

# State Historical Society of North Dakota: Historic Site Repair and Improvement, 2023-2029

## ► Priority I

### Camp Hancock

Building	Project	Budget	Budget plus 18% Inflation	Description
Bread of Life Church	Repair Tower Water Leak	\$17,500	\$20,650	The tower has developed a water leak that needs repair. If left unrepaired there will be additional structure damage.
Museum	Lawn Irrigation System	\$7,500	\$8,850	The lawn is too large to maintain without a irrigation system.
Museum	Air Conditioning in Upper Level	\$20,000	\$23,600	The upper level of the museum is very warm without air conditioning. For exhibits and visitor comfort an air conditionong system is needed.

### Chateau de Morès

Site	Repair Path to Chateau	\$17,500	\$20,650	The current path is in poor conition, for visitor safety it needs repairs.
Chateau	Foundation Stabilization	\$78,000	\$92,040	The foundation is crumbling in some areas. Support for building stabilization is needed. We will work with a structural engineer.
Chateau	Interior Repairs	\$20,000	\$23,600	There are numerous small interior and exterior repairs needed. Propose to hire a contractor for 2-3 weeks, plus materials.
Site	Repair Path to the Outbuildings	\$45,000	\$53,100	The path is in poor condition, for visitor safety it needs repairs.
Chateau	Upgrade Electrical	\$28,000	\$33,040	Requested by the Fire Marshal - Safety Issue
Chateau	Repair Roofing/ Exterior Wall Connection	\$32,000	\$37,760	The connection of the Chateau and the Hunting Room has developed a leak. Repair at the wall/shed roof and structure need repair.
Site	EV Charging Station	\$67,500	\$79,650	With the increase in electric vehicles and minimal options for charging the Chateau Interpretive Center is a prime location for a charging station.
Chateau	Replace Security System	\$9,000	\$10,620	Current system is outdated past its lifespan, creates numerous false alarms.
Chateau	Interpretive Railing System	\$100,000	\$118,000	Existing system is not safe for staff or volunteers. Tripping hazard, unsecure.
Interpretive Center	Shade Structure for Patio	\$45,000	\$53,100	
Site	Hiking Trail Design	\$185,000	\$218,300	The Chateau site provides excellent scenery for a walking path. A path creates an opportunity for improving individual health. Design is the initial step with construction at a later date.

Chimney Park	Update and Add Picnic Shelters	\$48,000	\$56,640	Current visitation calls for additional shelters. Existing shelters need updating.
Chimney Park	Bridge to the National Park	\$17,500	\$20,650	There is interest by the National Park and the Chateau to create bridge. It creates additional site use and visitation for both entities.
Chateau	Add Ductless Air Conditioners	\$48,000	\$56,640	The Chateau becomes very warm inside during the summer months. Ductless air conditioning units offer an excellent opportunity to provide air conditioning in the Chateau.
Caretaker's Cottage/ Maintenance Shop	Restore Existing Path and Add Gravel	\$12,500	\$14,750	
Site	Create Small Campsite/Pad	\$15,000	\$17,700	Housing opportunities in Medora for seasonal staff or vendors is very limited. Creating a small camping area will provide additional opportunities.
Caretaker's Cottage	Septic System	\$20,000	\$23,600	The existing septic system is in poor condition and needs replacement.
Site	Public Rest Room	\$150,000	\$177,000	The current rest room facility near the Chateau is an outhouse and is not visitor friendly.
Chateau	Restore/Replace Wallpaper	\$47,500	\$56,050	The existing wallpaper is in poor condition and replacement is needed.
Chateau	Restore/Replace Wallpaper	\$47,500	\$56,050	The existing wallpaper is over 20 years old and is in poor condition. Replacement is needed.

## Former Governors' Mansion

Mansion	Window Sealing	\$5,000	\$5,900	Providing window sealing will assist in keeping the interior clean and more energy efficient.
Mansion	Wood Fence Replacement	\$23,000	\$27,140	The existing wood fence is failing and in poor condition. Replacement is needed.
Mansion	Exterior Painting	\$55,000	\$64,900	The Former Governors' Mansion was last painted in 2008. Paint is currently peeling and in poor condition.
Carriage House	Re-Shingle	\$45,000	\$53,100	

## Fort Totten

Gymnasium	Gymnasium Restoration	\$1,750,000	\$2,065,000	The condition of the interior in the gymnasium is poor. Restoration of this building will provide the Devils Lake area an additional event space and be an asset to the site, community, and state.
Chaplain & Surgeon Quarter's	Restore Interior	\$265,000	\$312,700	The condition of the interior of the Chaplain & Surgeon's Quarter's is poor. Restoration of this building will provide visitor's to the site an additional exhibit space and structure to view at the site.

Girl's Dorm	Window Repairs	\$52,000	\$61,360	Numerous windows in the Girl's Dorm require repair or replacement. Repair will be done where feasible, some new windows will be necessary.
Garage/Shop	Chimney Repair	\$12,500	\$14,750	The chimney at the garage/shop is failing and needs repair. The concrete block is and broken in some locations.
All Buildings	Re-Key	\$10,000	\$11,800	The exterior doors need to be re-keyed to allow a consistent keying system.
All Buildings	Repair/Replace Doors & Windows	\$48,000	\$56,640	Many doors and windows need repair or replacement. Some doors and windows are rotted and failing to keep the structure weather tight.

## Gingras Trading Post

Site	Re-Grade due to Silting	\$65,000	\$76,700	The drainage at the Gingras site does not allow for positive drainage due to many years of silt build-up. This has caused water damage to the buildings.
Trading Post	Re-Chink Logs	\$30,000	\$35,400	The chinking of the Trading Post is deteriorated and needs replacement. If not completed the logs will begin rotting and require replacement.
House	Replace Windows	\$36,000	\$42,480	The existing windows in the house are in poor condition. Repair or replacement is necessary to retain the integrity of the structure.
Site	Public Restroom	\$150,000	\$177,000	Currently, the Gingras Historic Site does not provide a rest room facility. Visitors would need to go into Walhalla when a rest room is needed.

## Welk Homestead

Barn	Stabilize Barn	\$325,000	\$383,500	The barn at the Welk Homestead is in poor condition structurally. Please see the attached Structural Investigation by Solein-Larson Engineers.
Site	Picket fence	\$15,000	\$17,700	Historically a picket fence surrounding the house existed. This proposed project would be to re-construct the fence in its original location and design.
Site	Public Restroom	\$150,000	\$177,000	Currently, the Welk Homestead site provides a porta-potty as their rest room facility. This project would provide a modern, permanent facility.
House	Patch plaster, paint, wallpaper	\$50,000	\$59,000	The interior of the Welk home needs repair of the plaster walls and repainting. Historically, some walls were wallpapered, this project would re-create that wallcovering in appropriate locations.

## Fort Buford

Field Officer's Quarters	Replace Fire Suppression Water Tank	\$83,000	\$97,940	The existing underground tank leaks and is unreliable. When the system does not have water pressure, it creates an air lock that locks up the fire pump. The proposed tank is fiberglass and Nova fire protection has indicated it will not leak. Without the new tank, the fire suppression system is very unreliable.
Public Restroom	Exterior Painting	\$15,000	\$17,700	Painting of the structure is a necessary maintenance need.
Site	Retaining Wall Construction	\$80,000	\$94,400	The retaining wall repair is necessary due to erosion, slumping near the interpretive center.

## Missouri-Yellowstone Confluence Interpretive Center

Site	Repair Slumping/ Erosion	\$250,000	\$295,000	The site of the Missouri Yellowstone Confluence Interpretive Center has developed a slumping/erosion issue needing repairs.
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## Lewis & Clark Interpretive Center

Lewis & Clark Interpretive Center	Repair to roof and wall in Event Center	\$24,000	\$28,320	Currently there is a leak at the wall/roof connection of the building. The issue damages interior finishes and has created a mold issue in the building.
Lewis & Clark Interpretive Center	Improve Roof Ventilation	\$15,000	\$17,700	Some areas of the roof do not have proper ventilation which has created interior finish damage and mold issues.
Lewis & Clark Interpretive Center	Insulate Roof in Fort Clark Gallery	\$48,000	\$56,640	The Fort Clark Gallery roof does not contain adequate insulation, creating heating and cooling inefficiencies.

## Fort Mandan

Fort	Architect	\$20,000	\$23,600	An architects design will be necessary for the fort roof replacement project.
Fort	Replace Roof	\$175,000	\$206,500	Due to constant leaks and poor design replacing the roof of the fort is necessary.
Fort	Drainage Improvement Design	\$25,000	\$29,500	The drainage of the interior space at the fort is in need of improvement. It is currently poorly designed and floods after snow melt and heavy rains.
Fort	Drainage Improvements	\$80,000	\$94,400	The drainage of the interior space at the fort is in need of improvement. It is currently poorly designed and floods after snow melt and heavy rains.
Site	River Bank Stabilization Design	\$25,000	\$29,500	A section of the river bank west of Fahlgren Park has some erosion that requires stabilization. Working with an engineer on design will be necessary.
Site	Stabilize River Bank	\$250,000	\$295,000	This request is for the construction of the river bank stabilization.
Visitors Center	Replace Heat Pump	\$12,000	\$14,160	One of the heat pumps at the visitor center will require replacement due to age.

Visitor Center	Replace Carpet in Lodge Classroom	\$12,000	\$14,160	The existing carpet is in poor condition with many stains that cleaning will not resolve.
Fort	Repair/Replace Gate & Logs	\$32,000	\$37,760	The entrance gate and a number of the logs require repair or replacement. The gate is sagging badly and is very difficult for staff to open and close. Some logs are rotted and require replacement.
Fort	Re-chink logs	\$75,000	\$88,500	The current chinking is in poor condition and not the correct material. Replacement is necessary to eliminate moisture penetration and rotting of the structure.
Site	Remove Roadbuilding Waste @ Park	\$15,000	\$17,700	Unsanitary roadbuilding waste was dumped west of Fahlgren Park over a number of years. It creates a dangerous situation with children in the nearby park.
Fort	Upgrade Electrical	\$12,500	\$14,750	The fort has very few electrical outlets. Overloading of circuits and extremely long use of extension cords is unsafe and a hazard.

### Stutsman County Courthouse

Courthouse	Airconditioning	\$35,000	\$41,300	Currently, the courthouse does not have an air conditioning system. During the summer months it gets very warm and uncomfortable in the building. The courthouse is visited as a historic site and also used by Stutsman County for some court cases.
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### Whitestone Hill

Site	Repair/Replace Footbridge	\$15,000	\$17,700	The existing footbridge is in poor condition. It is necessary to provide access to the picnic shelter for visitors. Repair or replacement is necessary.
Well House	Replace Roof	\$5,000	\$5,900	The roof is in poor condition, it has not been replaced in over 20 years.
Monument	Clean Bugler Monument	\$10,000	\$11,800	
Site	Restore WPA Stone Path	\$28,000	\$33,040	
Site	Replace Cemetary Fence	\$15,000	\$17,700	
Site	Resurface Roadway	\$85,000	\$100,300	
Office/House	Interior Restoration	\$112,500	\$132,750	The interior of the office/house is in very poor condition. It is currently a hazard for the site supervisor's use. There is a mold issue and mice have utilized it as their home. The mice have caused numerous issues in the office.
Site	Public Restroom	\$150,000	\$177,000	The onsite restrooms are vault toilets that are in poor condition.

### Fort Clark

Site	Public Restroom & Water Shutoff	\$150,000	\$177,000	The Fort Clark site does not currently provide a public restroom. Visitors would need to leave the site to find a restroom if needed.
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## Fort Rice

Shelter	Foundation Repairs	\$40,000	\$47,200	The existing foundation is in poor condition, repairing the foundation is necessary for preservation of the shelter.
Shelter	Roof Replacement	\$10,000	\$11,800	The existing roof is in poor condition, replacing the roof is necessary for preservation of the structure.

## Molander Indian Village

Site	Cattle Guard @ New Entrance	\$40,000	\$47,200	
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## Huff Indian Village

Kiosk	Roof Replacement	\$10,000	\$11,800	The existing roof is in poor condition, replacing the roof is necessary for preservation of the structure.
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## Archaeology & Historic Preservation Shop

AHP Shop	Roof Repair	\$12,500	\$14,750	The existing roof is in poor condition, replacing the roof is necessary for preservation of the structure.
AHP Shop	Foundation Repairs	\$50,000	\$59,000	The existing foundation stabilization due to a water main leak that has been repaired.
AHP Shop	Replace Entrance Doors (2)	\$12,500	\$14,750	The existing doors are in poor condition. Replacement is needed due to operation of the doors, door condition, and age.

## Menoken Indian Villiage

Site	Public Restroom	\$150,000	\$177,000	Currently, the Menoken Indian Village site does not provide a public restroom. A visitor needs to leave the site and go elsewhere to use the restroom.
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## Pembina State Museum

Pembina State Museum	Exterior Cleaning and Painting	\$48,000	\$56,640	The Pembina State Museum was constructed in 1995 and has not been re-painted. The existing paint is peeling and in poor condition.
Pembina State Museum	Interior Improvements	\$50,000	\$59,000	Numerous interior improvements are needed in the museum. It has not been updated since original construction in 1995.
Pembina State Museum	Replace Humidifiers	\$75,000	\$88,500	
Pembina State Museum	Exterior Signage	\$50,000	\$59,000	Additional visability from the Interstate will increase visitation.
Pembina State Museum	New Heat Pumps	\$35,000	\$41,300	The existing heat pumps have outlived their life expectancy. These are the last of the original heatpumps that need replacement.

## Double Ditch Indian Village

Site	Public Rest Room	\$150,000	\$177,000	Currently, the Double Ditch site does not provide a public restroom. A visitor needs to leave the site and go elsewhere to use the restroom.
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**Priority I TOTALS**                      **\$6,751,500**   **\$7,966,770**





## ► Priority II

### Camp Hancock

Building	Project	Budget	Budget plus 18% Inflation	Description
Museum	Penthouse Observation Platform	\$56,000	\$66,080	Phase 3

### Chateau de Morès

Chateau	Restore/Replace Wallpaper	\$47,500	\$56,050	Phase 4
Chateau	Restore/Replace Wallpaper	\$47,500	\$56,050	
Chateau	Restore Floor and Replace Carpet Runner	\$32,000	\$37,760	
Chateau	Paint Exterior	\$48,000	\$56,640	
Chateau	Paint Roof	\$14,500	\$17,110	
Site	Water Line Trenched to Outbuildings	\$8,000	\$9,440	Interpretive Center
Site	Parking Lot Repairs/Resurface	\$125,000	\$147,500	Chateau Parking Lot
Site	Parking Lot Repairs/Resurface	\$35,000	\$41,300	
Chateau	Replace Shutters	\$7,500	\$8,850	
Site	Interpretive Signage	\$5,000	\$5,900	
Chimney Park	Upgrade Electrical System	\$12,500	\$14,750	
DeMores Park	Landscaping	\$18,000	\$21,240	
Interpretive Center	Landscaping	\$24,000	\$28,320	
Carriage House	Repair/Replace Floor	\$10,000	\$11,800	
Carriage House	Interpretive Railing System	\$85,000	\$100,300	Phase 1
Site	Hiking Trail in the River Bottom	\$451,440	\$532,699	Phase 2
Site	Hiking Trail in the River Bottom	\$451,440	\$532,699	Build stalls, ADA access, Interpretive signage
Stable	Interior Restoration	\$15,000	\$17,700	
Chimney Park	Build a Structure for Interpretation	\$35,000	\$41,300	
Chateau	Replace Rain Gutter System	\$4,500	\$5,310	
Shed	Add Rain Gutter System	\$2,500	\$2,950	

### Former Governors' Mansion

Site	Lawn Irrigation System	\$6,000	\$7,080	Phase 2
Mansion	Wall Paper Replacement	\$47,500	\$56,050	
Mansion & Carriage House	Energy Efficiency Improvements	\$5,000	\$5,900	

### Fort Totten

Hospital	Re-Shingle (Cedar Shingles)	\$105,000	\$123,900	
Adjutant's Office	Exterior Painting	\$34,500	\$40,710	
Visitor Center	Exterior Painting	\$52,500	\$61,950	
Girl's Dorm	Exterior Painting	\$61,000	\$71,980	

## Fort Totten

Sewing/Tailor Shop Upper Level	Restore Interior	\$146,300	\$172,634	
Girl's Dorm Upper Level	Restore Interior	\$279,900	\$330,282	
Commanding Officer's Qtrs Upper Level	Restore Interior	\$126,000	\$148,680	
Print Shop Upper Level	Restore Interior	\$143,000	\$168,740	Architect for Upper Level of Hospital, Boy's Dorm & Little Theater
Hospital, Boy's Dorm, Little Theater	Architect	\$120,000	\$141,600	
Tailor Shop	Exterior Painting	\$34,000	\$40,120	
Commanding Officer's Quarters	Exterior Painting	\$38,500	\$45,430	
Totten Trail Inn	Exterior Painting	\$46,000	\$54,280	
Print Shop	Exterior Painting	\$34,500	\$40,710	
Chaplain & Surgeon's Quarters	Exterior Painting	\$38,000	\$44,840	
Boys Dorm	Restore Shower Room Interior	\$151,200	\$178,416	Check w. Bill. Need to talk to neighbors who are currently farming the land

## Gingras Trading Post

Site	Fence 12.82 acres of property		\$-	
Site	Tallgrass prairie restoration on 12.82 acres		\$-	
Site	Interpretive trail on 12.82 acres of property		\$-	
Site	Exterior Lighting	\$15,000	\$17,700	Asked Brian to confirm condition

## Welk Homestead

House, summer kitchen, blacksmith shop, granary/buggy house	Reshingle (cedar shakes)		\$-	
Site	Shelter Belt Restoration	\$15,000	\$17,700	
Site	Exterior Event Space	\$86,500	\$102,070	
Site	Dock	\$10,000	\$11,800	

## Fort Buford

Site	Walking Path Resurface	\$488,700	\$576,666	
Barracks	Replace Interior Beams		\$-	

## Missouri-Yellowstone Confluence Interpretive Center

Site	ParkingLot Repairs/Resurface	\$125,000	\$147,500	
Site	Walking Path	\$293,040	\$345,787	
Site	Walking Path Design (MYCIC & Fort Buford)	\$80,000	\$94,400	

## Lewis & Clark Interpretive Center

Lewis & Clark Interpretive Center	Replace/Upgrade Fire Alarm System	\$20,000	\$23,600	It has both flat roofs and asphalt shingles.
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## Fort Mandan

Visitor Center	Re-roof visitor center	\$17,500	\$20,650	
Visitor Center	Refinish Flooring/Cleaning	\$10,000	\$11,800	
Visitor Center	Upgrade Electrical Controls	\$5,000	\$5,900	
Visitor Center	Improve Acoustics in Play Space	\$15,000	\$17,700	

## Stutsman County Courthouse

Courthouse	Window Repairs/Replace	\$28,000	\$33,040	
Courthouse	Basement Restoration	\$85,000	\$100,300	
Courthouse	Upgrade Tower Lighting and Outlets	\$32,000	\$37,760	

## Whitestone Hill

Site	Replace Playground Equipment	\$85,000	\$100,300	
Site	Dock	\$10,000	\$11,800	440v, 240v

## Ronald Reagan Minuteman Missile Site

Site	EV Charging Station	\$67,500	\$79,650	
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## Pembina State Museum

Pembina State Museum	Fresh Air/Exhaust Improvement		\$-	
Pembina State Museum	Outdoor Event Space & Picnic Shelter	\$60,000	\$70,800	
Pembina State Museum	Landscaping	\$23,000	\$27,140	440v, 240v
Pembina State Museum	EV Charging Station	\$67,500	\$79,650	
Pembina State Museum	Playground Equipment	\$85,000	\$100,300	

## Double Ditch Indian Village

Site	Entry & Parking Lot Improvements	\$150,000	\$177,000	
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## Writing Rock

Picnic Shelter	Repair to Roof Trusses & Sheathing	\$20,000	\$23,600	
Shed	Replace shed building		\$-	
Writing Rock Structure	Repairs		\$-	
Site	Water Pump		\$-	

**Priority II TOTALS**

**\$4,898,020 \$5,779,664**

## ► Priority III

### Camp Hancock

Building	Project	Budget	Budget plus 18% Inflation	Description
Bread of Life Church	Paint Exterior	\$38,000	\$44,840	
Museum	Paint Exterior	\$46,000	\$54,280	

### Chateau de Morès

Site	Restore/Replace Site Bridge	\$15,000	\$17,700	
Site	Repair erosion issue @ Ravine	\$18,000	\$21,240	
Site	Repair/Replace Fence by Outbuildings	\$12,500	\$14,750	
Site	Reconstruct Greenhouses	\$12,000	\$14,160	
Garage/ Maintenance Shop	Replace Overhead Doors	\$8,500	\$10,030	Phase 3
Site	Hiking Trail in the River Bottom	\$451,440	\$532,699	Phase 4
Site	Hiking Trail in the River Bottom	\$451,440	\$532,699	

### Former Governors' Mansion

Mansion	Floor Refinishing	\$15,000	\$17,700	Phase 3
Mansion	Wall Papr Replacement	\$47,500	\$56,050	Phase 4
Mansion	Wall Papr Replacement	\$47,500	\$56,050	
Mansion	Basement Restoration	\$70,000	\$82,600	
Carriage House	Exterior Painting	\$28,500	\$33,630	
Carriage House	Interior Painting	\$18,000	\$21,240	

### Fort Totten

Chaplain & Surgeon's Qtrs Upper Level	Restore Interior	\$132,000	\$155,760	
Hospital Upper Level	Restore Interior	\$382,000	\$450,760	
Boys Dorm Upper Level	Restore Interior	\$450,000	\$531,000	
Little Theater Upper Level	Restore Interior	\$363,000	\$428,340	440v, 240v
Site	EV Charging Station	\$67,500	\$79,650	
Hospital	Exterior Painting	\$44,500	\$52,510	
Quartermaster's Building	Exterior Painting	\$28,500	\$33,630	
Boy's Dorm	Exterior Painting	\$53,000	\$62,540	
Gymnasium	Exterior Painting	\$43,000	\$50,740	
Little Theater	Exterior Painting	\$49,000	\$57,820	
Shop	Exterior Painting	\$24,000	\$28,320	

## Gingras Trading Post

House	Paint Interior	\$12,000	\$14,160	440v, 240v
Site	EV Charging Station	\$67,500	\$79,650	440v, 240v

## Fort Abercrombie

Site	EV Charging Station	\$67,500	\$79,650	
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## Welk Homestead

Site	Exterior Lighting	\$10,000	\$11,800	440v, 240v
Site	EV Charging Station	\$67,500	\$79,650	

## Fort Buford

Field Officer's Quarters	Exterior Painting	\$38,000	\$44,840	
Barracks	Exterior Painting	\$34,000	\$40,120	
Officer of the Guard	Exterior Painting	\$12,000	\$14,160	440v, 240v

## Missouri-Yellowstone Confluence Interpretive Center

Site	EV Charging Station	\$67,500	\$79,650	
MYCIC	Tuckpointing	\$28,000	\$33,040	
MYCIC	Retaining Wall Repair	\$8,000	\$9,440	

## Lewis & Clark Interpretive Center

Lewis & Clark Interpretive Center	Upgrade Electrical Controls	\$7,500	\$8,850	
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## Stutsman County Courthouse

Courthouse	Re-Shingle (Cedar Shingles)	\$125,000	\$147,500	440v, 240v
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## Fort Clark

Site	EV Charging Station	\$67,500	\$79,650	
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## Ronald Reagan Minuteman Missile Site

Site	Repair/Replace Exterior Lighting		\$-	Need to work with a Solar Panel Technician/Designer
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## Pembina State Museum

Pembina State Museum	Solar Panels		\$-	
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**Priority III TOTALS**

**\$3,527,880 \$4,162,898**