

Carver County Historical Society

REQUEST FOR PROPOSALS FOR PROFESSIONAL SERVICES

HISTORIC ANDREW PETERSON FARMSTEAD 1914 Barn Construction documents

1. Purpose of Project

Background Information

The Historic Andrew Peterson Farmstead is located approximately two miles east of Waconia on Highway 5. The 12.17 acre farm is owned and operated by the Carver County Historical Society located in Waconia.

Andrew Peterson is best known for his diaries of homesteading in Minnesota, and his research with apple trees. The Farmstead was placed on the National Register of Historic Places in 1987. The CCHS completed the restoration of the north barn in 2018. A Historic Structures Report of all six farm buildings was completed by MacDonald & Mack in December of 2017. During the summer of 2017, the CCHS was awarded an appropriation of \$160,000 from the State Legislature. These funds are earmarked for the repair and restoration of the buildings on the Historic Andrew Peterson Farmstead. It is from these funds that the cost of the construction documents will be pulled from.

The CCHS is now in the position to requests proposals for the construction drawings for the next building it intends to rehabilitate, the 1914 barn.

The CCHS is looking for an organization in which to build a long term relationship as it moves forward with the rehabilitation of the other buildings at the Peterson farm.

Project Description

The selected consultant/consultant team will focus their construction document bid on the 1914 barn and follow the HSR recommendations completed by MacDonald & Mack in December of 2018. Contractors must be or have experience working on 1900th century buildings, have experience with and knowledge of the Secretary of Interior standards for preservation.

2. Work Summary

Final Product to be produced

1-Construction drawings for the 1914 barn. The 1914 barn is outside the period of significance, therefore its future use will be as an interpretive center. The barn was constructed on the site of an earlier barn built in 1874. Portions of the original foundation, and some timbers were incorporated into the new building. It is the intent of the CCHS to retain as many of the original

1874 building features as possible. In the case of severe post beetle infestation that makes the original timber unsafe, the preferred method of treatment is to treat the beam and install another supporting timber alongside it, leaving the original beam for interpretation use. Construction drawings should reflect the need for the rehabilitation yet restoration work should be the focus while dealing with features from the 1874 building.

The design of the future interpretive center's modern features are not included in the scope of this document.

Support Documents:

1. The Historic Structures Report is available for download via the CCHS website (www.carvercountyhistoricalsociety.org).
2. Tours of the work site are available by calling the CCHS at 952-442-4234.

2. Submission Requirements

To submit a proposal: Proposals should include the following and may be send via email to wbiorn@co.carver.mn.us

A. Project Work Plan: The consultant shall provide a proposal on the provided Xcell bid sheet based on the above "Project Description".

B. Statement of Qualifications: A Statement of Qualification from the consultant covering the following information:

- i. Provide a brief description of the consultant's capability, history and organization.
- ii. Identify the name of the person designated as the contact person for this proposal, telephone number, and e-mail address.
- iii. Resumes of individuals who will carry out the proposed project development and their respective roles in the project.
- iv. Provide information on similar projects completed by the consultant, including contacts that can be used for references.
- v. Identify the name of any subcontractor that will be used for the project.

D. Submission Deadline: Proposals are to be received no later than 4:30 p.m. on Friday, May 25, 2018. No late proposals will be considered. Proposals may be mailed or hand delivered to:

Wendy Petersen Biorn
Carver County Historical Society
555 West First Street
Waconia, MN 55387

4. Other Specific Requirements

- A. The CCHS reserves the right to accept or reject any and all proposals.
- B. Proposals received in response to this invitation shall become the property of the CCHS and shall be retained on file, and by reference will become a part of any subsequent formal agreement.
- C. Project will begin no later than July 10, 2018.
- D. Acknowledgement of Consultant.

- i. In the hiring of common or skilled labor for the performance of any work hereunder, no contractor, material supplier or vendor shall, by reason of race, creed, color, religion, national origin, sex, marital status, status with regard to public assistance, membership or activity in a local commission, disability, sexual orientation, or age, discriminate against any person or persons who are citizens of the United States, or resident aliens, who are qualified and available to perform the work to which the employment relates.

No contractor, material supplier or vendor shall, in any manner, discriminate against, or intimidate, or prevent the employment of any person or persons identified in the preceding paragraph, or on being hired, prevent, or conspire to prevent, the person or persons from the performance of work under any contract on account of race, creed, color, religion, national origin, sex, marital status, status with regard to public assistance, membership or activity in a local commission, disability, sexual orientation, or age.

- ii. The consultant agrees any publications, studies, reports, presentations, films, audio visual materials, exhibits, or other material prepared with grant assistance will contain the following acknowledgment:

“This project has been financed in part with funds provided by the State of Minnesota from the Arts and Cultural Heritage Fund through the Minnesota Historical Society.”

5. Evaluation Criteria

Proposals will be evaluated by the CCHS on the following:

- A. **Qualifications:**
 - i. Recent construction experiences with 1900th century barns.
 - ii. References of contractor.

- iii. Work experience and educational background of assigned staff members and their direct knowledge/experience specific to the history of Andrew Peterson.
- iv. Demonstrated understanding of the scope of the work to be completed.
- v. Experience with and/or knowledge of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

B. Proposed Project Work Plan

C. Cost: Overall cost, including reimbursable expenses and the ability to produce the final products as identified in the RFP.

D. Time Schedule: Ability to and experience completing the project on time and on budget.

E. References: Reference contact information should be included.

F. Oral Presentation: Following a review of written responses to this Request for Proposals, the CCHS may invite a limited number of consultants to present their proposals to a committee made up of CCHS board and/or staff. The quality of the consultant's oral presentation will be considered in the selection process.

For questions or additional information, please contact:

Carver County Historical Society

Wendy Petersen Biorn, Executive Director

555 West First Street

Waconia, MN 55387

(952) 442-4234

wbiorn@co.carver.mn.us

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