

***REQUEST FOR PROPOSALS -- UPDATED***

**A FEASIBILITY STUDY**

**for**

**Establishment of the Grand Canyon Historic Boat Museum**

**April 10, 2009**



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### **Establishment of the Grand Canyon Historic Boat Museum**

#### **Summary**

In its role as National Park Service representative for this matter, the Colorado River Fund (CRF) seeks a highly qualified and experienced contractor to investigate, evaluate, and make design concept and other recommendations for the adaptive re-use of the historic Laundry Building located in the South Rim Village area of Grand Canyon National Park, Arizona. The rehabilitated building's proposed new function is as a permanent museum to house, display, and interpret the park's collection of historic watercraft and the surrounding history of boating on the Colorado River through the park, from John Wesley Powell's pioneering 1869 expedition to explore these uncharted waters, to the modern commercial and private rafting that have made river running hugely popular with the American people. This project is being undertaken in full cooperation with the National Park Service.

In particular, four key questions must be answered by the successful contractor:

1. Can the historic character of the Laundry Building be preserved through adaptive re-use as proposed, while complying with the National Historic Preservation Act and all other applicable laws and regulations?
2. Can the Laundry Building be successfully adapted through interior and/or exterior design modifications and re-engineering for use as the park's historic boat museum?
3. Is the space within the Laundry Building feasible, suitable, and sufficient for the purpose of displaying the historic boats?
4. Are the costs associated with conversion to a boat museum reasonable relative to the potential long-term public benefits, and feasible to be secured?

It is anticipated that the final design concept selected through this process, and the estimated cost associated with implementation, will inform a national fundraising campaign that will be undertaken prior to restoration and museum development, undertaken by the CRF in partnership with the NPS, and other possible partners.

For photographs of the "WEN" currently on display at Grand Canyon National Park's Canyon View Information Plaza and of the Laundry Building, visit [www.gcroa.org/laundry\\_building\\_pics](http://www.gcroa.org/laundry_building_pics).

Each prospective bidder should carefully review the NPS Facility Condition Assessment 2004 data on the Laundry Building's existing conditions, and take this information into account when preparing its bid for this Contract. This data is available at [http://gcroa.org/Pages/historic\\_boat\\_info.htm](http://gcroa.org/Pages/historic_boat_info.htm).

#### **Background**

Grand Canyon National Monument was proclaimed by President Theodore Roosevelt in 1908 and the National Park was established by Congress in 1919. Today the park covers some 1.2 million acres, including 277 miles of the Colorado River, the mighty flow of which carved this one-of-a-kind canyon

over millennia. Park visitor access to Grand Canyon NP is principally centered on the South Rim, where suitable visitor services and accommodations have been developed over decades of public use.

In 2008, Grand Canyon National Park received 4.4 million visitors. Some 25,000 park visitors chose to take a trip on the Colorado River through the canyon, either via one of the sixteen commercial outfitters, or on a privately run float trip. In 1869, and again in 1871, John Wesley Powell pioneered the exploration of the Colorado River in sleek, keeled, cutwater wooden craft known as Whitehall boats, developed in New York Harbor for fast travel in relatively smooth water. These craft were not well adapted to the swift and often shallow rapids of the Colorado, and were replaced by the Galloway boat, with shallow draft and up-turned ends.

Throughout the 20<sup>th</sup> century, the types of boats successfully used to ply the waters of the Grand Canyon continued to evolve, and today range from inflatable craft of several types to wooden dories and individual kayaks and canoes. Some sixteen examples of the various boat types used historically in the Grand Canyon are intended for display in the museum.



Any needed restoration or repair of the historic boats themselves is the responsibility of the National Park Service, and this work is proceeding at present. Further, any required statutory compliances, such as that required under the National Environmental Protection Act or the National Historic Preservation Act, are also the responsibility of the NPS.

The historic Laundry Building on the South Rim of Grand Canyon National Park was constructed in 1926 by the Fred Harvey Company to provide commercial laundry services for the El Tovar Hotel. Opened to

use in 1927, the building was built in the Rustic Swiss Chalet architectural style, with cyclopean stone walls, brown painted wood trim, shallow-pitched gable roof and steel industrial sash. The east wall was intentionally left unfinished, apparently in anticipation of a future addition. After ceasing to function as a commercial laundry, the building was converted to use as a storage facility. Two non-contributing additions were subsequently constructed around the perimeter of the building.

The historic Laundry Building contributes to the park's designation as a World Heritage Site and the South Rim's National Historic Landmark District. As a direct consequence of these existing designations, any modification of the Laundry Building for adaptive uses must fully comply with the terms of the National Historic Preservation Act. While the National Park Service holds title to the Laundry Building, the current park concessioner, Xanterra Corp. has a leasehold surrender interest value in the building. It will be the responsibility of the NPS to extinguish this LSI value, or otherwise assure that this compensable right does not impede the proposed adaptive re-use of the building.

The Historic Boat Museum project is envisioned as an integral element of a larger NPS initiative to develop a proposed South Rim Village Interpretive and Heritage Center that will adaptively re-use several park historic buildings for various public purposes. However, the boat museum project is proceeding independently for purposes of this feasibility study.

## Project Data Sheet -- **UPDATED**

**Project Title:** Grand Canyon Historic Boat Museum Feasibility Study

### **Proposal Review Schedule:**

1. Prospective bidders may submit questions, via email only, seeking clarification on this RFP, until March 31; all questions and any responses will be posted on the project web site.
2. A site visit will allow access to the Laundry Building for prospective bidders and is scheduled for March 26, 2009. This will be the only time that prospective bidders will be able to enter the building prior to contract award. Site visit participation is encouraged but is not a prerequisite for contract award. Those wishing to attend should r.s.v.p. as soon as possible.
3. Proposal submission deadline - COB April 30, 2009.
4. Oral Presentation – The top three “best bid” Proposals as determined solely by CRF, with advice from NPS, will be asked to make an oral presentation of their Qualifications and Proposals prior to selection of a Contractor for this project **and to provide draft contracts for review.**
5. Contract Awarded - NLT June 19, 2009

**Scope of Work:** See below

**Project Location:** Laundry Building, South Rim Village, Grand Canyon National Park

### **Proposal Evaluation Criteria:**

1. Prior Experience with Adaptive Use of Historic Buildings – 25%
2. Qualifications of Key Personnel – 25%
3. Prior Experience with NPS and/or museum projects – 25%
4. Cost – 25%

### **Performance Period:**

1. Progress status review teleconferences: August and November, 2009
2. Submission of draft report and oral presentation by January 22, 2010
3. SOW completed and final report submitted by February 26, 2010

### **Submission Requirements:**

1. Capability proposal that addresses each of the tasks in the SOW; lists key personnel with qualifications appropriate to this project; and cites prior experience with similar projects.
2. Cost proposal to perform the work within Scope and Timeline.
3. Each bid submission in response to this RFP will include three (3) paper copies and one PDF format electronic Proposal, mailed to the address below. To be considered, each proposal must arrive by the submission deadline.

**Point of Contact:** Mark Grisham  
Grand Canyon River Outfitters Association  
P.O. Box 22189  
Flagstaff, AZ 86002  
928-556-0669  
[mark@gcroa.org](mailto:mark@gcroa.org)

**Physical Mailing Address:**

**GCROA**  
119 E. Terrace Ave, Suite A  
Flagstaff, AZ 86001

**Project Website:** [http://gcroa.org/Pages/historic\\_boat\\_info.htm](http://gcroa.org/Pages/historic_boat_info.htm)

# SCOPE OF WORK -- **UPDATED**

## GRAND CANYON HISTORIC BOAT MUSEUM FEASIBILITY STUDY

Project Background: The Colorado River Fund (CRF) is a non-profit organization established exclusively for carrying out projects directly related to river corridor protection and public use in Grand Canyon National Park. CRF is a joint initiative of the National Park Service (NPS) and the Grand Canyon River Outfitters Association (GCROA). Funding for this project was derived from a designated percentage of the franchise fee paid by the outfitters for the privilege of operating their businesses in the park and is retained by the CRF for use in NPS approved and designated projects. The proposed Grand Canyon Historic Boat Museum is one such project.

Project Purpose: To determine the feasibility of establishing a museum for display of the historic boats of the Grand Canyon within the park. This specific project is being undertaken as the initial element in the NPS already-planned conversion of several underutilized historic buildings at the South Rim as the “Heritage Education Village.”

Overall Study Scope: Assess and determine the architectural, engineering, design, and cost elements in adaptive re-use of the historic Grand Canyon National Park Laundry Building for use as a museum for display and interpretation of the park’s historic river-running boat collection. To the extent deemed applicable, Proposals should fully take into account the existing information previously developed by NPS on the Laundry Building’s existing condition. The Scope of this Proposal does not include design or content of interpretive exhibits within the proposed museum.

### Project Background:

The proposed Heritage Education Village will offer park visitors a variety of new and additional activities, including, museum exhibits, education programs, an art gallery, and special events. A key goal is to broaden and diversify the range of educational and interpretive offerings that are available to visitors to the Grand Canyon, so that they linger longer and enrich their experiences in the park.

In the Laundry Building, the exhibit of the evolution of historic boats that have been used on the Colorado River through the park will serve to interpret the exploration, transportation, and recreation that have occurred on the river over the past 150 years. Sixteen historic boat models are intended for display in the new museum space.

The primary exterior of the historic Laundry Building will be restored and maintained, while the interior will be adapted into use as museum exhibit space. Exterior restoration may include removal of non-conforming additions, restoration of the stone and wood facade, clerestory, windows and doors. The unfinished east facade may be modified to add a doorway, while consideration of additional windows will be evaluated.

In the interior, several non-historic partitions will be removed, blocked windows and doorways restored, and a new floor considered. On the existing basement level, the former locker room will be converted to

public restrooms, with appropriate ramps and stair modifications. Consideration will be given to rehabilitation of the existing ceiling-suspended laundry tracks for possible use in moving boat displays.

The Laundry Building is a one-story structure, with a partial basement, of mixed construction. The roof consists of steel trusses spanning to perimeter concrete bearing walls and interior steel columns. The roof is sheathed with wood framing members that are laid on edge. The west side of the building contains a clerestory roof. The foundation consists of concrete spread footings at the perimeter and isolated spread footings at interior columns. The lateral force resisting system is classified as a concrete shear wall. The existing connection between the concrete walls and the roof will likely require strengthening by the addition of new anchors. The roof diaphragm may require strengthening by the addition of plywood sheathing or a steel horizontal truss. The clerestory roof will require bracing.

Although minimal modification of the historic envelope of the Laundry Building is contemplated, special consideration must be given to the heating and cooling requirements attendant to the historic boats to be displayed, and possibly for other historic fabric that may be displayed or stored there. While the high elevation (7000') and atmosphere that is drier than many offer some benefits to historic preservation, full consideration should be given to establishing greater humidity and temperature control within the Laundry Building than is possible at present.

Unless such greater temperature and humidity control capability is deemed critical, it is envisioned that passive cooling will be provided by natural ventilation through a combination of operable windows and stack effect using the existing roof clerestory. Passive heating is proposed to be provided using solar hot water heating panels located on the south facing portion of the roof coupled with a hot water storage tank and radiant floor slab distribution. Supplementary cooling will be provided by the addition of appropriately located ceiling fans to enhance the natural stack system. Supplementary heating will be provided by adding a high efficiency gas-fired condensing boiler.

#### Scope of Work:

Task 1	Design & Engineering
Task 1.10	Laundry Building Exterior
Task 1.11	Evaluate/recommend need for additional roof bracing
Task 1.12	Evaluate/recommend need for strengthening clerestory
Task 1.13	Evaluate/recommend removal of non-contributing additions
Task 1.14	Evaluate/recommend facade restoration
Task 1.15	Evaluate/recommend East wall door addition, design/placement
Task 1.20	Laundry Building Interior
Task 1.21	Evaluate/recommend basement access design modifications
Task 1.22	Evaluate/recommend basement restroom addition
Task 1.23	Evaluate/recommend internal partition removal
Task 1.24	Evaluate/recommend exhibit floor treatment
Task 1.25	Evaluate/recommend location/design of office & storage space
Task 1.26	Evaluate/recommend HVAC and humidity control system
Task 1.27	Evaluate/recommend electrical and lighting control system
Task 1.30	Museum Exhibit Lay-Outs
Task 1.31	Evaluate/recommend historic boat displays
Task 1.32	Evaluate/recommend display for associated Canyon boating gear
Task 1.33	Evaluate/recommend theater or video display options for historic film viewing

- ~~Task 1.33 Evaluate/recommend appropriate interpretive panels and educational messaging~~
- ~~Task 1.34 Evaluate/recommend three alternative museum designs within existing space~~
- Task 2 Cost Estimating
  - Task 2.1 Prepare cost estimates for various exterior restoration recommendations
  - Task 2.2 Prepare cost estimates for various interior design recommendations
  - Task 2.3 Prepare cost estimates for historic boat exhibits and associated education displays
  - Task 2.4 Prepare cost estimates for operating the building's mechanical systems
- Task 3 Data Collection and Project Reporting
  - Task 3.1 Kick-off Meeting & Site Visit
  - Task 3.2 Prepare written monthly status report
  - Task 3.3 Prepare draft report
  - Task 3.4 Prepare final report and recommendations

### **Task 1 Design & Engineering**

A primary objective of this Project for the contractor will be to develop preliminary drawings and plans for the adaptive re-use of the Laundry Building as a museum for display of the range of historic boats that have been used on the Colorado River through the Grand Canyon National Park since 1868, to include the proper placement of appropriate exhibits and materials.

#### **Task 1.10 Laundry Building Exterior**

Only modest changes to the historic facade of the Laundry Building are likely needed or contemplated. However, the contractor will evaluate and make appropriate recommendations on tasks required for restoration of its original appearance to the maximum extent possible.

#### **Task 1.11 Evaluate/recommend need for additional roof bracing**

Earlier NPS study of the Laundry Building had recommended additional strengthening of the roof if/when the structure is put to new use. The contractor will evaluate the roof condition for safety purposes and make appropriate recommendations.

#### **Task 1.12 Evaluate/recommend need for strengthening clerestory**

Earlier NPS evaluation of the clerestory indicated need for strengthening. The contractor will evaluate the condition of the clerestory and make appropriate recommendations.

#### **Task 1.13 Evaluate/recommend removal of non-contributing additions**

Contractor will thoroughly evaluate and make recommendations on removal of the two wood-frame later additions to the west and south sides of the Laundry Building, and appropriate restoration of the then-exposed facade. Consideration will be given to retention of the west side addition, if suitable office space cannot be provided within the original building framework.

#### **Task 1.14 Evaluate/recommend facade restoration**

Contractor will thoroughly evaluate any needed restoration of the facade of the Laundry Building, especially to any surface that is re-exposed by removal of non-conforming additions. The extent and likelihood of being able to blend any facade restoration (matching old and new) that is exposed by non-conforming addition removal will be a factor in deciding whether to recommend removal of the non-conforming additions.

#### **Task 1.15 Evaluate/recommend east wall door addition, design/placement**

It is anticipated that a new east side doorway to this unfinished side of the Laundry Building will become the primary entrance to the new museum when the full Heritage Interpretive Village is opened in the future. The contractor will provide thorough evaluation of this new entrance from both an engineering and design perspective.

#### Task 1.20 Laundry Building Interior

The original open, airy design of the interior of the Laundry Building offers great flexibility for adaptive re-use as a museum. The contractor will thoroughly evaluate the interior space and propose a recommended design, and two alternatives, for display and interpretation of the historic boats. In addition, the contractor will use existing NPS facility condition data and evaluate and make recommendations on any upgrades needed for building infrastructure, including electrical wiring, telecommunications, and plumbing.

#### Task 1.21 Evaluate/recommend basement access design modifications

Contractor will evaluate and make design/engineering recommendations for universal access to the basement restroom facilities, including directly from outside.

#### Task 1.22 Evaluate/recommend basement restroom addition

Contractor will evaluate and make design/engineering recommendations on conversion of the existing locker room and restroom space in the basement of the Laundry Building into public restrooms.

#### Task 1.23 Evaluate/recommend internal partition removal

Contractor will evaluate and make recommendations on the removal of all non-load bearing partitions within the exterior walls of the Laundry Building.

#### Task 1.24 Evaluate/recommend exhibit floor treatment

Contractor will evaluate and make design recommendations regarding a suitable floor treatment for the exhibit space of the museum, including a single level concrete subfloor, and a raised wooden floor, including consideration of locating all wiring and pipes below the floor surface.

#### Task 1.25 Evaluate/recommend location/design of office & storage space

Contractor will evaluate and make design recommendations for inclusion of suitable office and storage space for the new museum, including consideration of retention of the west wall addition.

#### Task 1.26 Evaluate/recommend HVAC and humidity control systems

Contractor will fully evaluate and make recommendations, with appropriate cost estimates, for any modernization of the Laundry Building's heating and cooling systems, including any humidity controls that may be needed to aid in preservation of the historic boats and associated materials.

#### Task 1.27 Evaluate/recommend electrical and lighting control systems

Contractor will fully evaluate and make recommendations, with appropriate cost estimates, for modernization of the Laundry Building's electrical and lighting systems, including any controls that may be needed to aid in preservation of the historic boats and associated materials.

#### Task 1.30 Museum Exhibit Lay-Outs

Contractor will develop a preliminary exhibit design plan, with **up to four alternatives**, that can properly display all of the historic boats with the available space inside the Laundry Building, including general design recommendations for interpretive panels/signage.

### Task 1.31 Evaluate/recommend historic boat displays

Contractor will develop a preliminary exhibit design for the historic boats, including whether each boat is floor mounted, carriage mounted, or suspended, and whether the existing Laundry Building overhead track can be adapted for use in support of any hung exhibits, or for purposes of moving boats, or whether this track should be removed.

### Task 1.32 Evaluate/recommend display for associated Canyon boating gear

Gear and equipment essential to boating in the Grand Canyon has also evolved over the 140 years of boating historic on the Canyon. Contractor will develop preliminary design features that appropriately offer displays of essential boating equipment, and the placement of educational panels interpreting their uses.

### ~~Task 1.33 Evaluate/recommend appropriate interpretive panels and educational messaging~~

~~Education is the critical element in any museum. Contractor will develop general educational panel design options for the historic boat museum.~~

### ~~Task 1.33 Evaluate/recommend theater or video display options for historic film viewing~~

~~A substantial amount of historic film footage exists. Contractor will consider options for integrating a small theater or other video display possibilities through which such footage could be viewed by those interested in a manner that does not impinge on the general visitor.~~

## **Task 2 Cost Estimating**

Contractor will develop cost estimates for implementation of the work proposed under each design/engineering subtask within the SOW.

### Task 2.1 Prepare cost estimates for various exterior restoration recommendations

Contractor will develop restoration cost estimates for various exterior options, including costs of removing each of the non-conforming additions, and facade restoration that results from exposure of walls due to addition removal; as well as roof and clerestory bracing.

### Task 2.2 Prepare cost estimates for various interior design recommendations

Contractor will prepare cost estimates for all interior restoration and design work, including partition removal, window/doorway restoration, floors, stairway, HVAC and humidity control, and universal access requirements.

### Task 2.3 Prepare cost estimates for historic boat exhibits and associated education displays

Contractor will prepare implementation cost estimates for all proposed exhibits and associated displays and education materials.

### ~~Task 2.4 Prepare cost estimates for operating the building's mechanical systems~~

~~Contractor will prepare cost estimates for operating the building's modernized electrical and mechanical systems covering a one-year period at current utility rates.~~

## **Task 3 Contractor Data Collection and Project Reporting**

Contractor is responsible for collecting all data needed to perform the tasks outlined in this SOW. Contractor should make use of the existing NPS data on the current facility condition of the Laundry Building, and update cost estimates to the present.

### Task 3.1 Kick-off Meeting & Site Visit

Within 30 days of contract award, a meeting will be scheduled at the park for contractor to meet with all relevant NPS and CRF personnel. This meeting will include an initial site visit to the Laundry Building for the contractor, and provision will be made for all additional access needed by the contractor to complete the tasks under this SOW.

Task 3.2 Participation in periodic teleconferences

Contractor will participate in a minimum of two teleconferences with CRF and NPS during the period of work for purposes of progress reporting and review.

Task 3.3 Prepare draft report and presentation

No later than 30 days before the final report is due, and preferable 60 days before that date, a presentation meeting will be scheduled for the contractor to present a draft set of design and engineering recommendations, and associated cost estimates.

Task 3.4 Prepare final report and recommendations

After incorporating feedback from the presentation of draft recommendations, Contractor will prepare and submit a final report and recommendations on or before the final due date specified in the contract.

Legal Disclosure Statement:

All proposals submitted in response to this Request for Proposals will become and will remain the property of the National Park Service, U.S. Department of the Interior.

## Appendix A

### Grand Canyon Historic Boats

	Length	Width	Height w/cradle
1- Stone	17'	4'	4' 2"
2- Edith	17'	4'	4' 2"
3- Glen	19'	5'	4' 6"
4- Wen	16'	5' 8"	4' 2"
5- Mexican Hat	16'	5' 8"	4' 2"
6- Esmeralda	19' 3"	6' 5"	8' 6"
7- Music Temple	16'	6' 7"	5' 6"
8- Defiance	17'	4'	4' 6"
9- Georgie	15' 2"	7' 6"	3' 6"
10- Escalante kayak	17'	2' 6"	no cradle
11- Sportyak	7' 5"	3' 8"	1' 9" (no cradle)
12- Wee Red	18'	7' 6"	4' 6" (w/o cradle)
13- Dock/NPS Jetboat	18'	7' 6"	4' 6" (w/o cradle)
14- GEM	14' 10"	6' 1"	
15- Kirschbaum kayak	14'	1' 10"	10"
16- Collapsible canoe	11' 10"	4'	1' 6" (no cradle)
17- Collapsible canoe	11' 10"	4'	1' 6" (no cradle)
18- Collapsible canoe	11' 10"	4'	1' 6" (no cradle)

# Appendix B

## **Potential river running artifacts for display:**

### **Powell related:**

- piece of Nellie Powell boat
- Frederick Dellenbaugh book 'A Canyon Voyage'
- Walter Clement Powell diaries
- Original news articles about Powell expedition
- Powell centennial artifacts
- Expedition photos

### **Other:**

- Book 'Report Upon the Colorado River of the West' by Lieutenant Joseph C. Ives
- "Colorado River Controversies" by Robert Brewster Stanton

### **Stone Boat Artifacts:**

- Life jacket from Stone expedition
- Cooking artifacts from Stone expedition, including kettle, cutlery, plates, cups, bowls, sponge
- 'Canyon Country' book by Julius Stone

### **Kolb River Artifacts:**

- 'Shooting the Rapids' Kolb business card
- brochure for 'Shooting the Rapids' movie
- sign advertising the Kolb movie and lecture
- poster advertising the Kolb movie and lecture
- photos from the expedition
- Kolb book 'Through the Grand Canyon from Wyoming to Mexico' by Ellsworth Kolb

### **Glen artifacts:**

- duffle bag and sleeping bag from expedition
- canteen associated with the Glen
- photos from expedition
- oars associated with the Glen

### **Norm Nevills artifacts:**

- Norm Nevills' hat
- Norm Nevills' life jacket
- Norm Nevills' film footage
- 'Floristic Studies in the Canyon of the Colorado and Tributaries' book, by Clover and Jotter
- photos from Nevills trips
- original newspaper articles about expedition
- Elzada Clover diaries
- Norm Nevills' notes in Tapeats Creek register

### **Esmeralda artifacts:**

- ignition key
- oars associated with Esmeralda

- 'Hudson Expedition' brochure
- expedition photos

**Music Temple artifacts:**

- oars associated with the Music Temple

**GEM expeditions:**

- PT Reilly river diary
- movie footage from Moulty Fulmer
- photos from trips

**Jet Boat/ Up run expedition artifacts:**

- 'Nine Against the River' movie
- 'Grand Canyon Uprun' movie
- 'Colorado Jet Boat Expedition' book by Joyce Hamilton
- photos from the expedition

**Georgie artifacts:**

- 'Georgie River Rats' ball cap
- brochure for 'Georgie's River Rats'
- copies of journals from people on Georgie river trips
- newsletters related to 'Georgie's River Rats'
- advertising poster for 'Georgie' trips
- 'Georgie River Rats' t-shirts
- photos from 'Georgie' trips