

REQUEST FOR PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES

The History Center of Olmsted County is soliciting proposals for Construction Management at Risk Services to assist in managing the preconstruction and construction process for structural modifications to the historic George Stoppel Barn located on the north side of the 1195 West Circle Drive property in Rochester, MN. The barn is listed on the National Register of Historic Places and the project will be utilizing state funds, therefore all work must conform to the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. The project includes design, construction management services inclusive of preconstruction and management of construction activities and all construction costs. The intent of the project is for the Construction Manager to work with Miller Dunwiddie Architects and the History Center of Olmsted County to ensure a collaborative effort is taking place to provide a successful project. The scope of the work is one phase of a larger rehabilitation of the barn (and site), and work in this phase is primary structural and envelope repairs. Work is highlighted on the drawing sets, including: replacement of wood shake roof; repairs of existing wood structural framing; masonry repointing and repair/replacement; concrete floor slab work; repair/replacement of historic wood plank flooring; and repair of existing doors and windows. The project budget is \$500,000 for the structural barn repairs and to be determined for re-roofing the barn. The Construction Manager at Risk will provide the project team with cost estimations, constructability analysis, value engineering opportunities and the overall project schedule as part of their preconstruction efforts and the overall management and execution of the construction activities. The scope may change or be refined during the preconstruction process once the construction manager is on board.

Download preliminary plans from Miller Dunwiddie here: [Phase 1 Stoppel Barn Rehabilitation RFP](#)

Please submit all questions to Wayne Gannaway, Executive Director, via email at execdirector@olmstedhistory.com prior to November 20, 2023, by 4pm. If you wish to visit the site prior to RFP response submission, please contact Wayne.

Your proposal for Construction Management at Risk services response shall include the following:

- Cover Letter
- Information about the proposed team you will have working on the project
- Provide a list of similar projects (3 total) where you have worked with 501(C)(3) Non-profits organizations, including project name, scope of work, dollar amount, date completed and contact information
- Purposed preconstruction and construction schedule
- Construction Management Fee shall include:
 - Preconstruction fee/cost
 - Construction Management Fee/cost
- Proposed construction budget based on preliminary construction documents
- Please note any assumptions or specific exclusions. Any exclusions not noted will be assumed to be included in the fee.
- Please note any addendums or supplemental information sent out during the bidding process
- Insurance information

Electronic Bids are due on Friday, December 4th by 2pm in PDF format and must be sent to execdirector@olmstedhistory.com. A maximum of 10 pages (content) total excluding tabs/dividers.

It is the assumption that the costs associated with preparing the RFP response will be at the proposing firm and not reimbursable by the History Center of Olmsted County. Construction Management at Risk fees/costs will be valid for 45 days after submission of the RFP. The owner may base award solely on RFP response or may request an in-person interview with perspective responders.