



Park County

Department of Heritage & Tourism

856 Castello Ave., PO Box 1373

Fairplay, Colorado 80440

Request for Proposals: Phase 1a: Stabilization and Weatherization of Tarryall-Cline Ranch

Location:

The Tarryall/Cline Ranch headquarters is located just northwest of Highway 285, approximately 5 miles west of the town of Jefferson and about one-mile northeast of the Como exit. The address is 33238 Highway 285 and the altitude is 9,723 feet.

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 2011 a Historic Structure Assessment was completed. In 2016, Park County in conjunction with the South Park National Heritage Area completed a Master Plan for the site. In 2018, Cline Ranch was listed as one of Colorado's Most Endangered Places. Since this time several work days have been completed in conjunction with Colorado Preservation Inc. for interior cleanup, polycarbonate window coverings, and temporary stabilization in addition to other mothballing techniques. Park County is looking to move forward with rehabilitation of the building by completing rehabilitation based on construction drawings commissioned in 2021. The Cline Ranch headquarters suffer from decades of neglect and severe weather. Park County wishes to preserve and rehabilitate the structure for new uses, including offices and meeting space.

Repurposing requires that all construction is sympathetic to the historic character of the existing buildings.

Description:

The main ranch house at the Tarryall/Cline Ranch was built in 1928. The structure is a two-story rectangular plan wood frame building resting on a stone and concrete foundation that extends approximately 32 inches above grade. Exterior finish is stucco. The house features its original flat (sloping from south to north) and parapeted roof with a built-up asphalt felt type of roofing system with a gutter and downspouts on the north elevation. The flat roof was overframed with a large gable roof with asphalt shingles from the 1980s. The south (primary) elevation features a broad, full-width untooled fieldstone porch with a low-pitch hipped roof and right-hand stepped entry. The main ranch house is an example of the Pueblo Revival style with elements of the Spanish Eclectic style, which is very unusual and rare for a ranch house in Colorado from the first half of the 20th century.

Scope of Work:

Phase

- a. Stabilize SE corner foundation section. Install shoring, and weatherize the opening as needed.
- b. Install sheathing, acrylic panels over window rough openings where needed.
- c. Recommend further weatherizing strategies, and install where needed.

Sections of the existing building that must be addressed:

1. Cline Ranch main house

Rehabilitation / Construction:

Phase I – Foundation, Structural, and Building Envelope Rehabilitation

Phase II – Interior Rehabilitation

*These phases are subject to division and change due to funding availability.

Planning, design, and construction documents must build off of/reference previous work:

- Cline Ranch Historic Structure Assessment (2011)
- Cline Ranch Master Plan (2016)
- Cline Ranch Construction Documents (2021)
- Photos of Current Conditions (2022)

Deliverables:

Initial consultation and site visit with project stakeholders

Construction Deliverables

*Cost estimate based on work shown in Construction Drawings, Scope of Work

Public Presentation to Park County Board of County Commissioners

Date: TBD

Attachments

Cline Ranch Historic Structure Assessment (2011)

Cline Ranch Master Plan (2016)

Tarryall-Cline Construction Documents (2021)

Qualifications

Proposals must be submitted by contractor's licensed in the state of Colorado, and attest that work performed will meet the Secretary of the Interior's Standards for Rehabilitation.

<https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

Proposals

Submit proposals via email to jsteffen@parkco.us by **8.10.22**.

Proposals must include:

- A timeline for submission of the deliverables.
This project must be completed within 21 days after contract is executed.
- A cost estimate and payment schedule for the work to be performed.
- A list of proposed subcontractors
- Demonstration of the consultant's ability to meet the meet the Secretary of the Interior's Standards for Rehabilitation
- References from previous clients for completion of similar projects.
- Site Visit

Questions & Site Visits:

Contact Evan Lockhart Borman, 719-836-4237, elockhart-borman@parkco.us with any questions or to schedule a site visit.

This project is subject to funding availability.