

Attachment A

Scope, Purpose and Description

**Carver Birthplace Association, Inc.
1872 Neosho Colored School Project**

SCOPE AND PURPOSE:

Historic Architects who meet the Secretary of the Interior's Professional Qualifications outlined in 36 CFR Part 61 are invited to submit their qualifications to produce construction documents (including drawings and bid specifications) and provide bidding and construction management services for the rehabilitation of the 1872 Neosho Colored School. The school, located at 639 Young Street, Neosho, MO, is listed in the National Register of Historic Places at the Statewide level of significance under Criterion B for its association with George Washington Carver, and the Local level of significance under Criterion A for Education and Ethnic Heritage: Black.

The 2012 Historic Structure Report (HSR) prepared by STRATA Architecture Inc. (formerly Susan Richards Johnson & Associates, Inc.) serves as the guiding document for the work. The project is focused on preserving the historic integrity of the building while integrating modern amenities where appropriate. A digital copy of the 2012 HSR is available upon request.

Rehabilitation has been selected as the approach for this project to maintain the building's historical authenticity while incorporating necessary modern conveniences, carefully integrating electrical, lighting, heating, ventilation, and cooling (HVAC) systems, security, and accommodations for ADA accessibility requirements. The selected Historic Architect will prepare detailed construction documents to support this balanced approach, addressing:

- Removal of non-historic features and fabric such as the interior stair and lowered ceiling
- Reconstruction of the interior beaded board partition dividing wall and door, and integrated interior bracketed chimney based on the physical evidence of the original wall as documented in the HSR
- Restoration and repairs to wood flooring
- Repairs and replacement of deteriorated plaster
- Paint analysis to determine original interior colors for the millwork, doors and windows
- Repairs to the interior wainscoting and shoe molding
- Restoration of the lath and plaster ceiling
- Second floor structural stabilization (sistering joists)
- Installation of an antique pot belly heating stove
- Installation of a new access door and ladder into the attic mechanical room
- Design and construction of compatible and differential ramp at the back of the building to allow for ADA access

DELIVERABLES:

1. The contractor will conduct a comprehensive evaluation of the building's current condition, providing photographic and written documentation to capture existing conditions before, during, and after construction. This documentation will serve as a reference for preservation practices and contribute to the historical record. The final documents shall be written in a way that is easy to understand and use. A digital PDF copy shall be provided.
2. Construction Documents and Specifications for Public Bidding. Documents to be submitted in electronic PDF format for 95% Review and Final Bid.

Partial payments may be made for a 30% complete plan (30% of fee), 70% complete plan (40% of fee), with the remaining balance payable upon completion.

Time frame for completion of the construction documents is projected as 4 months from the approval date of the fee proposal. Limited construction management services is projected for up to 6 months following the date of final construction documents.

The project requires a minimum of 3 site visits, and up to 5 site visits as needed between design and construction.

SELECTION CRITERIA

Submissions will be evaluated based on the following criteria:

Specialized Experience:

Firms must demonstrate experience in historic preservation, particularly with African American cultural heritage properties and buildings listed on the National Register of Historic Places.

Project Understanding and Approach:

A clear understanding of the project's goals, challenges, and the approach for rehabilitation of the Neosho Colored School. Ability to meet project deadlines.

References and Past Performance:

Proven track record of completing similar projects within budget and on schedule, with high-quality results. At least three references from similar projects, including preservation and restoration of historic interior finishes, historic paint analysis, sensitive integration of modern system in historic spaces, and historically-sensitive ADA design.

Technical Expertise:

The technical capability of the firm, including qualifications of key personnel, and ability to comply with the Secretary of the Interior's Standards.

SPECIAL CONDITIONS

- A. As a recipient of a federal subaward, the Carver Birthplace Association is subject to requirements of 2 CFR 200.1 “Subaward”, 200.101 “Applicability”, and 200.331 “Requirements for pass-through entities.”
- B. Procedures are subject to applicable laws and regulations. In the event of conflict with procedural requirements, the following order of precedence prevails:
 - a. Federal law
 - b. Code of Federal Regulations
 - c. Terms and conditions of grant awards
 - d. Historic Preservation Fund Grant Manual

The provisions stated shall also be applied to subgrantees and contractors performing work under this program.

- C. Should the project fall one (1) month behind the milestone schedule, the Carver Birthplace Association has the right unilaterally to terminate or reduce the dollar amount of the project agreement.
- D. All work related to this project will either be supervised or completed by personnel who meet 36 CFR 61, Appendix A, professional qualifications.
- E. All grant project funded publications, books, brochures, and all public meeting notices regarding this grant project shall include the following acknowledgement (in any size font):

This material was produced with grant funds from the National Trust for Historic Preservation, as well as assistance from the Historic Preservation Fund administered by the National Park Service, USDI, and the State Historic Preservation Office with MO-DNR. Any opinions, findings, conclusions, or recommendations expressed are those of the author(s) and do not necessarily reflect the views of these organizations.

Submit Qualifications by email to Amanda Hampton, ahampton@hstcc.org

SUBMISSION DEADLINE: January 3, 2024

For questions or requests for clarification, please contact Amanda Hampton at ahampton@hstcc.org

**Issued by:
Harry S Truman Coordinating Council (HSTCC) for the Carver Birthplace Association
December 3, 2024**