

MHPG Application Section I.

1. **Applicant:** Glacier National Park Conservancy
2. **Property Owner (if different from applicant):** Glacier National Park
3. **Authorized Representative of Applicant:** Barbara Sieh Title: Director of Finance
 Address: 402 9th St W City: Colombia Falls Zip Code: 59912
 Phone: (406) 892-3250 E-mail: barb@glacier.org
4. **Primary Contact:** Jeff Babik Title: Development Specialist
 Address: 402 9th St W City: Colombia Falls Zip Code: 59912
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5. Project Type: Please select one type under the appropriate eligible project type

- Historic Site: Infrastructure Maintenance Building Code Issue
 Security Climate Control Fire Protection
- Historical Society: Infrastructure Maintenance Building Code Issue
 Security Climate Control Fire Protection
- History Museum: Infrastructure Maintenance Building Code Issue
 Security Climate Control Fire Protection

<p>5. Grant Funding Request Information</p> <p>Amount Requested: \$ <u>493,200</u></p> <p>Total Amount of Leverage: \$ <u>117,105</u></p> <p>Total Project Cost: \$ <u>610,305</u></p>	<p>6. Project Address: <u>Burton and Lulu Wheeler Cabin</u></p> <p>Physical Address: <u>West Glacier, MT 59936</u> <u>Glacier National Park</u></p>			
7. Funding Sources				
Source	Type of Funds	Amount	Status of Commitment (provide documentation as applicable)	Rates and Terms (if applicable)
MT Historic Preservation Grant	Grant			
See attached Scope of Work and Budget.				

8. Brief Description of current project and proposed solution or activity to be completed

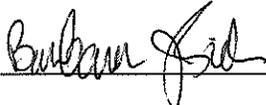
See attached document.

a. Background and project (please provide narrative response):

b. Description of proposed solution (please provide narrative response):

9. Certification to Submit:

The undersigned authorized representative hereby certifies that (a) the information set forth in this application is correct to the best of his/her knowledge; (b) s/he has received, read, and understood these guidelines and agrees to comply with all requirements; (c) the elected officials of the local government have formally authorized the submittal of this application, as applicable; (d) s/he has the authority to act on behalf of the applicant in submitting this application, and (e) agrees to comply with all applicable state or federal laws and statutes associated with carrying out the project.

<u></u>	<u>2-25-20</u>	<u>Barbara J. Sieh Director of Finance</u>
Signature	Date	Printed Name and Title

8. Brief Description of the current project and proposed solution or activity to be completed.

a. Background and project (please provide a narrative response):

b. Description of the proposed solution (please provide a narrative response):

The Glacier National Park Conservancy, a private non-profit 501(c)(3) organization, is the official nonprofit fundraising partner of Glacier National Park and works to preserve and protect Glacier National Park for future generations. The Conservancy was founded in 2013 when the Glacier National Park Fund and the Glacier Association merged to more effectively serve the park. Since its inception, the Glacier National Park Conservancy has contributed over \$12 million to a variety of vital preservation, education, and research-related projects and programs across Glacier National Park. The Conservancy respectfully requests \$493,200 to rehabilitate and restore the historic Burton and Lulu Wheeler Cabin, providing a safe and fulfilling educational experience for this and future generations.

Situated on the north shore of Lake McDonald, the Wheeler property consisted of four cabins and several outbuildings that had been owned by Burton K. Wheeler and his wife Lulu since 1916. Burton Wheeler was a US Senator for Montana from 1922 to 1947 and was instrumental in leading key legislation impacting the New Deal, self-rule of Indian reservations, labor unions, and public utilities. The original Wheeler cabin burned down in 1941 and was rebuilt shortly thereafter along with four additional buildings on the property. The property was privately owned by the Wheeler family until 2014 when the park inherited it through a life estate. In 2018, the Howe Ridge fire destroyed all but the main cabin. The main cabin was listed on the Historic Register of Historic Places in 1998 for its association with Senator Wheeler, for its representation as a prime example of recreational camps in Glacier National Park, and its historical context with the development of wilderness recreational properties in the park. The entire Wheeler complex was added to the National Register in 2008 to further recognize this site's historic and cultural setting, as much of the impactful work performed by Burton K. Wheeler was done at the cabin.

In 2015, Glacier National Park, the Glacier Institute, the Glacier Conservancy, representatives of interested local non-profits, and a member of the Wheeler Family, created a partnership to determine the future use of the Wheeler property that would best benefit the constituencies represented by each of the partners. It is the goal of this partnership to develop and maintain the property as a cultural and historic center while

maintaining the historic integrity of the site. The vision for this effort, now referred to as the Waterton-Glacier Peace Park Center (WGPPC) is to inspire and integrate current and future generations of students, professionals, and local and global community leaders in transboundary collaboration, innovative conservation, and sustainable management for Waterton-Glacier International Peace Park and the Crown of the Continent region. The partners have outlined the following broad goals of the partnership:

- 1) Aspire to be an educational and working model for international peace parks and emphasize the role they play in transboundary cooperation, diplomatic relationships, and transboundary conservation in a world of shared resources;
- 2) Create dynamic place-based educational and collaborative experiences for students, researchers, and professionals in park and resource management in a unique and dynamic setting;
- 3) Connect park visitors, local communities, and students to inspire the next generation of park and public land stewards through field-based experiences;
- 4) Demonstrate commitment to historic resource preservation and build connections between the history and future of the greater landscape as inspired by the legacy of Senator Burton K. Wheeler.

Glacier National Park's mission is defined by the mission of the National Park Service and focuses on the preservation of natural and cultural resources, providing opportunities to experience, understand, appreciate and enjoy the park "in a state of nature". Additionally, the park celebrates and promotes the ongoing peace, friendship, and goodwill among nations, recognizing the need for cooperation in a world of shared resources as defined by the 1932 Waterton-Glacier International Peace Park legislation. This project will enhance all aspects of Glacier National Park's and the Conservancy's mission. The Burton and Lulu Wheeler Cabin is the perfect venue to highlight the late senator's legacy, how to properly preserve and protect historic places, and the importance of transboundary cooperation and conservation.

Statutory Criteria A - up to 150 points

The degree to which a project supports economic stimulus or economic activity, including job creation and work creation for Montana contractors and service workers.

As applicable to the proposed project, address the following in your response:

1. Describe how your project will have an economic impact in the following areas:

- job creation for Montana contractors, service workers, and other related jobs;*
- local economy and;*
- increased tourism.*

Immediate economic benefits from this project will manifest from the jobs created by these funds for the designers, contractors, and specialists selected to work on the Burton and Lulu Wheeler Cabin. Glacier National Park and the Glacier National Park Conservancy strive to involve local businesses either owned by or with workers from minority populations and women. The park and the Conservancy will specifically reach out to businesses owned by members of the Blackfeet Nation, Confederated Salish and Kootenai Tribes whenever possible. This project will recruit local Montana businesses on the west and east side of the park to bid on this project and the subsequent work to follow. This will help to boost local businesses and the economy in gateway communities and tribal nations adjacent to the park.

Economic benefits will also come from increased tourism from guests interested in the historical and cultural history of the Lake McDonald region and Glacier National Park. Additionally, this project will employ educators and preservation specialists that will be conducting preservation workshops and other events on-site. The park and the Glacier Conservancy have facilitated preservation workshops at the Burton and Lulu Wheeler cabin in the past, and plan to do so during restoration work and after project completion. This will provide economic benefits to the professional educators and specialists teaching and attending these workshops.

2. Describe how your project relates to community goals and previous or concurrent planning efforts (downtown revitalization plan, growth policy, historic preservation plan, economic development strategy, etc.).

This project supports Glacier National Park's mission of the preservation of natural, cultural, and historical resources and will provide a valuable educational resource to the

public, students, and trained professionals. The proposed project is a part of the greater public-private leasing program of properties surrounding Lake McDonald and the greater Apgar area.

STATUTORY CRITERIA - B up to 200 in Possible Points

The degree to which the project activity can demonstrate the purpose and need. This includes the relevancy of whether the project activity provides features that establish or enhance security, climate control, or fire protection for museums or address infrastructure, maintenance, or building code issues for museums, historical societies, or historic sites. As applicable to the proposed project, address the following in your response:

1. Describe the current use and condition of the historic resource.

The site is currently not open to public visitation. The building requires the restoration of exterior sections of the roof, walls, front porch, chimney, second-floor balcony, patio flagstones, and stairs to once again be occupiable. Interior restoration and renovation are also required and will address any internal fire damage, overall deterioration of the interior, electrical upgrades, plumbing upgrades, accessibility of the bathroom, and all other identified concerns of public safety and accessibility. The proposed restoration work will also make the site fully accessible per Architectural Barriers Act (ABA) standards to all those who wish to visit this historic place and venture in and around the cabin.

2. Describe the deficiency the proposed project will address and how this has impacted the historic resource. Please also explain the duration of time the deficiency has existed.

The Burton and Lulu Wheeler Cabin and site were privately owned and managed by the Wheeler family until its acquisition by Glacier National Park in 2014 through a life estate. Subsequent reviews of the property identified areas of the historic structure that show signs of neglect and damage from natural weathering processes. The building requires extensive restoration and preservation work that will ensure the long-term viability of the structure and return it to proper condition. The Howe Ridge fire of 2018 caused further deterioration of the structure and minor damage to the roof exterior and interior, and the cabin has not been occupied or used since the fire. These deficiencies ultimately detract from the overall historical and structural integrity of the cabin, keeping it from being utilized to its fullest potential.

3. Describe how the proposed project will address the identified deficiency.

The proposed project will address critical and urgent repairs to return the Burton and Lulu Wheeler Cabin to an occupiable state. Critical needs include roof repair to the deteriorated framing, electrical upgrades to address safety concerns, and plumbing upgrades to replace the potable water system and sewer/septic system (see scope of work, Priority 1). Urgent needs include bathroom accessibility, providing accessible parking, providing accessible path to the building, regrade sides of the building for positive drainage, foundation repairs, sill log replacement, improve structural connections, rehabilitate doors and windows, and restore second floor balcony and exterior stair (see scope of work, Priority 2).

This project will make the structure fully accessible according to ABA standards. Project work will address the identified concerns by addressing deficiencies that threaten public safety on the exterior and interior of the building. Historic masonry preservation will be performed on the front porch flagstones, stone stairs, and the exterior chimney. Masonry and log-work restoration and preservation will be completed to stabilize the foundation and basement as well as address drainage and weathering concerns. Preservation of historic doors and windows will ensure public safety and accessibility while preserving the historic integrity of the site.

4. Describe how receiving MHPG funding will enable proper completion of the proposed project and enable the long-term financial stability of the resource.

Glacier National Park has an inventory of over 1,000 individual structures, with over 700 historic buildings. Current funding limitations require park management to prioritize most funds to be used for public safety, environmental concerns, and the visitor experience at other locations within the park. Funding from the MHPG will address the most critical needs of the historic site. Funding will also allow the Glacier National Park Conservancy to leverage additional matching grants for other necessary work to be done on-site, such as installing a new sewage and septic system.

5. Describe how the proposed project was selected and prioritized concerning plans to preserve and maintain the historic resource.

Tasks identified as Priorities 1 and 2 in the Scope of Work (SOW) and Budget have the highest priority for building preservation and occupancy, followed by priorities for continued building use, conservation and program development by the user/occupant. The following is an abbreviated version of the SOW and Budget Document.

Priority 1: Critical. Required for health and life safety and/or to prevent immediate loss of historic fabric; needed before building can be occupied.

- A. Roof repair: Repair/replace deteriorated framing (rafters, purlins, etc.), including sheathing. Repair roofing.
- B. Electrical upgrades for smoke detection, lighting and heating.
- C. Plumbing upgrades to replace potable water system and sewer/septic system.

Priority 2: Urgent. Required for occupant comfort and/or to correct immediate deficiencies such as deteriorating foundation and sill logs; to be completed before building will be occupied.

- A. Reconfigure existing bathroom to provide new accessible restroom.
- B. Provide accessible parking and accessible route to building.
- C. Regrade north, east, and west sides of building for positive drainage.
- D. Foundation repairs.
- E. Sill log replacement.
- F. Improve structural connections at porch, walls, and roof.
- G. Rehabilitate doors and windows.
- H. Restore second floor balcony and exterior stair.

This project will address all immediate concerns and structural deficiencies to once again provide a usable, occupiable building and put the structure back into working service.

STATUTORY CRITERIA - C up to 150 in Possible Points

The degree to which timing of the project can be completed without delay, including access to matching funds and approval of permits, if needed.

As applicable to the proposed project, address the following in your response:

1. Describe the organization's capacity and ability to complete the proposed project on time.

The Glacier National Park Conservancy has a proven track record of funding projects of this magnitude and scope and collaborates closely with its partners and park management to ensure the timely completion of all work. Sperry Chalet is a prime example of this. After the Chalet was almost lost in the Sprague fire of 2017, the Conservancy raised the funds necessary to fully restore the property and will be celebrating its reopening to the public this year.

The Conservancy has already begun administering projects on the Burton and Lulu Wheeler Cabin in preparation for all the required work necessary to fully restore the historic site and return it to working order. Finished projects include environmental reviews, a new historic structure report (HSR) required for future project development, site preparation for contractors, and the drilling and installation of a freshwater well.

2. Describe the status and availability of all matching funds needed to complete the proposed project.

Glacier National Park is submitting a grant application to the Conservancy for all architectural and engineering design services to be done before construction begins. This grant will then be approved by the Conservancy's grant committee and approved by May 29th, 2020. Once approved, the Conservancy will use restricted and unrestricted funds raised throughout the year. Any additional matching funds required will be raised by the Conservancy and its project partners through private donors, grant proposals, and fundraising events. The Glacier Conservancy is fully committed to restoring the Burton and Lulu Wheeler Cabin and providing the proposed Waterton-Glacier Peace Park Center for current and future generations to learn from and enjoy.

3. Describe how receipt of MHPG funding will enable the ability to leverage additional funding such as grants, loans, and Historic Tax Credits.

The Glacier National Park Conservancy has many fundraising resources it uses to fund projects throughout the park every year. Last year alone saw over 2.3 million dollars raised for the successful funding of 75 projects in education, scientific research, and preservation. With the funds provided by the MHPG proposal, the Conservancy will be able to leverage matching funds from private donors and foundations that support historic preservation projects. Examples of additional funding include additional educational workshops, continued upgrades to the sewage and septic systems, and continued preservation work across the entire Burton and Lulu Wheeler Cabin site.

The Glacier Conservancy is in the process of securing a memorandum of understanding (MOU) with potential non-profit partners for this project and the completed WGPPC. This MOU includes an agreement between the Conservancy and all potential partners on raising additional funds that will ensure the full operation of the WGPPC and the proposed educational workshops. The proposed workshops will provide educational opportunities for current and future generations to learn from and enjoy.

4. Describe any potential timeline considerations that are related to permits, environmental considerations or related activities to complete the proposed project.

The project is expected to be completed by October, 2021. All proposed restoration work will comply with *The Secretary of the Interior's Standards* and there are no expected delays due to compliance or permitting. While weather and fire season can be unpredictable, there are no known physical or environmental hazards or conditions identified that would delay the project. All proposed work and compliance will also meet the National Environmental Policy Act (NEPA), the Montana Environmental Policy Act, and the National Historic Preservation Act (NHPA) requirements. Initial NEPA/NHPA compliance for the actions described in this proposal will be completed by the park by May 1, 2020 and submitted to Montana Department of Commerce, as required by the MHPG application guidelines.

STATUTORY CRITERIA - D up to 250 in Possible Points

The degree to which the project activity contributes historic or heritage value related to the state of Montana. As applicable to the proposed project, address the following in your response:

1. Describe the historical context and significance of the historic resource associated with the proposed project including:

o Heritage value related to the state of Montana;

o the value of the resource to the local community; and

o any relevant designations or listings.

Montana Senator Burton K. Wheeler started his career in politics serving in the Montana house of representatives from 1910-1912, and then served as the United States district attorney for Montana from 1913-1918. Senator Wheeler was first elected to the United States Senate in 1922 and was reelected in 1928, 1934, and 1940. He officially served from March 4, 1923, to January 3, 1947. Senator Wheeler has left a lasting impact on both the state of Montana and the nation, and was instrumental in leading key legislation impacting the New Deal, self-rule of Indian reservations, labor unions, and public utilities.

In 1916, Senator Wheeler and his wife Lulu purchased a cabin on the eastern shore of Lake McDonald, where they and their family spent their summers until the property was returned to Glacier National Park in 2014. This cabin represents an important part of Montana and Glacier National Park history and is on the National Register of Historic Places.

The main cabin was listed on the Historic Register of Historic Places in 1998 for its association with Senator Wheeler, for its representation as a prime example of recreational camps in Glacier National Park, and its historical context with the development of wilderness recreational properties in the park. The entire property was added to the Historic Register in 2008 to further recognize this site's historic and cultural setting, as much of the impactful work performed by Burton K. Wheeler was done at the cabin.

The original Wheeler cabin burned down in 1941 and was rebuilt shortly thereafter along with four additional buildings on the property. Those out-buildings burned down in the

Howe Ridge Fire of 2018, leaving only the main cabin as the sole surviving structure of the original Wheeler Cabin historic site. The proposed project will restore the Wheeler Cabin and site for adaptive reuse in partnership with local and state non-profit organizations.

2. Describe how the proposed project will sustain the character-defining features and integrity of the historic resource

Glacier National Park and the Glacier National Park Conservancy seek to provide unique learning experiences for visitors, students, tribal members, and professionals while preserving the cabin's character-defining features and demonstrating excellence in historic restoration and preservation. The property will require significant rehabilitation to meet the needs of both the National Park Service and non-profit partners.

Much of the needed work focuses on the exterior components of the cabin, preserving its historic, architectural, and artistic value. Examples of planned preservation work include historic masonry preservation, historic log and column preservation, restoration of historic doors and windows, restoration of roofing and framing, second-floor balcony restoration, preservation of the historic stone chimney, and restoration of the front porch with original flagstones.

3. Describe how the proposed project will help promote and interpret the heritage value of the historic resource.

It is the goal of this proposed project to restore and preserve the Burton and Lulu Wheeler Cabin, developing and maintaining the property as a cultural and historic center while maintaining its historic integrity. The vision for this effort, now referred to as the Waterton-Glacier Peace Park Center, (WGPPC) is to inspire and integrate current and future generations of students, professionals, and local and global community leaders in transboundary collaboration, innovative conservation, and sustainable management for Waterton-Glacier International Peace Park and the Crown of the Continent region.

Preservation workshops have been conducted in the past, prior to the Howe Ridge Fire of 2018. Two distinct week-long training events were held in 2017 and accomplished goals set forth by a Glacier National Park Conservancy grant. Partners included the Montana Preservation Alliance, the Glacier Institute, A&E Architects, and the National Park Service. The first week was focused on historic masonry, and the second on the preservation of historic doors and windows. The proposed project will provide new preservation workshops that will be conducted during and after project completion in conjunction. The Conservancy will work collaboratively with future nonprofit partners to provide these

preservation workshops and other educational opportunities. Examples of potential partners include the Glacier Institute, the University of Montana Foundation, and the Montana Preservation Alliance. Workshops under consideration include historic log repair and replacement, as well as historic masonry restoration.

It is intended that the use of the Wheeler Cabin will mainly support the WGPPC and its partners, but the building environs will be open to the public during the normal visitor season. The building itself will be open for special public events, including tours, depending on the amount of interest and available staffing for access and interpretation. The Wheeler Cabin may once again become a destination for the culturally and historically conscious visitor to Glacier National Park.

STATUTORY CRITERIA - E up to 100 in Possible Points

The degree to which the applicant demonstrates a successful track record or experience of the organization directing the project or similarly related projects.

As applicable to the proposed project, address the following in your response:

1. Describe the organizational capacity and experience with similar projects of all project partners.

The Conservancy has been working with the park on rehabilitating this historic site and defining its future purpose and mission since the property acquisition in 2014. While the Howe Ridge Fire has delayed the site's ultimate return to service, progress has been made. The Conservancy has funded the development of a freshwater well, environmental reviews, and a new Historic Structure Report required for future project development. The Conservancy also has a history of dealing with projects of a similar or greater magnitude. *(See answer to Statutory Criteria E question two).*

With the funds provided by this grant proposal, the Glacier National Park Conservancy will be able to leverage matching funds from private donors and foundations, ensuring the full completion of this project and the future opening of the Waterton Glacier Peace Park Center.

Please identify the entity that will administer the grant.

The Glacier National Park Conservancy will administer this grant, all proposed project work, and future work in conjunction with Glacier National Park's leadership and staff. The Conservancy will consult and update park leadership and the Montana Department of Commerce throughout the duration of this project.

2. Describe your organization's most recent project, specifically identifying

o any significant barriers or impediments and how your organization overcame them;

o any project delays;

o any changes to the budget.

The Glacier National Park Conservancy's most recent project of this scope was the complete rehabilitation and restoration of the historic Sperry Chalet. When the Sperry Chalet burned in the Sprague Fire of 2017, the Glacier National Park Conservancy rose to the challenge and immediately began to work on an emergency stabilization project. The day after the fire, Glacier Conservancy staff went to the local True Value and began buying up as much lumber as it could. This provided the support beams needed to secure the structure from complete collapse once winter set in. Without the emergency stabilization project funded by the Conservancy, the remaining fragile walls of the Sperry Chalet was in danger of succumbing under the weight of snowpack's that can exceed thirty feet. In the following months, the Conservancy worked vigorously to raise the funds necessary to stabilize and restore Sperry Chalets remaining historic masonry work. By the following summer, construction and preservation work was underway.

The restoration of the Sperry Chalet is a prime example of how effective public-private partnerships can be. The Glacier Conservancy worked in cooperation with Glacier National Park staff, local contractors, local businesses, and other local non-profits to facilitate the successful preservation and restoration of the chalet. The entire project cost was initially expected to approach twelve million dollars and a possible multi-year construction period, but with the Conservancy's leadership, the final cost was under ten million dollars and completed in just over two years. To accomplish this, the Conservancy contributed over 700,000 dollars in direct donations from supporters of the Sperry Chalet. On February 26th of this year, the Glacier Conservancy, the park, the valued private partners who worked on the project and the neighboring communities celebrated the restoration of the Sperry Chalet and its official grand-reopening later this summer. The Glacier National Park Conservancy has demonstrated the leadership, resources, and the experience necessary to facilitate the restoration of the historic Burton and Lulu Wheeler cabin.

3. If available, please provide a copy of your organization's most recent audit. Please discuss if there were any unresolved audit issues.

Please see the attached audit for the Glacier National Park Conservancy.

STATUTORY CRITERIA - F up to 250 in Possible Points

The degree to which the project has ongoing economic benefit to the state as a result of project completion.

1. Describe the ongoing economic impact of the proposed project to the local or regional area as a result of project completion.

Completion of this project will restore the building to proper working condition and make it accessible to all Glacier National Park guests who wish to visit and venture inside. A safe and accessible educational experience will heighten the historical and cultural significance of the Burton and Lulu Wheeler Cabin, drawing more guests who are interested in Glacier National Park and Montana history.

This project will recruit local Montana businesses on the west and east side of the park to bid on this project and the subsequent work needed on plumbing, sewage, septic system, and any other work necessary after the completion of this project. This will help to boost local businesses and the economy in gateway communities and tribal nations adjacent to the park.

2. Describe the ongoing economic impact of the proposed project to Montana as a result of project completion.

Once fully restored, the Burton and Lulu Wheeler Cabin will become the Waterton-Glacier Peace Park Center (WGPPC) and provide several continuing economic benefits, including the direct employment of educators and staff of the WGPPC. The park expects a modest increase in tourism to the area from guests interested in the historical and cultural history of the Wheeler Cabin, the Lake McDonald region, and the Waterton-Glacier Peace Park Center (WGPPC). This will provide a corresponding economic boost to businesses that operate in and adjacent to the park.

Additionally, this project will employ educators, researchers, and preservation specialists that will be conducting preservation workshops and other events on-site. The park and the Glacier Conservancy have facilitated preservation workshops at the Burton and Lulu

Wheeler cabin in the past, and plan to do so during restoration work and after project completion. This will facilitate economic benefits by providing a venue for non-profits and other potential partners to use as an educational experience for students and teachers. Preservation workshops will provide economic benefits to the professionals teaching and attending these valuable educational experiences.

3. Describe if this project will enable future phases and detail how such subsequent work will provide an economic benefit as a result of project completion.

This project focuses primarily on the cabin exterior, stabilizing the cabin's foundation, and making the historic site ABA accessible. Additional work will be completed on the cabin's plumbing, septic, and sewage systems to ensure the long-term use of this historic site. This will provide further economic benefits to local businesses and contractors.

4. Please describe your long-term vision for the historic resource and explain how this project fits into organizational plans (strategic, interpretive, business, outreach, etc.).

Glacier National Park's famous lodges and chalets draw hundreds of thousands of visitors every year, yet there are many historic structures throughout the park that are either underutilized or not in use due to funding constraints. The park's top priorities of preserving Glacier's unique environment, ensuring public safety, and a long list of deferred maintenance projects keep the park from attending to the needs of this and some other historic sites. This grant proposal will give the Burton and Lulu Wheeler Cabin a fresh purpose and provide a wealth of historical and educational experiences for professionals, students, and park visitors.

The long-term vision for this project is to inspire current students, professionals, the greater public, and local and global community leaders to pursue transboundary collaboration, innovative conservation, and sustainable management for Waterton-Glacier International Peace Park and the Crown of the Continent region. The fully restored Burton and Lulu Wheeler Cabin, now the WGPPC, will provide a unique experiential learning environment for current and future generations of history enthusiasts and preservationists.

Specific goals and activities of the WGPPC include:

1. Support International/Transboundary Collaboration

- a. Transboundary Symposiums for the Crown of the Continent and other international transboundary peace parks and regions (i.e. The International Seminar on Protected Area Management)
 - b. A forum to address myriad transboundary issues pressing including climate change, nitrogen deposition, invasive species, fire management, grizzly bear management, wildlife reintroduction, etc.
 - c. Visiting Scholar and Researcher Program
2. Create Dynamic Educational, Leadership, and Field-Based Experiences
 - a. Scientific workshops
 - b. Capacity building workshops
 - c. Student field-based courses
 - d. Artist in Residence Program
 - e. Scientist in Residence Program
 - f. Writing retreats
 - g. Leadership development and innovation programming
3. Connect and Inspire the Next Generations of Stewards
 - a. Outdoor leadership training
 - b. Park management/conservation courses
 - c. Transformative youth program
 - d. Community gatherings and meetings with park management and researchers
 - e. Volunteer programs and training
4. Demonstrate Excellence in Historic Preservation
 - a. Historic preservation training

- b. Historic restoration
- c. Field schools and lecture series

a. Will this project decrease your operating costs, and, if applicable, how will those savings be reinvested?

Currently, the site requires minimal operating costs. Operating costs will increase once the project is completed; however, all costs will be paid by the non-profit partner that will lease the newly restored Burton and Lulu Wheeler Cabin. Any additional money realized by the leasing program will be reinvested into this property or other historic structures in the park, such as the other cabins surrounding Lake McDonald. Ultimately the proposed Waterton-Glacier Peace Park Center is predicted to relieve the park of any financial burden while drawing new interest and investment into the park's historic structures, an underutilized resource within Glacier National Park.

Notes:

Appendix B:

Appendix B will be submitted with the full and final Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) before the May 1st due date.

Historic Structures Report (HSR)

This application includes all findings from the HSR, however, the company contacted to submit the full HSR (A&E Architects out of Missoula) has delayed their full and final report until March 6th. At this time the Glacier National Park Conservancy will submit the HSR by mail and by electronic copy to the Montana Department of Commerce Community Development Division.

Scope of Work

The following Scope of Work is arranged to show the tasks that have the highest priorities for building preservation and occupancy, followed by priorities for continued building use, conservation and program development by the user/occupant. The hierarchy shown is not intended to govern the sequence of the work. Tasks listed in one category may be performed concurrently with tasks of another, as shown in the proposed project schedule, below.

Priority 1: Critical. Required for health and life safety and/or to prevent immediate loss of historic fabric; needed before building can be occupied.

- A. Roof repair: Repair/replace deteriorated framing (rafters, purlins, etc.), including sheathing. Repair roofing.
- B. Electrical upgrades for smoke detection, lighting and heating.
- C. Plumbing upgrades to replace potable water system and sewer/septic system.

Priority 2: Urgent. Required for occupant comfort and/or to correct immediate deficiencies such as deteriorating foundation and sill logs; to be completed before building will be occupied.

- A. Reconfigure existing bathroom to provide new accessible restroom.
- B. Provide accessible parking and accessible route to building.
- C. Regrade north, east, and west sides of building for positive drainage.
- D. Foundation repairs.
- E. Sill log replacement.
- F. Improve structural connections at porch, walls, and roof.
- G. Rehabilitate doors and windows.
- H. Restore second floor balcony and exterior stair.

Priority 3: Necessary. Required for building conservation but immediate correction is not needed; building may be occupied while this work is performed.

- A. Log wall rehabilitation (repair logs, chinking, and daubing).

Tasks identified as Priorities 1 and 2 are proposed to be included in this grant application and performed by a licensed contractor. Tasks identified as Priority 3 are intended to be paid directly by the Conservancy as a matching component for the grant application and may also be performed by volunteers, through training programs such as BEST Preservation Workshops (formerly Vanishing Treasures workshops), or by Glacier National Park preservation crews. In addition, the costs for architectural and engineering (A&E) services

for the project are intended to be a matching component paid by the Conservancy. The costs for these prioritized tasks and A&E services are summarized, below.

Prioritized Project Budget				
Burton and Lulu Wheeler Cabin Rehabilitation				
02-28-2020				
Description		Source: MHPG	Source: GNPC Match	Extension
Priority 1 Base Construction Cost		\$230,400		\$230,400
Priority 2 Base Construction Cost		\$98,400		\$98,400
Priority 3 Base Construction Cost			\$25,000	\$25,000
Base Construction Cost Subtotal		\$328,800	\$25,000	\$353,800
Project Contingency	12%	\$39,456	\$3,000	\$42,456
Overhead and Profit (12% OH, 8% P)	20%	\$65,760	\$5,000	\$70,760
General Conditions	18%	\$59,184	\$4,500	\$63,684
Total Construction Cost				\$530,700
Architectural/Engineering Fees	15%		\$79,605	\$79,605
Total Project Budget		\$493,200	\$117,105*	\$610,305

* For fiscal year 2021, the Conservancy has obligated a maximum of \$118,241 toward its matching commitment of \$117,105 for the Wheeler Cabin rehabilitation to allow commencement of A&E services and to conduct possible preservation workshops prior to the availability of funds from the MHPG fund.

Montana Historic Preservation Grant Program

Burton and Lulu Wheeler Cabin Rehabilitation

Proposed Project Schedule February 28, 2020
 (For MHPG-funded tasks versus GNPC match see the Scope of Work and Prioritized Project Budget)

Grant Award/Available	July 1, 2021	2020						2021								Seasonal Downtime										
		J-20	A-20	S-20	O-20	N-20	D-20	J-21	F-21	M-21	A-21	M-21	J-21	J-21	A-21	S-21	O-21	N-21	D-21	J-22	F-22	M-22	A-22	M-22		
TASK	START	END																								
Procure A&E Services (Note: this task is GNPC match portion of project and will be completed before MHPG funds are available.)																										
Publish RFP	7/1/2020	8/15/2020																								
Review Proposals	9/1/2020	9/30/2020																								
Award A&E	10/1/2020																									
Schematic Design	10/1/2020	10/31/2020																								
Design Development	11/1/2020	12/15/2020																								
Construction Documents	12/15/2020	2/15/2021																								
NPSReview (begins @ 95% CD)	2/1/2021	2/28/2021																								
Bidding & Negotiation (Note: this task is GNPC match portion of project and will be completed before MHPG funds are available.)																										
Publish Project, Bidding & Negotiation	3/1/2021	5/31/2021																								
Construction Contract Award	6/1/2021																									
Official MHPG Award Date and Access to MHPG Funding	July 1, 2021																									
Construction - Exterior																										
Mobilization	7/1/2021	7/31/2021																								
Foundation repairs	7/1/2021	7/31/2021																								
Balcony and stair restoration	7/1/2021	7/31/2021																								
Door and window rehab	7/1/2021	7/31/2021																								
Sitework	7/1/2021	8/31/2021																								
Stonework, incl. repointing	7/1/2021	8/31/2021																								
Roof system repairs	7/1/2021	8/31/2021																								
Log repairs	7/1/2021	9/30/2021																								
Construction - Other																										
Plumbing (water, sewer/septic systems)	7/1/2021	7/31/2021																								
Rehab bathroom (ABA accessible)	7/1/2021	8/31/2021																								
Electrical rehab	7/1/2021	8/31/2021																								
General rehab and cleaning	7/1/2021	9/30/2021																								
Project Completion																										
Substantial Completion and Punchlist	9/30/2021	10/31/2021																								
Final Inspection and Completion	10/31/2021																									
Celebratory Events & Launch Partner Program	May, 2022																									