



# Park County

## Department of Heritage, Tourism & Community Development

418 Main Street, PO Box 1373  
Fairplay, Colorado 80440

### **Request for Proposals: Cline Ranch Historic Preservation Master Plan**

#### **Background**

Park County acquired the historic Cline Ranch in 2010 in partnership with Colorado Parks & Wildlife (CPW) for the development of the Cline Ranch State Wildlife Area. Prior to acquisition, the previous owners placed the land under a conservation easement, which is held by Colorado Open Lands. Of the 1,635 acre property, 10 acres, including the ranch headquarters and surrounding areas, were set aside for use by Park County per an agreement with CPW. In 2015, Park County leased this land to the Coalition for the Upper South Platte (CUSP) for use as an environmental education center. Park County and CUSP are jointly pursuing the development of a master plan for the ranch headquarters per this lease agreement, to be funded by Park County through the South Park National Heritage Area program.

The Cline Ranch headquarters consists of a main house, cabin, barn, and Quonset that all suffer from decades of neglect. Park County and CUSP wish to preserve and rehabilitate these structures for new uses, including offices and meeting space. The proposed environmental education center requires that all new construction is sympathetic to the historic character of the existing buildings.

#### **Scope of Work**

The Historic Preservation Master Plan should include, but is not limited to:

- Background research and information gathering
- Consideration of existing easement restrictions
- Evaluation and assessment of existing structures
- Evaluation and prioritization of stakeholder needs
- Current and proposed site plans
- Conceptual designs for new construction
- Phased implementation plan including cost estimates
- Appendices

#### **Deliverables:**

- Initial consultation with project stakeholders
- Site visit with project stakeholders
- Draft Master Plan
- Final Master Plan

## **Attachments**

Cline Ranch Historic Structure Assessment  
Easement in Gross – Park County and CPW  
Conservation Easement – Colorado Open Lands

## **Qualifications**

Proposals must be submitted by architects licensed in the state of Colorado that meet the Secretary of the Interior's Professional Qualification Standards for Historic Architecture (36 CFR 61).

[http://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](http://www.nps.gov/history/local-law/arch_stnds_9.htm)

## **Proposals**

Submit proposals via email to Erica Duvic at [eduvic@parkco.us](mailto:eduvic@parkco.us) before 6:00 PM Thursday, December 17, 2015. Proposals must include:

- A timeline for submission of the deliverables. **This project must be completed by July 31, 2016.**
- An estimate and payment schedule for the work to be performed.
- A list of proposed subcontractors (e.g. structural engineer, landscape architect)
- Demonstration of the consultant's ability to meet the Secretary of the Interior's Professional Qualification Standards for Historic Architecture (36 CFR 61).
- References from previous clients for completion of similar projects.

## **Questions & Site Visits**

Contact Erica Duvic, 719-836-4273, [eduvic@parkco.us](mailto:eduvic@parkco.us) with any questions or to schedule a site visit.

*This project is subject to funding availability.*