Forbes Barn Carriage House Project RFP

The Forbes House Museum invites and requests proposals from architectural firms for the second phase of our historic restoration project for the Carriage House and Barn of the Captain Robert Bennet Forbes Museum at 215 Adams St., Milton MA 02186-4215 per the Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation.

This phase involves structural and envelope repairs as well as drainage work on the Carriage House and Barn located on the property.

The Forbes Carriage House and Barn are unique and architecturally significant 19th Century outbuildings. After preservation and restoration work, they will provide flexible multi-functional spaces for use of the museum and the wider community.

The Carriage House was built in 1833 by Isaiah Rogers, matching the mansion’s classic Greek Revival style. The Barn was an addition built in 1887-1889 using the Shingle Style in a design by the Boston firm of Peabody & Stearns.

The interior of the Carriage House will remain a large open space. The adjacent Barn will provide smaller spaces surrounded by what once were horse stalls. The second floor which was originally used as living quarters for the coachman will provide space for offices and meeting rooms.

**For More information:**

Please address all proposal requirements. All proposals submitted for consideration must be submitted by 12:00 noon January 17, 2025.

For questions regarding this RFP contact Heidi Vaughan, executive director, 617- 696-1815.

Email: hvaughan@forbeshousemuseum.org

Time Line:

Deadline for submissions is 12:00 noon, January 17, 2025. The design specifications should be ready to go out to bid during the 2025 construction season.

**Scope:**

Preservation and repair of the Captain Robert Bennet Forbes House Museum at 215 Adams St., Milton, Massachusetts 02186-4215 will include:

1. Staging and disposal

2. Replace gutters and downspouts with copper profiles

3. Restore all Carriage House and Barn passage doors and sliding door

4. Install one new exterior door at Stable

5. Install new exterior storm windows

6. Repair exterior wood trim

7. Structural reinforcement

8. Add and/or replace concrete piers/footings

9. Replace shingle roof using cedar shingles

10. Insulate all floor and roof framing

11. Provide vapor barrier on grade of crawl space

12. Upgrade electrical service – new service will be underground

13. Prepare for painting the exterior

14. Draft preservation covenant

15. Design project sign as required by grant

16. Develop final report delivered digitally with before and after images

**Fees:**

What basic services are covered? Are your fees set by a percentage of construction costs or by hourly work? What are hourly fees for your team? Are change orders additional? Are fees based on deliverables or time? Please estimate the time it will take to produce design specifications.

**Background:**

Please include a brief description of your company history including business size and staff skill set.

Please include three samples of similar projects handles recently.

Describe your philosophy and process. How will you engage with the Forbes House Museum Team?

Include three references from recent clients as well as two references from contractors.

**Other:**

The Forbes House Museum shall award the contract for architectural specifications to the firm that best accommodates the various proposal requirements. The Forbes House Museum reserves the right to refuse and proposal or contract.

All proposals must be received by The Forbes House Museum no later than noon on January 17, 2025, for consideration. Must conform to National Environmental Policy Act guidelines. See Requirement for NEPA Compliance *go.nps.gov/HPF-NEPA*

Only those proposals received by the stated deadline will be considered. Consideration will be given to cost and performance projections. Bidder’s history with historic preservation projects will be evaluated. Bidder’s ability to deliver qualified personnel required to effectively complete the work should be included in the proposal.

A pre-bid conference will be held January 3, 2025, at 1 p.m. at the Forbes Museum Carriage House and Barn, 215 Adams St., Milton MA, 02186-4215.

All work must meet the Secretary of the Interior’s Standards for the Treatment of Historic

Properties. State law prohibits discrimination. Awarding of this contract is subject to

Affirmative Action and Equal Opportunity guidelines.