



Request for Qualifications (RFQ)
Town of Redding, CT
Specialized Architectural Services
for Gilbert & Bennett Wire Mill

ISSUED: February 20, 2025

SUBMISSION DEADLINE: March 24, 2025

SUBMISSION CONTACT:

Ginger Fiore

Executive Assistant to the First Selectperson

gfiore@townofreddingct.org

PROJECT OVERVIEW – Building Assessment and Budget for Phased Stabilization:

The Town of Redding, CT seeks submissions from qualified Architects with specialized areas of expertise, for services related to several existing structures at the former Gilbert & Bennett Wire

Mill site located at 20 North Main Street, Redding, CT. All these structures are listed as contributing elements of the Georgetown National Register Historic District.

The Project, whose primary work product is to be a “Building Assessment Report and Budget for Phased Stabilization” (referred to also herein as “the Project”) will provide a key tool for the stabilization and preservation of these historic structures. This will necessitate specialized architectural services, including a current-condition assessment and preliminary planning for a comprehensive stabilization program, setting a priority order for the various capital projects that will eventually result.

Funding for the Project will be provided through a 2024 SHPO Assessment Grant, with options for additional on-call services. The Town expects the initial building assessment and stabilization plan to be completed within a budget of \$40,000.

INQUIRIES:

General questions concerning this RFQ and related submission requirements may be directed to Ginger Fiore, Executive Assistant to the First Selectperson via email to:

gfiore@townofreddingct.org. All questions must be submitted no later than March 3, 2025, and questions received after that time will not be answered. To ensure consistent interpretation of certain items, answers to questions will be made available to all submitters via the [Town of Redding Website](#). Additionally, after submissions are received, the Town reserves the right to communicate with any or all submitters to clarify the provisions of the RFQ and the qualifications of the submitters. The Town further reserves the right to request additional information at any time after the submissions are presented.

PROJECT BACKGROUND:

The site and structures have been idle since the factory ceased operations in 1989. The Town of Redding acquired the site after a prolonged tax foreclosure in 2021, from a private developer who failed to renovate the existing historic buildings or to create the mixed-use transit-oriented development approved by the Town in 2005.

While under private ownership, a building assessment report and implementation strategy funded by a Vibrant Communities Initiative Grant through the Connecticut Trust for Historic Preservation, were prepared for the site in 2015. The Historic Preservation Feasibility and Concept Design Final Report, prepared by WASA/Studio A, provided detailed condition assessments for six of the remaining thirteen historic structures, scope of work and cost estimates for exterior restoration and tenant fit out. The Implementation Strategy report, prepared by the Cecil Group Inc. in conjunction with WASA/Studio A, identified 10-year stabilization recommendations and costs for each of these six buildings. Unfortunately, the private owner did not complete any of the stabilization recommendations and in the intervening nine years, the buildings have continued to deteriorate.

The Town, now as property owner, seeks an updated assessment of the six buildings evaluated in 2015, and a comparable assessment of the remaining buildings with an implementation plan and budget, and priority order for stabilization. The goal is to start the process of stabilizing the site's buildings with appropriate repairs beyond the six studied in 2015, to improve the site's safety and aesthetics and thereby to save a primary feature of the Georgetown Historic District. This is part

of a larger, long-term plan to blend the Wire Mill site into a re-planned town center in Georgetown.

The Gilbert & Bennett Wire Mill is located at 20 North Main Street. The site is bounded by Portland Avenue on the north and east, and North Main Street on the south and west in the Georgetown neighborhood of Redding, CT. The former factory site is the central component of the Georgetown Historic District which was listed on the National Register of Historic Places in 1987. The district encompasses the residential and commercial area that formed around the factory as the major employer in the area for over 150 years.

The existing buildings located in the core Gilbert & Bennett Wire Mill site were constructed over many years to accommodate expanding demand and product lines with the oldest remaining structure dating from 1874 and the most recent structure dated 1957. The buildings are contributing elements to the Georgetown Historic District's National Register of Historic Places listing. Existing buildings that make up the Wire Mill core include the following, in order of construction date:

1874: "Main Factory Building", referred to as Bldg. 10 and the "Turbine Building". The building houses the original waterpower works and is in a state of ruin with one wall and the stone foundation of the L-shaped storage area and adjacent railroad siding remaining.

1880: "Post Office", also referred to as Bldg. No 28. While not part of the core factory area, the Post Office was constructed by Gilbert & Bennett and was featured on the cover of the December 1947 edition of the Saturday Evening Post.

1884 & 1909: "Machine Shop", also referred to as Bldg. No. 2, "Blue Building", "Weave Building No. 4 & 5", and the "Girl's Building" during World War II, with the semi-attached "Cafeteria" built in 1957.

1899: "Sawtooth Building", also referred to as Bldg. No. 19, and "Wire Mill #1" with its semi-attached Bldg. # 21 constructed in 1904, also referred to as "The Chapel", "Galvanizing Building #2", and "Rod Cleaning Building".

1900: "Blacksmith Shop", also known as Bldg. #6 and the semi-attached "Metal Spray Building", also known as Bldg. No 7, "Oil House".

1904: "Market Building", also referred to as Bldg. No 20, "Wire Mill #4", "Fine Wire Building #4", and "Reverse Twist Building".

1904: "Boiler Building", also referred to as Bldg. No. 18, and "German Loom Building".

1909: "Main Office", also referred to as Bldg. No. 1 and "Office Building".

1909 & 1922: "Weaving Building", also referred to as Bldg. No. 13, and "Weave Building 6-7".

1914: "1914 Building", also referred to as Bldg. No 15, and "Old Boiler House".

1919: "1919 Building", also referred to as Bldg. No. 24, "Storage Building" and "Rod Storage Building".

1924: "Lift Garage", also referred to as Bldg. No 4, "Sub-Station".

PROJECT GOALS:

The Project, by creating a “Building Assessment Report and Budget for Phased Stabilization” will provide a key tool for the stabilization and preservation of the historic mill buildings that form a key element of the Georgetown Historic District. The current condition of these buildings is tenuous after years of abandonment and many are currently unsafe to access. The historic mill buildings require near term stabilization to prevent further deterioration and to preserve their structural integrity while longer-term reuse and redevelopment planning occurs. Prior studies did not provide sufficient detail to implement a near-term stabilization program or longer-term restoration plan. In addition, the real estate market, the priorities of the community, and the needs of the site’s existing tenants have changed in the last 10 years.

The Project is to be funded by a 2024 SHPO Planning Grant. The highest priority is to be placed on determining the most urgent stabilization work needed to protect the historic buildings from further deterioration and to allow some of those buildings to be occupied with tenants prior to and during other comprehensive site redevelopment planning.

Additional on-call services are anticipated, as described below under “Scope of Services”, and will be funded separately.

REFERENCES:

Additional information about the G&B site:

<https://townofreddingct.org/about-redding/boards-commissions/board-of-selectmen/gilbert-bennett-wire-mill/>

Prior Architectural Studies can be found at this link under “Studies: CT Trust for Historic Preservation & Vibrant communities Initiative 2012-2015”

Prior master plan for the wire mill site by Duany Plater-Zyberk & Company can be found at this link under “Land Use History: Zoning”

The Redding Town Plan of Conservation and Development:

<https://townofreddingct.org//about-redding/boards-commissions/planning-commission/>

Town of Redding Zoning Regulations:

<https://townofreddingct.org/about-redding/boards-commissions/zoning-commission/>

I. SCOPE OF SERVICES:

1. Create a comprehensive assessment, with sufficient detail to guide preservation planning, of the current physical conditions and feasibility for redevelopment for all site buildings,
2. Prepare a “Building Assessment Report and Budget for Phased Stabilization” as the principal work product, to address near-term stabilization and safety needs of the buildings and to restore the two Gateway Area buildings. This report should:
 - place the various work items in priority order based on observed conditions,
 - include a scope of work and opinion of construction costs for each building,
 - set the stage if appropriate for future detailed architectural design work and construction documents through architectural programming guidelines.
3. **Additional On-Call Services:** The resulting contract will provide for Additional On-Call Services, to be billed separately on an hourly-rate basis, that may become needed as the “Building Assessment Report and Budget for Phased Stabilization” is implemented and as the town carries out other parallel efforts related to HBM abatement, site remediation, Georgetown area town planning etc. for which the Town has received additional grant funding from State and Federal sources.

The buildings to be evaluated are:

- Six buildings evaluated in the 2015 WASA/Studio A Stabilization/Restoration program to identify changes in building conditions and to identify repairs/renovations needed by current tenants:
 - Sawtooth Building with semi-attached Chapel
 - 1914 Building
 - Reverse Twist (Market Building)
 - 1919 Building
 - Weaving Building
 - Machine Shop (Blue Building)
- Six additional buildings only evaluated for safety and structural stability in 2023 by Tighe & Bond to provide a comparable assessment of stabilization needs, scope of work, cost estimate, and priority:
 - Main Office
 - Post Office
 - Boiler Building (German Loom Building)
 - Blacksmith Shop
 - Metal Spray Building (Oil House)
 - Lift Garage (Sub-Station)
- Architectural ruins of the original 1874 Main Factory, to determine feasibility of stabilizing the structure as a ruin, or the need for demolition.

II. ORGANIZATION AND CONTENT OF SUBMISSION

Submitters to this RFQ should describe their approach, team, community engagement strategy, project plan, budget, similar projects, and resources required from the Town. Information in the submission must include:

- 1) **Background and Capabilities:** Describe the submitter's history, experience, and capability in providing the full range of services for similar types of projects.
- 2) **Project Team:** Identify key team members and team structure, project roles, and qualifications.
- 3) **Joint Ventures:** If the submitter is a joint venture, identify the firm that will serve as the principal and the team members and qualifications of all partners/subcontractors. Also identify any history of joint efforts undertaken by the members of the Joint Venture.
- 4) **Project Approach:** Explain the submitter's approach to the project, key issues to be resolved, recommended strategies, proposed services, and the level of detail that can be accomplished within the available budget.
- 5) **Work Program:** Describe activities to be performed under each phase of the project with an anticipated labor effort by job class/role and task, program schedule, and deliverables.
- 6) **Management Plan.** Describe the submitter's management system and how it will function to ensure timely delivery of planning services.
- 7) **References.** Describe similar projects and outcomes that have been completed by members of the proposed Project team. References should be from recent recipients of the Submitter's services (within the past five years) and must include contact names, titles, addresses and telephone numbers to allow the Town to contact these references.
- 8) Provide a list of resources or assistance needed from the Town of Redding.

III. EVALUATION AND AWARD

Selection Process and Tentative Schedule

The anticipated RFQ schedule is as follows. The Town reserves the right to modify this timeline following receipt of RFQ responses.

The Town will evaluate and select a firm based on the submitted qualifications, experience, performance with similar engagements, references, ability to provide timely services, awareness of project issues, opportunities, and constraints. The Town will review the responses to the RFQ, evaluate the submittals, and invite finalists for an interview.

The Town will rank up to 5 top submitters and will seek to negotiate a contract for services at a recognized market rate starting with the top-ranked submitter. If this is not successful, the Town will proceed down the ranked submissions until a successful contract is achieved.

The selected firm must be able to meet all municipal, state, and federal affirmative action and equal employment opportunity practices and guidelines. The Town reserves the right to negotiate a scope of services and a fee submission with the successful firm. The RFQ due date and time is March 24, 2025 by 4:00 p.m. All submittals shall be transmitted to the Town via email to Ginger Fiore at gfiore@townofreddingct.org.

RFQ Published	February 20, 2025
Questions Due	March 3, 2025
Response to Questions Published on Town Website	March 10, 2025
RFQ Submittal Due Date and Time	March 24 at 4:00 p.m.
Interviews/ranking; review Consultant proposal(s)	April 2025
Conclude Consultant contract	May 2025
Project Commencement	June 2025
Project Completion (no later than)	November 2025

The Town of Redding reserves the right to make an award without further discussion of the RFQ submitted and to negotiate rates with the selected Submitter. The Town may require changes in the scope of services as deemed necessary by the Town before execution of an Agreement. The Town shall not be bound or in any way obligated until both parties have executed a Professional Services Agreement.

Costs associated with responses to this RFQ, including submission development and participation in a selection process, are the sole responsibility of the respondent firms. The Town of Redding will not reimburse firms for such costs, nor will any selected firms be permitted to negotiate such costs as part of a contract with the Town of Redding.

Selection Criteria

The successful submitter is expected to demonstrate competence and experience in the following areas:

1. Relevant experience on similar projects, specifically with historic factory buildings of the type and form located on-site including capabilities in the following:
 - Preparation of condition assessment reports,
 - Development of plans and specifications for building stabilization,
 - Estimating construction costs,
 - Adaptive reuse or feasibility studies that make recommendations for preserving or structurally stabilizing historic structures.
2. Experience coordinating with the Connecticut State Historic Preservation Office.
3. Familiarity with national and state level architectural trends in building renovation, adaptive reuse, sustainability, and energy conservation in historic structures.
4. Production of quality deliverables, including any presentation materials and schematics, conceptual drawings, plans and specifications, written documentation, and implementation plans that may be part of the work product.

5. Qualifications related to Historic Architecture, specifically:
 - Submitter must meet Secretary of the Interior's Professional Qualifications Standards for practitioners in Historic Architecture.
 - Submitter must demonstrate the qualifications and experience of personnel to be assigned to the project team in applying the Secretary of the Interior's Standards for Treatment of Historic Properties.
6. Capacity and ability to provide the services described herein within the proposed project schedule and time constraints.
7. In case of any Additional On-Call Services, capability to function in the capacity of an Architect, including design, technical documentation, observation of construction activities, etc.

Addenda/Clarification to the RFQ:

- A. Questions regarding this RFQ shall be directed to Ginger Fiore, Executive Assistant to the First Selectperson by the Q&A deadline. If any questions are submitted, a summary of the responses will be posted on the Town of Redding website.
- B. The Town of Redding shall issue responses to inquiries related to substantive queries, corrections, or amendments to the RFQ that it deems necessary prior to the RFQ due date in the form of written addenda posted on the Town of Redding Website.
- C. It is the submitter's responsibility to assure receipt of all addenda/clarifications, if any, received as part of their submissions.

Late Submissions, Late Modifications and Late Withdrawals:

- A. Submissions received after the RFQ submittal due date and time are late and shall not be considered.
- B. Modifications and withdrawals received after the RFQ submittal due date and time and/or, if applicable, after the due date and time set for the submission of Best and Final Offers are late and shall not be considered.

IV. INSURANCE

Work contracted by the Town of Redding under this contract requires a Certificate of Liability as outlined in the attachment ***"Insurance Clause Town of Redding"*** naming the Town of Redding CT as an additional insured.