



DULUTH ENTERTAINMENT CONVENTION CENTER

REQUEST FOR PROPOSAL: 02-23 | [Wm. A. Irvin Conditions Assessment](#)

BACKGROUND

The Duluth Entertainment Convention Center (“DECC”) is a State Authority that works in partnership with the City of Duluth. Located on the shores of Lake Superior in Duluth, Minnesota, the DECC offers world-class events in the form of conventions, sports, arts, and entertainment. Our mission is: We host events, create experiences, and drive our regional economy.

The DECC requests funding from the Minnesota Historical Society to complete a conditions assessment of the S. S. William A. Irvin. Through this project, the DECC will glean critical information necessary to direct future planning and management of the Irvin in alignment with preservation standards to ensure the ship’s longevity as a beloved attraction in the Duluth area.

Project Title: S. S. William A. Irvin Conditions Assessment

Institution: Duluth Entertainment Convention Center (DECC)

Project Director: Ronni Murphy

Grant Program : Minnesota Historical Society Minnesota Historical and Cultural Heritage Grant Program “Legacy Grant” (large project)

PURPOSE

This RFP is for the selection of a historical architect/firm (“contractor”) and other specialties as applicable (“sub-contractor”) to complete a conditions assessment of the William A. Irvin Ore Boat Museum.

REQUIRED SERVICES

- A. The contractor agrees to work in coordination with the DECC to create a project timeline that includes a project completion date of no later than one year from the start of the projected grant period.
- B. The contractor agrees to conduct background research and field investigation of the S.S. William A. Irvin as necessary for the conditions assessment.

- C. The contractor agrees to assess the following related to the William A. Irvin's physical structures:
1. Exterior structures including structures above and below waterline (i.e., hull, decks, smokestack, propellers, winches, hatch crane, surface paint).
 2. Assessment of interior structures including but not limited to the cargo hold, bulkheads, rooms, surface paint, plumbing, etc.
 3. Assessment of the HVAC system installed in the converted gift shop.
 4. Assessment of lighting throughout the ship.
- D. The contractor agrees to prepare a report detailing the results of the work including a plan that addresses the following:
1. Assess the structure of the William A. Irvin in its entirety including estimated asset age and lifespan.
 2. Provide recommendations regarding prioritization, timeline, and other details applicable to preservation and capital planning.
 3. Include a cost analysis of asset preservation, maintenance, and replacement to assist with budgeting/capital planning.

QUALIFICATIONS

- A. All background research, fieldwork, and report preparation dealing with historic architecture shall be supervised by an architectural historian meeting, at minimum, the Secretary of the Interior's Professional Qualifications Standards applicable to this project. Experience related to architectural history of the shipping industry and/or water dwelling structures is preferred, but not required.
- B. Persons not meeting the above standards may be used in the study, provided they are supervised by a person or persons meeting such standards, and provided they are sufficiently trained and experienced to carry out the tasks assigned to them. At least one person meeting the standards referenced in Qualifications Section A must oversee the project.

CONDUCT OF WORK

- A. The contractor will be provided access to documentation, reports, files regarding the William A. Irvin as maintained by the DECC, including files related to the 2019 Irvin hull repair/dry dock project.
- B. As needed, the contractor may seek support from other professional experts/services for the assessment including but not limited to: hull inspection, mechanical, and electrical field experts so long as these services are outlined in the project quote for services.

SCHEDULE OF DELIVERABLES

- *To be updated if the DECC is awarded grant funding
- Contractor: A quote detailing the projected cost of the conditions assessment delivered to rmurphy@decc.org by June 25, 2023.

- DECC: Submission of the MN Historical Society Legacy Grant preapplication by July 21, 2023.
- DECC: Grant award notices are sent December 2023.
- Contractor: If the DECC is awarded the grant, work may begin January 1, 2024.
- Contractor: if the DECC is awarded the grant, work must cease on January 1, 2025

PROPOSAL DOCUMENT(S)

The RFP document is available several ways:

- Download from the DECC website: <https://decc.org/about-the-decc/request-for-proposal/>
- Call to have a copy of the RFP mailed: 218-722-5573
- Visit the DECC and pick up an RFP packet between the hours of 9:00 AM and 4:30 PM, Monday through Friday. We are located at 350 Harbor Drive, Duluth, MN 55802 - Entrance D.

PROPOSALS DUE

Proposal submission will open on May 31, 2023 at 8:00 AM CST. Questions can be directed to Ronni Murphy: rmurphy@decc.org or 218-623-1215.

Proposals must be received to Ronni Murphy, Project Manager: rmurphy@decc.org or 350 Harbor Drive Duluth, MN 55802 no later than 11:59 PM CST on June 25, 2023.

PROPOSAL CONSIDERATION

Proposals will be considered by Executive Director Daniel Hartman, Director of Property Maintenance Steven Rankila, and Project Manager Ronni Murphy.

AWARD

The award is contingent upon receipt of grant funding from the Minnesota Historical Society. The award will be made to the offeror whose proposal, in the opinion of the DECC, is the best, taking into consideration all aspects of the offeror's responses. In the event that the offeror to whom the award is made does not execute a contract within 15 (fifteen) days from receipt of the contract, the DECC may give notice to such offeror of intent to award the contract to the next most qualified offeror, or to call for new proposals.

AGREEMENT

The successful offeror shall be required to complete a two-party standard form of agreement. The offeror shall be required to execute a formal agreement with the DECC within 15 (fifteen) days from the award.

REJECTION OF PROPOSALS

The DECC reserves the right to reject any or all proposals in part or in full and to waive any technicalities or informalities as may best serve the interests of the DECC. The DECC reserves the right to cancel RFP solicitation based on change in need or circumstances.