Recommended Motion:

Move to recommend to the City Commission to hire Chamberlin Architects, PC for the proposed senior center project in the amount of \$129,163.00 to be paid out of Capital Assets line item.

Kevin Kuchenbecker
 City of Deadwood
 108 Sherman Street
 Deadwood, South Dakota 57732



RE: Twin City Senior Center – A-E Design Proposal

January 31, 2025

Dear Kevin,

We are pleased to provide this proposal to provide Design Services for the new Twin City Senior Center located at the Marble Works building on Sherman Street in Deadwood. This proposal is for the completion of design, bidding and construction phase services based on the preliminary planning work we completed in 2024.

The project consists of demolition of the existing addition, and the remodel and new addition to the existing building. The overall area of the building will be approximately 3000 sf. The existing portion of the building consists of approximately 1400 sf and the new addition will consist of approximately 1600 sf. The Senior Center will include an Activity/Dining area, IT space, Storage space, Meeting/Private dining space, Office, Restrooms, Warming Kitchen, Utility Room and Vestibule. See attached Exhibit 'A' for floor plan. The original single-story building will be structurally repaired to address the foundation settlement at the southeast corner of the building. Sitework includes regrading and paving on the alley side of the building to accommodate an accessible entrance. The concrete driveway will be removed, re-graded and reconstructed to accommodate a recreational patio and adequate drainage. The existing Sherman Street approach will be removed and replaced with sidewalk and curb/gutter. We anticipate new utilities from the street to the building to serve a fire sprinkler system, sewer and site drainage. An architectural fence will be installed to create security and privacy for the patio.

The historic character of the building will be protected to the greatest extent possible. However, the entry doors on Sherman Street will need to be reconfigured to meet exiting requirements.

EXCLUSIONS AND CLARIFICATIONS OF SERVICES

- Geotechnical Services is not included. This will be required but will be hired directly by the owner.
- Surveying is not included, but will be required before we start work.
- Furniture selection is not included.
- Kitchen equipment design is not included. Owner is responsible for providing all equipment information required by the design team for coordination of power and plumbing connections. Our design will accommodate a "residential-style" kitchen. It will not accommodate a commercial kitchen with commercial exhaust hood or 3-compartment sink.
- Landscape Architecture is not included.
- Design changes driven by the contractor or owner for value engineering purposes are not included.
- Changes to the City parking lot are not included.
- SEE ATTACHED CONSULTANT PROPOSALS FOR SCOPE AND EXCLUSIONS.

This proposal includes Structural Engineering (Albertson Engineering), Mechanical/Electrical/Plumbing Engineering (Skyline Engineering) and Civil Engineering (Bice, Young and Associates). Their proposals are attached to this proposal and define their scopes of work and exclusions.

COMPENSATION

For Design, Bidding and Construction Phase Services, we propose a fixed fee of \$129,163, broken down as follows:

PHASE	ARCHITECT	CIVIL ENG.	MEP ENG.	STRUCT. ENG	TOTAL
Schematic Design	\$10,260.00	\$ 3,800.00	\$ 0.00	\$ 0.00	\$ 14,060.00
Design Development	\$16,000.00	\$ 7,600.00	\$ 7,875.00	\$ 0.00	\$ 31,475.00
Construction Docs	\$20,000.00	\$ 4,725.00	\$15,750.00	\$ 9,970.00	\$ 50,445.00
Bidding/Construction	\$18,468.00	\$ 4,050.00	\$ 7,875.00	\$ 2,790.00	\$ 33,183.00
TOTALS:	\$64,728.00	\$20,175.00	\$31,500.00	\$12,760.00	<u>\$129,163.00</u>

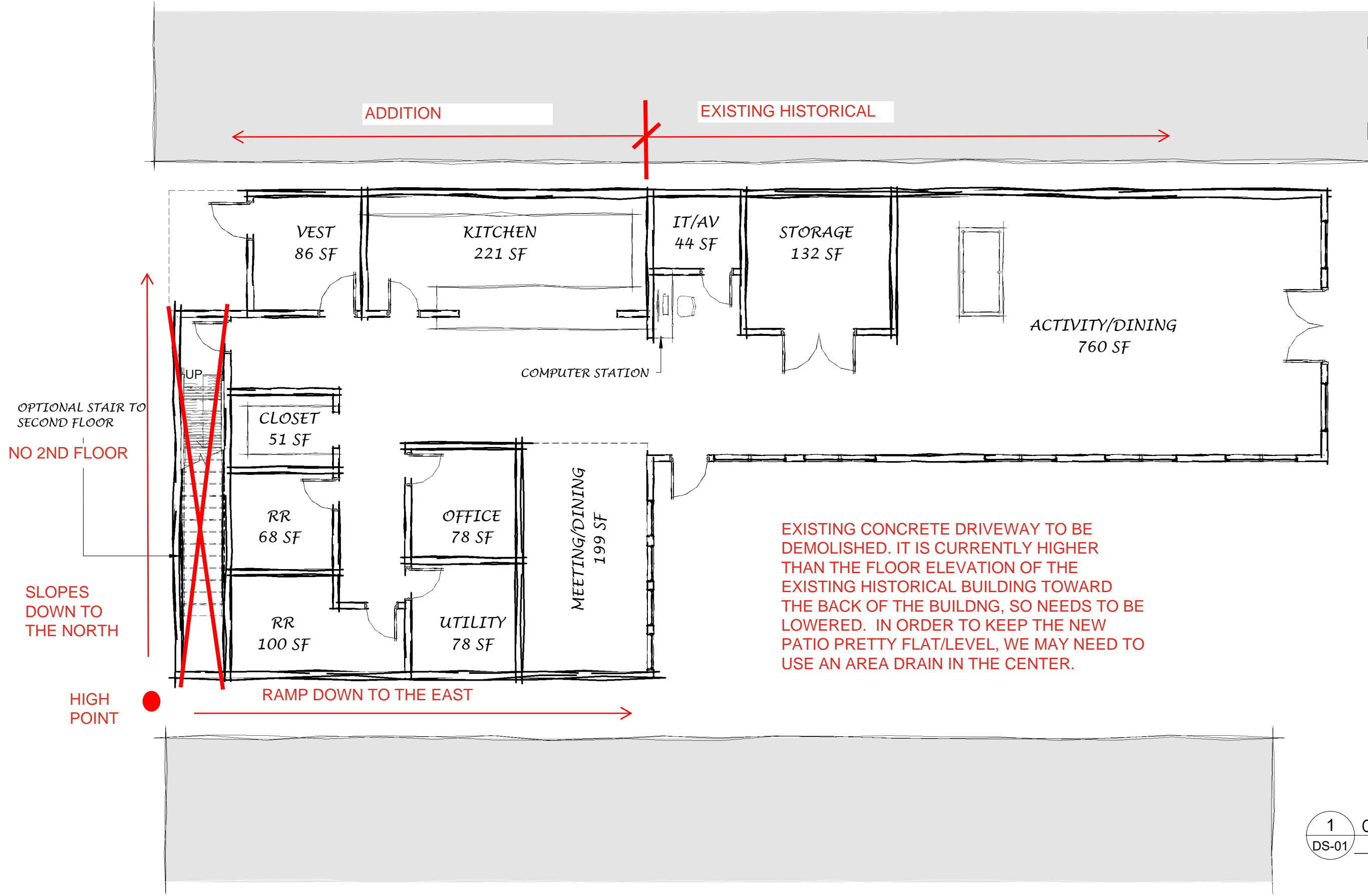
Reimbursable expenses shall be billed at cost, which include mileage for travel and printing expenses, if required.

Thank you for allowing us to present this proposal. This proposal is good for a period of up to 60 days from the date of the proposal. If you find it acceptable, we will prepare either a B101 or B105 AIA Agreement for signature.

Sincerely,



Bradley P. Burns, AIA
Vice President
Chamberlin Architects, PC



OPTIONAL STAIR TO SECOND FLOOR
NO 2ND FLOOR

SLOPES DOWN TO THE NORTH

HIGH POINT

RAMP DOWN TO THE EAST

EXISTING CONCRETE DRIVEWAY TO BE DEMOLISHED. IT IS CURRENTLY HIGHER THAN THE FLOOR ELEVATION OF THE EXISTING HISTORICAL BUILDING TOWARD THE BACK OF THE BUILDING, SO NEEDS TO BE LOWERED. IN ORDER TO KEEP THE NEW PATIO PRETTY FLAT/LEVEL, WE MAY NEED TO USE AN AREA DRAIN IN THE CENTER.

1 CONCEPT PLAN
DS-01 0' 4' 8'

Bice, Young & Associates, LLC Proposal for Deadwood Senior Center

- Schematic Drawings Phase
 - Initial Site Visit
 - Site Layout
 - Preliminary Site Grading Design
 - Water & Sanitary Service Line Location
 - Storm Sewer Tie-In Location with Elevations to Determine Feasibility
 - Video Conference or In-Person Design Meeting in Rapid City or Deadwood
 - Schematic Drawings Phase Fixed Fee: \$3,800
- Design Drawings Phase
 - Updated Site Layout
 - Water & Sanitary Service Design
 - Storm Sewer Design
 - Site Grading Design
 - Opinion of Probable Cost
 - Includes Itemized Quantities
 - Based on Past Bid Letting Information from State and City Projects
 - Floodplain Development Permit Application Information
 - Description of the extent to which any watercourse will be altered or relocated by the proposed development
 - Overlay of the proposed project on a FIRM
 - Report of information regarding expected height, velocity, duration, rate of rise, and sediment transport of the floodwaters.
 - We assume that the flood modeling information for the CLOMR referenced in the February 14, 2024 notification will be made available.
 - Video Conference or In-Person Design Meeting in Rapid City or Deadwood
 - Design Drawings Phase Fixed Fee: \$7,600
- Construction Documents Phase
 - Revisions to Design Drawings
 - Erosion & Sediment Control Plans
 - SDDANR NOI Not Required Due to Project Size
 - Erosion & Sediment Control Plans to Meet Deadwood Ordinance Requirements
 - Traffic Control Plans
 - Shoulder and/or Lane Closures are Anticipated for Storm Sewer and Utility Tie-Ins and Approach Removal

- SDDOT Permit Applications for Utilities, Storm Sewer, and Approach Removal
 - Construction Documents Phase Fixed Fee: \$4,725
- Bidding & Construction Phase:
 - Bidding Q&A and Addenda
 - Shop Drawing & Submittal Review
 - Two Construction Site Observations
 - One Substantial Completion Site Observation
 - Excludes Machine Controlled Grading Files
 - Machine Controlled Grading Isn't Anticipated for This Project Due to Space Constraints and Proximity to Adjacent Buildings Blocking GPS Signals.
 - Bidding & Construction Phase Fixed Fee: \$4,050
- Fee Summary:
 - **Total Fee: \$20,175**
 - Schematic Drawings Phase Fixed Fee: \$3,800
 - Design Drawings Phase Fixed Fee: \$7,600
 - Construction Documents Phase Fixed Fee: \$4,725
 - Bidding & Construction Phase Fixed Fee: \$4,050
- Schedule:
 - We are prepared to work with Chamberlin Architects to meet the requirements of the project. We anticipate the following durations of work:
 - Schematic Drawings Phase: 1 Week
 - Design Drawings Phase: 2 Weeks
 - Construction Drawings Phase: 1 Week
 - Bidding & Construction Phase: As Required.
- Information Provided by Owner
 - Topographical Survey
 - Flood Elevation Certificate
 - Floodplain Modeling Data from current CLOMR
- Deliverables:
 - PDF Drawings on Sheet Size directed by Chamberlin Architects
 - CADD Files Generated for Project May Be Provided to Chamberlin Architects and Project Owner upon Request
 - .dwg Format
 - Design Will be Completed with Autodesk Civil3D
 - Additional File Formats Available as Needed

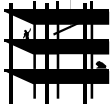
- Project Overlay on FIRM Will Be Created with Either Civil3D or GIS. Shapefiles Will Be Available.
- Flood Modeling Will Be Completed with HEC-RAS. The Model Files Will Be Provided in Appropriate Formats.
- Contracting:
 - We Prefer the Use of the Applicable Standard Forms from Either AIA or EJCDC, at Chamberlin Architect's Preference. If Bice, Young & Associates, LLC Provides the Contract Form, it will be EJCDC Standard Subcontracting Form.

Thank you for the opportunity to provide a proposal for this project. We look forward to working with you.

Kyle Young, PE, PMP

President

Bice, Young & Associates, LLC



Albertson Engineering Inc.

605-343-9606

www.albertsonengineering.com

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

315 N. Main Ave., Suite 200
Sioux Falls, SD 57104

201 S. Monroe St., Suite 203A
Winner, SD 57580

5908 Yellowstone Rd.
Cheyenne, WY 82009

Date: January 29, 2025

Brad Burns
Chamberlin Architects
725 St. Joseph Street, Suite B1
Rapid City, SD 57701

RE: Proposal for Structural Engineering Services
Twin Cities Senior Center
Deadwood, SD
Albertson Engineering Project #2025-034

Dear Brad,

We appreciate the opportunity to present this proposal for structural engineering services for the Twin Cities Senior Center Repairs project in Deadwood, SD. Below is our understanding of the project:

PROJECT DESCRIPTION

The existing wood framed building consists of both one- and two-story areas. The one-story area with an approximate footprint of 1,300 SF is the original building and is scheduled to remain. The previous addition areas are slated to be demolished and replaced with a new one-story addition with an approximate area of 1,500 SF.

The new building addition structural systems are anticipated to be the following:

- The foundation system will likely consist of perimeter frost walls atop concrete spread footings.
- The wall framing will be 2x stud wall construction supporting pre-engineered wood trusses.
- No outdoor arbors or covered patios are anticipated at this time.
- Geotechnical report to be provided prior to start of design.
- Fast track design is not anticipated and not included in the proposal fee. We anticipate that all disciplines will have full sets of documents released simultaneously. If an early package is requested, we can provide a proposal for the additional services.

For the existing building area, some repairs are anticipated, which will likely include:

- Review and strengthening of the hand-framed roof trusses.
- A portion of the south wall has visibly settled. The wall framing will need to be deconstructed and a new foundation installed within this building area. Some temporary shoring for the roof framing will be required.

SCOPE OF SERVICES

Our proposal is based on providing the following services:

- Typical structural engineering design services related to the production of construction documents and specifications. The structural documents will be included within a multi-discipline set of construction documents.
- Assistance during bidding.
- Construction administration (CA) services related to portions designed. CA to include coordination and assistance during construction review of shop drawings and two (2) construction observation visits made during the construction period. Additional visits will be billed at our current hourly rates.

ENGINEERING CHARGES

Compensation for our services is proposed to be:

A lump sum fee of twelve thousand, seven hundred and sixty dollars (\$ 12,760) *PLUS* all applicable taxes. Reimbursable expenses are included within the lump sum fee. Listed below is a fee breakdown.

1. Construction Documents	\$9,970
2. Construction Admin.	\$2,790
Total	\$12,760

Additional Services shall be negotiated as a lump sum at the time of request or charged at the Structural Engineer's (SE) then current standard hourly rates. The SE's current standard hourly rate schedule is:

Senior Principal	\$225/hr
Principal	\$200/hr
Associate Principal	\$175/hr



Senior Engineer	\$175/hr
Project Engineer	\$150/hr
Professional Engineer	\$140/hr
Expert Witness	\$375/hr
EIT	\$125/hr
BIM Manager	\$130/hr
BIM Technician II	\$110/hr
BIM Technician I	\$90/hr
Engineering Intern	\$75/hr
Clerical	\$60/hr
GPR equipment fee	\$200/hr

The engineering charges stated above shall be subject to renegotiation if the project becomes a Fast Track Project.

NEXT STEPS

We appreciate the opportunity to present this proposal, and we look forward to working with you on this project. Be assured we will do all we can to make this project a success. Please call if you have any questions or if we can be of additional assistance. Upon your written or verbal consent, we will prepare a contract for your review and acceptance or review your company's contract. This proposal is valid for 60 days.

Sincerely,

Albertson Engineering Inc.



Stephen Kilber, PE
Associate Principal
stephen@albertsonengineering.com





**PROFESSIONAL SERVICES PROPOSAL
FOR AIA B101 AGREEMENT or
(OWNER/ARCH AGREEMENT)
January 27, 2025**

ARTICLE 1 Parties to the Proposal

- 1.1 This Proposal from Skyline Engineering, LLC. (hereinafter “Skyline”) to Chamberlin Architects (hereinafter “Client”), is for the services as described herein, on the following project: Deadwood Senior Center (Hereinafter “Project”).

ARTICLE 2 Use of Document

- 2.1 This document summarizes Skyline’s understanding of the project and required services anticipated, as described herein, on the following project. It is understood the client will utilize the enclosed language as the basis for Mechanical and Electrical design services as extension of the project’s prime design contract via insertion into/or attachment to the AIA B101 2017 or other Standard Form of Agreement between the Architect and Owner to serve as the Prime Contract. This document shall not become executable unless attached thereto and the Owner/Architect’s agreement is signed by both parties.

ARTICLE 3 Project Description (Supplement to the Prime Contract Project Description)

- 3.1 Project consists of remodel and new addition to an existing 100 year old historic building located in Deadwood South Dakota that will become the Deadwood Senior Center. The overall area of the building will be approximately 3000 sf. The existing portion of the building consists of approximately 1400 sf and the new addition will consist of approximately 1600 sf. The Senior Center will include and Activity/Dining area, IT space, Storage space, Meeting/Private Dining space, Office, Restrooms, Warming Kitchen, Utility Room and Vestibule.
- 3.2 This proposal is based on a Type A Occupancy building.
- 3.3 The remodeled spaces will include the Activity/Dining area, IT space and Storage space. The new addition will support all other spaces as mentioned above. This proposal assumes that the existing portion of the building will be a complete renovation of the interior with all existing MEP equipment and associated appurtenances being removed.
- 3.4 Mechanical systems will include new porcelain floor mount or wall hung flush valve fixtures with sensor type actuation. Lavatories will be loose wall hung type or integral to the countertop. A small dual element electric or high-efficiency gas water heater water heater is anticipated. A mop service basin will be provided for routine maintenance and housekeeping. HVAC will consist of gas-fired furnaces with remote air-cooled condensing units or heat pumps. An Energy Recovery Ventilator (ERV) will provide ventilation to the spaces via the furnaces. Electric heat will be used in perimeter spaces for supplemental heat. The IT/AV room will be served by a split-system heat pump with low ambient control.
- 3.5 It is our understanding the Kitchen will be that of warming type with the possibility of a range/oven in use and will not include commercial kitchen equipment. As such, no commercial type-I hood requirements are anticipated.

- 3.6** Domestic water, fire sprinkler, natural gas and electrical services are anticipated to enter the utility room. It is recommended that the existing condition of the sanitary sewer be verified.
- 3.7** Fire suppression design is anticipated for this project. Skyline will provide fire suppression design consisting zoning plans and performance specification following the latest NFPA guidelines and city ordinances.
- 3.8** It is anticipated the existing water, gas, and electric utility meters will be adjusted due to the demolition of the old addition. Design associated with splitting of utility meters for multiple tenants is excluded from this proposal.
- 3.9** MEP demolition plans will be included as part of design of this project.
- 3.10** Lighting design primarily consists of LED flat panels with occupancy-based controls. Downlights may be considered for accent lighting where appropriate. Exterior lighting will consist of full cutoff, building mounted LED fixtures only. Site or parking lot lighting is excluded from this proposal.
- 3.11** This proposal anticipates a new overhead electrical service, preliminarily sized at 400 amperes at 120/240V 1Ø. Backup or emergency power is excluded from this proposal.
- 3.12** Systems design includes Data/Telephone infrastructure and connectivity, a new Fire Alarm system, and rough-in's for security (Access Control/CCTV).
- 3.13** The project delivery method is understood to be Design-Bid-Build. A value engineering effort is or is not anticipated.
- 3.14** The proposal excludes any design associated with a commercial kitchen, commercial kitchen hood, and/or makeup air system.
- 3.15** Our proposal offers design and specifications with our knowledge of the current markets. However, in unprecedented times of material shortages and inflation, we cannot anticipate post-bid material/system substitutions that may become required due to material shortages, costs due to inflation, or long lead times for material delivery. As such, this proposal also excludes design revisions or product substitutions that may become required to support this project's budget or schedule.
- 3.16** The proposal excludes any design associated with a commercial kitchen or kitchen hood, data centers or closets per NFPA 58, smoke control, etc.
- 3.17** Our proposal offers design and specifications with our knowledge of the current markets. However, in unprecedented times of material shortages and inflation, we cannot anticipate post-bid material or system substitutions that may become required due to material shortages, costs due to inflation, or long lead times for material delivery. As such, this proposal also excludes design revisions or product substitutions that may become required to support this project's budget or schedule.
- 3.18** This proposal also excludes mechanical and electrical designs for site utilities beyond 5 ft from the building, including but not limited to, domestic water service, sanitary sewer, stormwater, natural gas, communications and primary power.
- 3.19** This proposal is an offer of services during the design period identified for the fee proposed herein. Unless this proposal is executed within 60 days of the offer, fees may be adjusted and delivery of the documents may be delayed.

ARTICLE 4 Project Basic Services (Description of understood services as inserted into Prime Contract Articles defining the Architects Responsibilities & scope of Architectural Basis Services)

4.1 Skyline shall provide and prepare schematic documents, design development documents, construction documents including drawings and systems specifications for the Project. In particular, Skyline shall undertake the following services for the Project.

4.2 MECHANICAL BASIC SERVICES

4.2.1 Specifications

1. Divisions 21, 22, and 23, derived from and in the format of CSI 2004, and/or on plans as most appropriate.

4.2.2 HVAC

1. Air conditioning and heating load calculation.
2. Basic analysis and recommendation for HVAC system selection.
3. Equipment schedules indicating physical characteristics, capacities, electrical capacities and manufacturer used as the basis for the design.
4. HVAC ductwork and piping distribution.
5. HVAC equipment room plans.
6. Major equipment manufacturer's data sheets and identification of locations.
7. Identification of mechanical openings and sleeves.
8. Piping diagrams for major central systems, if required for design clarification.
9. Fire and smoke dampers in partitions and fire walls, based on the fire and smoke separations indicated on the architectural drawings as required.
10. Locations of thermostats and room control devices.
11. Identification of ceiling HVAC elements such as grilles and diffusers for incorporation into ceiling plan layouts.
12. Identification of HVAC equipment space requirements.
13. Door grilles and louvers for air transfer

4.2.3 Plumbing

1. Connection to water supply, 5'-0" beyond the building.
2. Water distribution inside the building to all plumbing fixtures and equipment.
3. Domestic hot water distribution to plumbing fixtures.
4. Domestic hot water recirculation system
5. Water heater selection.
6. Plumbing fixtures selection.
7. Sanitary collection system within the building.
8. Connection to sanitary sewer, 5'-0" outside the building.
9. Building rainwater collection system within the building.
10. Connection to building rainwater collection system to 5'-0" outside the building.
11. Isometric diagrams, if required by Code, or if required for design clarification.

4.2.4 Fire Protection

1. Fire sprinkler design criteria, including hazard classifications and zoning.
2. Identify location, size, and connection requirements for fire standpipes if required.
3. Suggested locations of fire sprinkler heads and pipe routing, as required for design team coordination.

4.2.5 Special Systems

1. Natural gas distribution inside the building and isometric, if required.
2. Air conditioning condensate collection piping system.

4.2.6 Design coordination Support

1. Production and issue of one (1) set of mechanical drawings for each of design phases of the Project consisting of Design Development, Owner Review, and Construction Documents.
2. Production and issue of one (1) set of mechanical specifications on plan or book format for each of design phases of the Project consisting of Owner Review, and Construction Documents.
3. Coordination meetings consisting of up to 2 local meetings during the design phase of the Project.

4.2.7 Construction Support

1. Review contractor's shop drawings consisting of a maximum of two reviews per submittal.
2. Attend pre-bid and pre-construction meetings as required.
3. Provide construction observations consisting of up to 2 trips during the construction phase of the Project, including a final observation and punch list of the completed construction.

4.3 ELECTRICAL BASIC SERVICES

4.3.1 Specifications

1. Standard CSI 2004 Divisions 26, 27, and 28 and/or on plans as most appropriate.

4.3.2 Electrical Service Provisions

1. Coordination with local utility to establish service requirements.
2. Electrical system voltage selection study.
3. Short circuit analysis to determine Available Fault Current (AFC) based on standard coordination tables and Skyline's proprietary analysis spreadsheets.
4. Service transient voltage surge suppression.

4.3.3 Electrical Distribution System

1. Electrical distribution system equipment selection.
2. Electrical distribution system riser diagram, panelboard schedules, and load analysis.
3. Short circuit analysis to determine Available Fault Current (AFC) based on standard coordination tables and Skyline's proprietary analysis spreadsheets.
4. Receptacle layout.
5. Motor and other equipment connections.

4.3.4 Lighting System

1. Light fixtures selection and specification.
2. Interior and building mounted exterior lighting layout.
3. Egress and exit lighting based on egress routes defined by architect.
4. Lighting controls inclusive of occupancy sensors and timeclocks

4.3.5 Emergency Power

1. Unitary battery units within select light fixtures.

4.3.6 Special Systems

1. Fire Alarm System layout and specification.
2. Data/Telephone riser and horizontal LAN wiring and connectivity, layout and specification.
3. Backboxes, raceways, and rough-ins for security systems based on pre-selected vendor equipment, layout and specification per program defined by the architect or the owner:
 - a. Card Access
 - b. Closed Circuit Television (CCTV)

4.3.7 Design Coordination Support

1. Production and issue of one (1) set of electrical drawings for each of design phases of the Project consisting of Design Development, Owner Review, and Construction Documents.
2. Production and issue of one (1) set of electrical specifications on plan or book format for each of design phases of the Project consisting of Owner Review, and Construction Documents.
3. Coordination meetings consisting of up to 2 local meetings during the design phase of the Project.

4.3.8 Construction Support

1. Review contractor's shop drawings consisting of a maximum of two reviews per submittal.
2. Attend pre-bid and pre-construction meetings as required.
3. Provide construction observations consisting of up to 2 trips during the construction phase of the Project, including a final observation and punch list of the completed construction.

4.3.9 Any work or services not identified in this Article 4, shall be considered Optional Additional Services. In the event Client desires Optional Additional Services, Skyline shall be compensated as provided in Article 5.

ARTICLE 5 Optional Additional Services (Services specifically not proposed and to be included and inserted under article the AIA B101 contract or Prime Agreement's Supplemental Services)

5.1 Skyline shall only perform the items identified in Article 4 regarding Project Basic Services. The following constitutes Optional Additional Services which Skyline offers to Client:

1. Design of site utilities or site structures beyond 5ft from the building. This proposal specifically excludes mechanical and electrical designs for site utilities beyond 5 ft from the building, including but not limited to, domestic water service, sanitary sewer, stormwater, natural gas, communications, and primary power.
2. Life cycle cost, Return on Investment (ROI), and similar financial analyses or reports.
3. Preparation of schematic design phase or detailed (quantities based) construction cost estimates.
4. Multiple design solutions for construction alternates (additive or deductive).

5. Preliminary sizing, scheduling, and details for fire pump. Final sizing by fire protection contractor based on final system requirements.
6. Calculations or reporting thereof to demonstrate compliance with applicable energy codes.
7. Obtaining certification or recognition of the project's sustainable or energy efficient features (i.e. LEED, Green Globes, and similar.)
8. Design, documentation, calculations, or development of documentation to pursue tax credits or deductions. Unless directed otherwise by the Client at the beginning of the project, systems and equipment selections will pursue energy efficiency balanced with available construction budget, but not necessarily be designed to achieve any specific tax credits or deductions.
9. Domestic water booster pump selection.
10. Analysis to provide utility estimates or develop documentation to pursue rebates or loans.
11. Determination of accessibility requirements (e.g. Americans with Disabilities Act.)
12. Project delivery using Building Information Modeling (BIM) or other three-dimensional models of mechanical or electrical systems unless identified in this proposal.
13. Project delivery whereby computer files (AutoCAD, Revit, etc.) are transferred to the contractors for construction. This excludes image (pdf, jpg, tif, and similar) files used to transmit non-printed versions of the drawings and specifications.
14. Design of commercial kitchen or laundry spaces or equipment including space planning, selections of the equipment or connections thereof.
15. Design of HVAC, plumbing, and/or electrical connections to equipment (including but not limited to laundry, kitchen, and/or process equipment) in absence of specific and detailed connection requirements provided to Skyline by others.
16. Design task or investigation to define groundwater drainage (foundation drain, drain tile, etc.), other than pumping based on parameters identified by others.
17. Design associated with specialized water treatment or distribution systems
18. Site lighting for walkways and parking lots via poles and exterior building-mounted lighting.
19. Emergency or backup generator systems, including transfer switches, paralleling switchgear, and similar items, layout and specifications.
20. Backup uninterruptible power system (UPS), including control unit with without bypasses, and battery cabinet, layout and specification.
21. Power coordination studies or analysis of arc flash exposure for definition of Personal Protective Equipment (PPE) requirements.
22. Power systems analysis to define arc flash/associated labeling.
23. Special lighting design, including custom fixture design and low-voltage solutions.
24. Design of specialized lighting control systems, such as low-voltage or building management based systems.
25. Design of special electrical distribution systems, such as under-floor wiring, raised floors, or flexible wiring systems.
26. Wireless Atomic Clock system layout and specification.
27. Sound system layout and specification.
28. Detailed fire sprinkler design, including pipe size and lengths and head layouts, which are normally configured in the shop drawing process by the installing contractor.
29. Design associated with a fire pump. Precise/final selection of fire pumps. Construction documents will contain only preliminary selections; final selections must be based on actual installed conditions not known to Skyline at the time of design.
30. Designs to modify or connect to existing HVAC controls or Building Automation System, systems.
31. Preparation of record drawings in CAD formats (AutoCAD, Revit, or similar), with or without contractor's markups.

32. Preparation of “conformance” drawings in CAD formats (AutoCAD, Revit, or similar) and/or specifications in WORD or similar formats to reflect addendum or other construction changes.
33. Formal or informal commissioning building mechanical and/or electrical systems, including startup and/or testing.
34. Construction observation trips beyond the quantity stipulated in the Project Basic Services.
35. Design of Owner or Architect initiated changes to the project during construction, or significant changes to the project scope during the design phase.
36. Redesign or design services in response to Contractor generated errors or construction not in accordance with the contract documents.
37. Design services for, or modifications to, any existing buildings and/or systems beyond that identified herein.
38. Services not listed as Basic Services.

ARTICLE 6 Hourly Rates for Additional Services (Rates to be included and inserted under Article 11 of an AIA B101 contract or Prime Contract’s Compensation Article)

- 6.1 The following hourly rates, effective through December 31, 2025, shall be used as the basis for compensation for any Optional Additional Services, or any agreed upon hourly work performed by Skyline:

Principal	\$190
Senior Engineer (PE)	\$170
Project Manager	\$150
Project Engineer (PE)	\$150
Project Engineer (EIT)	\$140
Project Designer	\$130
CAD/BIM Technician	\$105
Clerical/Intern	\$ 85

- 6.2 In addition to the hourly rates outlined in Article 6, Skyline shall also be entitled to Reimbursable Expenses as outlined in Article 7.

ARTICLE 7 Compensation For Basic Services (Proposed compensation to be inserted under Article 11 of an AIA B101 contract or Prime Contract’s Compensation Article)

- 7.1 A lump sum of \$31,500.00 inclusive of Reimbursable Expenses. This lump sum fee is based upon the Project Description herein. Should the scope of the Project change and the actual mechanical/electrical design requirements deviate from that proposed, it is understood the design fee will be adjusted as mutually agreeable and commensurate with the change.
- 7.2 Alternate services to design site utilities, including but not limited to, natural gas, storm sewer, domestic/fire sprinkler service, sanitary sewer utility pathways vaults, etc for Communications and/or Primary Power. Hourly at the rates as established herein, plus Reimbursable Expenses.
- 7.3 Alternate services to provide “conformance” drawings and/or specifications. Hourly at the rates as established herein, plus Reimbursable Expenses.
- 7.4 In addition to the above, Client is responsible for all applicable taxes.
- 7.5 **Reimbursable Expenses**

As used in this Agreement, Reimbursable Expenses include the following:

- 7.5.1** All expenses for travel, meals, and lodging associated with the Project billed at cost, except Skyline and personal vehicle mileage, billed at IRS-approved reimbursement rate.
- 7.5.2** Inside reproductions (excluding reproductions for the in-house use by Skyline), billed as follows:
- | | |
|------------------------------------|--------------------|
| -Plotting on Bond _____ | \$0.40/square foot |
| -Plotting on Mylar or Vellum _____ | Not Offered |
| -Black and white Photocopies _____ | \$0.30/sheet |
| -Color photocopies _____ | \$0.50/sheet |
- 7.5.3** Outside reproduction services, billed at cost.
- 7.5.4** Courier services and postage, billed at cost.
- 7.5.5** Expense of professional liability insurance dedicated exclusively to this Project or the expense of additional insurance coverage requested by Client.
- 7.5.6** Any Sub-Consultant utilized by Skyline will be billed at cost.
- 7.5.7** All other expenses not ordinarily required to perform duties stated in this contract, billed at cost.

ARTICLE 8 Payments to Skyline

- 8.1** Payments on account of services rendered and for Reimbursable Expenses shall be made monthly upon presentment of Skyline's statement of services. We will invoice you monthly for services performed during the previous month, with the maximum compensation not to exceed the following standard industry phase percentages at the completion of each phase of the project.

<u>Project Phase</u>	<u>Phase % Due</u>	<u>Total Contract % Due</u>
Design Development	25	25
Contract Documents	50	75
Bidding	5	80
Construction	20	100

- 8.2** No deductions shall be made from Skyline's compensation on account of penalty, liquidated damages, or other sums withheld from payments to contactors, or on account of the cost of changes in the work other than those which Skyline has been adjudged to be liable.
- 8.3** Client shall disclose to Skyline, prior to execution of this proposal, contingent or other special provisions relative to compensation that Client may have in any understanding or other agreement which may impact Skyline's compensation.
- 8.4** Skyline shall have the right to stop work if any payment shall not be timely made in full according to the terms and conditions of this Agreement. Skyline has the right to suspend work, or terminate this Agreement if their statements are not paid pursuant to the terms and conditions herein. If the statements are not paid within thirty (30) days after they become due, Skyline further reserves the option to void this agreement, sue for damages, and pursue any other legal or equitable claim. Skyline is under no duty to continue work without timely payments according to the terms and conditions herein.
- 8.5** In the event of Client's failure to timely compensate Skyline and Skyline chooses to terminate this

Agreement or suspend its services, then Skyline shall have no liability to Client for any delay or damage.

- 8.6** Skyline is under no duty to provide any services, documents, plans, specification, or any other work until Skyline is paid in full for its statement of services. Skyline specifically reserves the right to withhold any and all work and/or work product until paid according to this Agreement.
- 8.7** Amounts unpaid thirty (30) days after the invoice date shall bear interest at a rate of 1.0% per month.
- 8.8** This agreement may be terminated by either party giving written notice to the other party ten days prior to the termination date. Skyline shall be paid for work completed through the date of the termination notice for the services performed on an hourly basis at two and one-half times the direct personnel expense incurred, and reimbursable expenses incurred up to the termination date, plus any termination expenses.

ARTICLE 9 Insurance and Limitation of Liability

- 9.1 Waivers of Subrogation.** Client and Skyline waive all rights against each other for damages caused by fire or other causes of loss to the extent covered by property insurance, except such rights as they have to proceeds of such insurance held by the Project Owner as fiduciary. The Client shall require of the consultants, general contractor, separate contractors, owner(s), and all subcontractors, by appropriate agreements, similar written waivers of subrogation in favor of Skyline and of other parties enumerated in this Article 7.1.
- 9.2 Limitation of Skyline's Liability.** Client agrees that Skyline's total liability to Client for any and all injury, claims, losses, expenses, damages, or claims expense, attorney fees shall not exceed \$150,000.00. Such claims include, but are not limited to negligent acts, errors or omissions, strict liability, breach of contract or breach of implied or express warranty. Further, each party waives any subrogation right it may have on behalf of its insurer against each other. At the time the parties entered into this contract, damages in the event of a breach are incapable or very difficult of accurate estimation. The parties hereto have undertaken reasonable efforts to fix fair compensation. The amount stipulated bears a reasonable relation to probable damages and is not disproportionate to any damages reasonably to be anticipated.
- 9.3 Professional Liability Insurance.** As further consideration for Client's limitation of claims against Skyline to the amount of Skyline's insurance coverage, Skyline shall keep in force for the term of this Project, a professional liability insurance policy insuring it against negligent acts, errors, or omissions in the amount of \$1,000,000 per claim and aggregate.

ARTICLE 10 Miscellaneous Contract Provisions

- 10.1 Concealed or Unknown Conditions.** Inasmuch as the remodeling and/or rehabilitation of an existing structure requires that certain assumptions be made regarding existing conditions, and because some of these assumptions may not be verifiable without expending additional sums of money or destroying otherwise adequate or serviceable portions of the structure, the Client agrees to bear all costs, losses and expenses, including the cost of Skyline's additional services, arising or allegedly arising from the discovery of concealed or unknown conditions in the existing structure.
- 10.2 Hazardous or Toxic Materials.** Client acknowledges and agrees that Skyline's scope of services does not include any services related to asbestos or hazardous or toxic materials. In the event

Skyline or any other party encounters asbestos or hazardous or toxic materials at the Project, or should it become known in any way that such materials may be present at the Project or any adjacent areas that may affect the performance of Skyline's services, Skyline may, at their option, and without liability for consequential or any other damages, suspend performance of services on the Project until the Client retains appropriate specialist consultant(s) or contractor(s) to identify, abate, and/or remove the asbestos or hazardous or toxic materials, and warrant that the jobsite is in full compliance with applicable laws and regulations.

- 10.3** Ownership of Documents. All design documents prepared by Skyline pursuant to this document are instruments of service in respect to the Project. This includes files, correspondence, calculations, and drawings. All documents will remain the property of Skyline until this Agreement is complete and payment has been rendered in full or until the Agreement is terminated as provided herein. Transferred documents are not intended or represented to be suitable for re-use by the Client or others in extensions of the Project or on any other project. Client agrees to Indemnify and hold Skyline harmless, including reasonable attorney fees from any re-use.
- 10.4** Electronic Documents. Client shall have sixty (60) calendar days to ascertain the completeness of the electronic file delivered by Skyline Engineering in AutoCAD or other electronic format, after which period it will be deemed as complete and having been accepted as delivered. It is also agreed that a hard copy of the documents will be delivered, and in the event of conflicts or discrepancies between the two files, the hardcopy will prevail. Skyline Engineering's title block must and will be removed from electronic files transferred to the Client. Because data stored electronically can deteriorate, Skyline shall not be responsible to maintain the electronic media and makes no representation that the electronic data/drawings will be available following 60 days after acceptance of the documents.
- 10.5** Severability. If any provision of this Agreement is held invalid, the invalidity shall not affect other provisions, and the provision which is held invalid is hereby severed from the remaining terms and conditions so the remaining provisions are in full force and effect.
- 10.6** Reuse of Documents and Designs. Electronic files prepared by Skyline Engineering pursuant to this document are instruments of service in respect to the Project. They are not intended or represented to be suitable for re-use by the Client or others in extensions of the Project or on any other project. Any reuse without written verification or adaptation by Skyline Engineering for the specific purposes intended will be at the Client's sole risk and without liability or legal exposure to Skyline Engineering, and the Client shall indemnify and hold harmless Skyline Engineering from all claims, damages, losses and expenses, including attorney fees and defense costs, arising out of or resulting therefrom. Any such verification or adaptation will entitle Skyline to further compensation at rates in effect at the time.
- 10.7** Project Escalation. It is acknowledged that both parties agree the stated design fees are based upon the estimated Project value stated in the Project description above. Should the scope of the Project change and the actual construction cost exceed the stated values, Skyline shall be entitled to proportionate fee increases.
- 10.8** Standard of Care. The standard of care for all professional engineering and related services performed or furnished by Skyline Engineering under this agreement will be the care and skill ordinarily used by members of Skyline's profession practicing under similar circumstances at the same time and in the same locality. Skyline makes no warranties, express or implied, under this agreement or otherwise, in connection with Skyline's services.
- 10.9** Contractual Relationships. Skyline's sole contractual relationship shall be with the Client and nothing herein shall be construed to create any obligation or contractual relationship between

Skyline and any third party. Nothing contained in this Agreement shall create a contractual relationship with or cause of action or claim in favor of a third party against Skyline. Skyline relies solely and exclusively on the Client to provide complete, accurate, and timely information of the Owner’s design criteria. Skyline assumes no responsibility for the accuracy of “Opinions of probable cost.” Skyline shall not have authority or responsibility of any contractor’s means, methods, techniques, sequences, or procedures of construction for safety precautions and programs incident to the contractor’s work. Skyline’s scope shall not include serving as an “authority having jurisdiction” as defined by model codes nor shall we perform associated code-compliance interpretation.

10.10 Construction Site Sign. If the construction contract requires the contractor to pay for and erect a construction site sign that includes the Client’s name and/or corporate identifier, the Client shall include similar placement of Skyline Engineering’s name and/or corporate identifier on the sign in the construction site sign requirements in the construction contract. The size and placement of Skyline Engineering’s name and/or corporate identifier shall be similar to that of the Client, adjusted as acceptable to Skyline Engineering. If Client chooses to pay for and erect a construction site sign that includes the Client’s name and/or corporate identifier, Skyline Engineering shall have the option of including its name and/or corporate identifier on the sign in a similar fashion. If this option is exercised, Skyline Engineering will proportionately share the costs of the sign and its erection with client. If Skyline is not engaged in a composite design/construction team sign, Skyline may pursue installation of an independent Skyline sign on the construction site fence or similar site location.

ARTICLE 11 ACCEPTANCE/EXECUTION

SKYLINE ENGINEERING, LLC

CHAMBERLIN ARCHITECTS

By: _____

By: _____

Its: _____

Its: _____

DATE _____

DATE _____



Kevin Kuchenbecker
Historic Preservation Officer
 Telephone (605) 578-2082
 kevin@cityofdeadwood.com

MEMORANDUM

Date: February 6, 2025
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Planning, Zoning & Historic Preservation Officer
 Bonny Anfinson, Preservation Coordinator
Re: 2025 Round 1 Outside of Deadwood Grants

On February 4, 2025, the Projects Committee reviewed the 2025 Round 1 Outside of Deadwood Grant applications. This round included Nine (9) Outside of Deadwood Grant applications for a project total of \$410,595.42 which included requests from the program of \$145,268.71.

The budget for 2025 is set at \$100,000.00 with two funding cycles, January and June of each year. Round 1 budget is set at \$50,000.00. The Projects Committee closely reviewed the applications and made the following recommendations for grant approval. The table lists the applicant, project, location and amount for nine grants totaling \$47,878.00.

The Project Committee recommends approval of the 2025 Round 1 Outside of Deadwood Grants as follows:

2025 RD 1 Outside of Deadwood Grant Requests					
Organization Name	City	Project Budget	Matching Funds	Amount Requested	Suggested Approval
Dakotaland Museum - Item A	Huron	\$16,628.00	\$8,823.00	\$7,805.00	\$ 7,805.00
Custer Courthouse Museum - Item B	Custer	\$16,000.00	\$8,000.00	\$8,000.00	\$ 8,000.00
Matthews Oper House - Item C	Spearfish	\$50,000.00	\$40,000.00	\$10,000.00	\$ -
Mt. Moriah Lodge - Item D	Kadoka	\$27,052.00	\$13,552.00	\$13,500.00	\$ 13,500.00
Newell Museum - Item E	Newell	\$4,626.00	\$2,313.00	\$2,313.00	\$ 2,313.00
Dakota Theatre - Item F	Yankton	\$133,620.00	\$108,620.00	\$25,000.00	\$ -
St. Martins Chapel - Item G	Sturgis	\$124,781.42	\$62,390.71	\$62,390.71	\$ -
Vale High School - Item H	Vale	\$20,000.00	\$10,000.00	\$10,000.00	\$ 10,000.00
University of SD Ft. Meade Arch.- Item I	Ft. Meade	\$17,888.00	\$11,628.00	\$6,260.00	\$ 6,260.00
TOTAL GRANT REQUESTS		\$410,595.42	\$265,326.71	\$145,268.71	\$ 47,878.00

Recommended Motion:

Move to recommend to the City Commission to approve the 2025 Round 1 Outside of Deadwood Grants in the amount of \$47,878.00.



2025 Dakota Conference grant request

From Harry Thompson <harry.thompson@augie.edu>
Date Thu 2/6/2025 9:46 AM
To Kevin Kuchenbecker <kevin@cityofdeadwood.com>

Dear Kevin and the Deadwood Historic Preservation Commission,

Once again, the Center for Western Studies is offering history-minded South Dakota citizens the opportunity to share their stories at the annual Dakota Conference, held here in Sioux Falls at Augustana University. For the 57th conference, we are looking for stories of settlement and resettlement in South Dakota and the surrounding plains region.

The Northern Plains region was settled and resettled numerous times over millennia by various Paleo-Indian, historical Indigenous, Euro-American, and Black people. More recently, people from Guatemala, the Philippines, Ethiopia and Sudan have made their home on the plains.

2025 marks the centennial of the publication of the iconic novel about Euro-American settlement of the plains in the 1870s, O.E. Rolvaag's *Giants in the Earth*. Based on historical accounts, the novel is set just to the north of Sioux Falls, along Slip-Up Creek.

In celebration of the centennial, the South Dakota Symphony Orchestra will perform the Pulitzer-prize-winning opera by Douglas Moore inspired by the novel on April 26-27, 2025. The SDSO invited Augustana University's Center for Western Studies to partner with them to provide unique educational programming.

2025 also marks the bicentennial of Norwegian emigration to America, beginning in 1825. Norway, itself, will be celebrating Norwegian-American relations with a National Jubilee in 2025.

To commemorate the novel's publication, the opera's performance and Norwegian emigration—and as a prelude to CWS's observance of America's 250th Anniversary in 2026—CWS is dedicating the 2025 Dakota Conference, April 24-25, to the major themes explored in the novel—settlement, homesteading, immigration, and migration in the Northern Plains.

Conference attendees are invited to visit the northern Minnesota cabin in which Rolvaag wrote *Giants in the Earth*, which is located on the Augustana campus. Exhibits featuring objects and documents from the Rolvaag and Berdahl families, on deposit at CWS, will be on display during the conference. Beginning in June, CWS will sponsor a juried art exhibit on historical and cultural themes explored in *Giants on the Earth*.

A grant in the amount of \$750 would be much appreciated. We will be delighted to publicize the grant award in our conference program and at the conference, itself, using the DHPC logo. Thank you.

Harry

Harry Thompson, Ph.D.
Executive Director
The Center for Western Studies

AUGUSTANA UNIVERSITY
2001 S Summit Ave
Sioux Falls, SD 57197

Section 6 Item d.

Date: February 06, 2025

Case No. 250012
Address: 825 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 825 Main St., a contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Grace Lutheran Church
Owner: GRACE LUTHERAN CHURCH0
Constructed: 1930

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource:

This is a contributing resource to the National Historic Landmark District.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to remove existing metal frame porch covering and replace with wood frame structure simulating the entrance to church (see photos). Colors and shingles will match house. Remove existing metal frame storm windows on house and replace with single hung wood framed storm windows (Marvin). Frames will be white. Remove existing storm door on rear entrance to house and replace.

Attachments: Yes

Plans: Yes

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: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:**

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:**B: First Motion:**

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

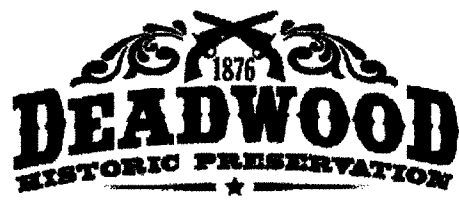
OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

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



FOR OFFICE USE ONLY
Case No. 250012
 Project Approval
 Certificate of Appropriateness
Date Received 1/31/25
Date of Hearing 2/12/25

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: 825 Main St
Historic Name of Property (if known): Grace Lutheran Church Parsonage House

APPLICANT INFORMATION

Applicant is: owner contractor architect consultant other _____

Owner's Name: Grace Lutheran
Address: 827 Main
City: Deadwood State: SD Zip: 57732
Telephone: 605-578-2219 Fax: _____
E-mail: _____

Architect's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: High Plains Remodels
Address: 103 Hidden Gulch
City: Central City State: SD Zip: 57754
Telephone: 307-871-7571 Fax: _____
E-mail: highplainsrr@gmail.com

Agent's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT

Alteration (change to exterior)
 New Construction
 General Maintenance
 Other _____
 New Building
 Re-Roofing
 Siding
 Awning
 Addition
 Wood Repair
 Windows
 Sign
 Accessory Structure
 Exterior Painting
 Porch/Deck
 Fencing

Updated October 9, 2019

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY (CHECK AS APPLICABLE)				
Project Start Date: _____		Project Completion Date (anticipated): _____		
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input 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 type="checkbox"/> Residential	<input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<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 type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input checked="" type="checkbox"/> STORM DOORS	
	<input type="checkbox"/> Restoration		<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____				
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<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 in detail, 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. 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. Describe in detail below (add pages as necessary).

Remove existing metal frame porch covering and replace with wood frame structure simulate to entrance
to church (see photos). Colors and shingles will match house. Remove existing metal frame storm
windows on house and replace with single hung wood framed storm windows (Marvin). Frames will be
white. Remove existing storm door on rear entrance to house and replace.

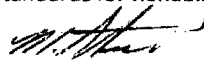
FOR OFFICE USE ONLY
Case No. _____

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.

_____	_____		_____
SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE
_____	_____	<i>Asya Plaster Remodel</i>	<i>11-21-25</i>
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.

