

**REQUEST FOR PROPOSALS FOR A CONDITIONS ASSESSMENT
REPORT OF THE ANDERSON CENTER HISTORIC WATER TOWER
163 TOWER VIEW DRIVE, RED WING, MN 55066**

For questions or to request a facility- walk through, please contact Christopher Burawa, Project Director of the Anderson Center, at 651-388-2009 or chris@andersoncenter.org

FUNDING SOURCE

The Anderson Center has been awarded a \$10,000 Minnesota Historical and Cultural grant from the Minnesota Historical Society, and is made possible by the passage of the Clean Water, Land and Legacy Amendment by the vote of Minnesotans November 4, 2008.

PROJECT DESCRIPTION

The Tower View Estate complex, now occupied by the Anderson Center for Interdisciplinary Studies, was constructed between 1915–1921 and is listed in the National Register of Historic Places. The Anderson Center seeks proposals from qualified historic architecture firms (also referred to as “Consultants”) to evaluate the condition of the cantilevered concrete walk at the top of the historic Tower at 163 Tower View Drive, Red Wing, MN, and to prepare a comprehensive conditions assessment report. The Tower was the first structure built on the property and was completed in 1915.

SERVICES REQUESTED

We request that the bidder evaluate the condition of the **cantilevered concrete walkway** that encircles the top of the historic Tower.

Some of the identified problems which need to be addressed are listed below.

1. For the past several years there is evidence of accelerated concrete and steel deterioration as pieces of spalled concrete and rusted steel have been falling from the cantilevered walk. Copper flashing encases the parapet above this walkway but rust stains and spalled concrete are seen below the edge of the flashing and the scope of damage is unknown at this point.
2. A certified and licensed contractor hired by the Anderson Center will remove a section of the copper flashing and the historic architect will examine the concrete below to understand the condition. The copper flashing will be carefully removed to reuse, if possible. Temporary protection might be installed depending on the condition of the underlying materials as reinstalling the copper could cause more damage to the already fragile materials.
3. The assessment of the concrete will include visual and non-destructive testing to assess the condition of the exposed metal, the poured concrete walkway, the reinforcing of the walkway, and the concrete block parapet.

4. This assessment will be documented in a report that will recommend and detail the costs of these repairs.
5. All work will follow the Secretary of the Interior's Standards for the treatment of Historic Properties with the ultimate goal to retain as much historic fabric as possible while repairing the deteriorated conditions.

The final report should

- **prioritize each major deficiency which needs attention (e.g. a timeline on what needs to be fixed first and so on and when each deficiency needs to be fixed);**
- **recommend what needs to be done to fix the deficiency; and**
- **provide a "ballpark" cost to fix the deficiency.**

All recommendations must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

DUE DATES

The timeline for the assessment is as follows.

- RFP issued by MONTH/DATE, 2016
- **Proposal received by 4:00 pm on October 24, 2016**
- Contract awarded by November 11, 2016
- Final conditions assessment report by January 12, 2017

PROFESSIONAL QUALIFICATIONS

The Anderson Center is seeking a qualified architect or architectural firm to execute the project via an open procurement process, and a qualified restoration contractor to remove the copper flashing and to install temporary protection if necessary. The architect or architectural firm must have knowledge of the Secretary of Interior's Standards for the Treatment of Historic Properties, have experience working with historic buildings, and have experience with like projects.

COLLABORATION AND COMMUNICATION

This person/firm must collaborate and communicate with the appropriate officials as necessary -- the Project Director, Chair of the Board of Directors, Facilities Committee Co-chairs, the State Historic Preservation Office, and the contractor.

The Project Director is Christopher Burawa (651-388-2009 or chris@andersoncenter.org)

The Chair of the Anderson Center Board of Directors is Art Kenyon (651-278-7804 or akkenyon@hbc.net)

The Co-chairs are Bruce Geary and Peg Noesen

This person/firm should perform the necessary site visits to meet the project needs, to answer questions, and to discuss the final report.

WRITTEN PROPOSAL

The written proposal **MUST INCLUDE** the

- **proposer's scope of services;**
- **price of services;**
- **resume with qualifications of the responsible architect and any subordinate(s) performing significant work; and**
- **descriptions of similar projects completed.**

Please email a PDF of your written proposal to Christopher Burawa at chris@andersoncenter.org.

ATTACHMENTS -- Selected current and historic photos may be viewed in the attachments.