



CHANGE ORDER Painter's Folly RFP Addendum: Bid Deadline Extension

October 15, 2020

To Prospective Interested Parties,

Chadds Ford Township/Friends of Painter's Folly have extended the bid deadline for the RFP referenced below. The revised deadline is now **November 4, 2020**.

REQUEST FOR PROPOSALS (RFP)

CHADDS FORD TOWNSHIP PAINTER'S FOLLY PRESERVATION PLAN

The Manager of Chadds Ford Township and the Friends of Painter's Folly Selection Committee, Delaware County, Pennsylvania, are accepting proposals for a one-time contract to perform professional (consulting) services to prepare a preservation/revitalization plan for Painter's Folly, a historic property owned by the Township at 1421 Baltimore Pike, Chadds Ford.

A copy of the RFP is enclosed for your review. The major goals of this planning effort are to develop a preservation plan to include a conditions assessment report (structural issues and ADA compliance); restoration plan and recommendations for the adaptive reuse of the site.

The plan should address the major issues to the degree that the Township Supervisors have sufficient information to determine the administrative and financial steps necessary for successful plan implementation within a reasonable time frame and in a cost-effective manner.

Please note that a pre-submission meeting is scheduled for 10:00 AM on Wednesday, September 30, 2020, at 1421 Baltimore Pike. Participants will be required to wear masks, practice social distancing and observe all other COVID-19 precautions while on site. Although not mandatory, it is strongly suggested that interested parties take advantage of the opportunity to view/tour the structure and grounds.

Sealed proposals (one copy) plus and electronic version must be submitted at the Township Building, 10 Ring Road, Chadds Ford, PA 19317, no later than October 21, 2020, at 4:00 PM. If mailed, the proposal should be addressed to:

Maryann Furlong, Township Manager
10 Ring Road
Chadds Ford, PA 19317

If additional information is needed, please contact Maryann Furlong, Township Manager, at 610-388-8800 X104 or via email at mgr@chaddsfordpa.gov.

Maryann D. Furlong,
Township Manager

REQUEST FOR PROPOSALS

PAINTER'S FOLLY PRESERVATION PLAN
CHADDS FORD TOWNSHIP
10 RING ROAD, CHADDS FORD, PA
19017

VOICE 610-388-8800 FAX 610-388-5057
EMAIL: mgr@chaddsfordpa.gov
www.chaddsfordpa.gov



Project Summary

Chadds Ford Township will hire a consultant to prepare a preservation/revitalization plan for Painter's Folly, a historic property owned by the Township. The project will produce a preservation plan that includes a feasibility study and a conditions assessment report and will provide recommendations for the adaptive reuse of Painter's Folly. The plan will specifically address structural issues and ADA compliance. The consultant team will include members that meet the Secretary of the Interior's Professional Qualification Standards for Archaeology and Historic Preservation. This project is being supported by a Certified Local Government grant from the Pennsylvania State Historic Preservation Office.

A pre-bid meeting is scheduled for 10:00 AM on Wednesday, September 30, 2020, at Painter's Folly, 1421 Baltimore Pike, Chadds Ford, PA. Please note that participants will be required to wear masks, practice social distancing and observe all other COVID-19 precautions while on site.

Background

In March 2018, the Township purchased Painter's Folly for the purpose of historic and open space preservation. The structure is historically significant for various reasons. The distinct architectural characteristics of this Italianate style house are unique to the area. During the summers of 1898 through 1903, Howard Pyle, founder of the Brandywine School of Art, lived at Painter's Folly and taught many famous artists of the 19th and 20th Centuries. Among them were N.C. Wyeth, Violet Oakley, and Frank Schoonover. Lastly, due to its proximity to Lafayette's Headquarters during the Battle of the Brandywine, the Delaware County Archaeological Resource Inventory has classified it as an area of archaeological sensitivity.

The property received a recommendation for a Determination of Eligibility for listing on the National Register of Historic Places in 2019.

Project Schedule

The consultant will commence work immediately upon execution of the contract and initiate procedures for necessary meetings and activities with respect to the undertaking. In no event, however, shall the terms of the contract go beyond September 30, 2021.

Scope of Work

Public Engagement and Planning: Identification of stakeholders, meeting dates, venues, and agendas for at least two (2) public meetings, either in-person or through a broadly available virtual format at various points in the project.

Deliverables: Meeting agendas, announcement, presentation, and summary.

Feasibility Study: Including market research related to potential future uses of the property to include public use (museum, community center); bed and breakfast; professional offices, etc.

Deliverables: Draft Feasibility Study.

Structural Analysis and Condition Assessment Report: Including drawings, photos, and illustrations.

Deliverables: Draft Structural Analysis and Condition Assessment Report,.

Draft Report: Draft Report detailing all findings and recommendations, for review purposes.

Deliverables: Draft Report, including graphics.

Final Report: Incorporating the Feasibility Study and Structural Analysis and Condition Assessment Report and including a narrative summary of all the work completed, assessment of the relative successes and challenges of the project, findings and recommendations for the adaptive reuse of Painters Folly that incorporates feedback from stakeholders and the PA SHPO along with relevant graphics and prioritized recommendations for future maintenance and repair work related to the project.

Deliverables: Final Report, including graphics.

Selection Criteria:

The Friends of Painter's Folly Selection Committee (hereinafter "FPFSC") recognizes that procuring professional services is different from procuring materials, equipment, supplies, and labor. The cost of professional services, although an important factor, will not be the sole consideration. Strong weight will be given to other factors, which may include but not be limited to:

1. Specific qualifications of the firm relative to the specific proposed project;
2. A list of the names of all staff who will be involved in the project and their hourly rates;
3. Specific qualifications of the individuals within the firm most responsible for carrying out the services relative to the proposed project. Firms must demonstrate that individuals meet the Professional Qualifications Standard published in Appendix A of 36 CFR Part 61 Procedures for Approved State and Local Government Historic Preservation Programs;

The above items should be addressed for the last two years and should specifically address