

## EXHIBIT C – SPECIAL PROVISIONS & SCOPE OF WORK

ITB #17-039

### Stellwagen Farmhouse Restoration Phase II: West & South Porches and South Foundation Wall

**Project:** Phase II West and South Porches and South Foundation Wall

**Objective:**

1. Restore the historical appearance and materials of the porches on the west façade and the south façade of the farmhouse.
2. Restore the existing foundation of the farmhouse and its ancillary components in the area that the existing concrete south porch covered.
3. Restore the historic appearance and function of the basement and first floor windows of the farmhouse.
4. Install a historically appropriate picket fence around the west façade of the farmhouse between the multi-use path and the newly restored historic porch.

**Resources:** 2014 Farmhouse Restoration Report by McGuire Igleski and Associates, Inc. (Exhibit D)

U.S. Secretary of the Interior's Standards for Restoration  
<http://www.nps.gov/tps/standards.htm>

**Landmark:** The Stellwagen Farmhouse is an Orland Park Landmark that is eligible for listing on the National Register of Historic Places

#### Work Description:

In Phase I of the Farmhouse Restoration, the exterior foundation walls were rehabilitated and restored to their historical appearance. The only section of the walls that was not restored is located behind the existing concrete floor of the south porch. The existing south porch is made entirely of concrete and touches the foundation walls of the house in three segments (west, north and east). This project will remove the concrete flooring of the south porch and restore the foundation walls behind it. The porch flooring shall be rebuilt using wood materials similar to that identified in the 2014 Farmhouse Restoration Report. New columns shall also be reconstructed according to historic appearance. These elements shall be painted based on the direction of the Stellwagen Family Farm Foundation (white). The south porch roof shall remain. (For more information on foundation restoration specs etc., refer to the Phase I Bid package and addenda REBID #15-019 issued in March 2016).

In addition, the existing west porch shall be completely removed. The selected contractor shall rebuild the historic porch with appropriate wood materials as evidenced in the 2014 Restoration Report and other photographic evidence.

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The first floor farmhouse windows have notable deterioration on the frames and some broken panes. This project shall include restoration of the wood frames of these windows and the replacement of any broken window panes with historically appropriate glass materials. The historic windows cannot be substituted with modern windows and window technology.

Some of the basement windows have been damaged and are broken. This project shall recreate the frames (to match existing unbroken frames) of any of the basement windows and set in historically appropriate glass panes within those frames as needed.

This project will additionally require the installation of a four (4) foot tall picket fence that is to be set back from the multi-use bike path by three (3) feet and placed between the path and the newly constructed west porch. The picket fence shall extend the entire length of the west façade and will wrap the north corner of the west façade five to ten (5-10) feet north of the continue and continue at least ten (10) feet east where it will end. It shall also wrap the south corner of the west façade at a point that is approximately 25 feet south of the corner and extend east to the walkway that leads to the south porch and front door.

#### **Cost Estimate Breakdown:**

Cost estimates shall be broken down according to the following categories

1. Foundation Cost repairs (tilling, excavation, tuck pointing)
2. South Porch Construction
3. West Porch Construction
4. Window Repairs
5. Picket Fence Installation

#### **Anticipated Approval Timeline:**

Bid Issue:	October 17, 2017
Bids Due:	November 7, 2017
Bid Review:	November 7, 2017 to November 10, 2017
Bid Approval:	December 4, 2017 (Board of Trustees)
Contract Period:	January 2, 2018
Anticipated Construction:	Spring/ Summer 2018
Project Completion:	September 1, 2018