



**CITY OF DULUTH
PURCHASING DIVISION**

Room 100 City Hall
411 West First Street
Duluth, Minnesota 55802-1199
218/730-5340 218/730-5922 FAX

October 28, 2010

**REQUEST FOR QUALIFICATIONS
10-37DS
Historic Building Design Services**

Please provide the City of Duluth with a proposal for **Historic Building Design Services Qualifications** per the attached description, requirements and goals.

Please mark your qualifications with the above number and title on the outside of the envelope and return to: City of Duluth, Purchasing, Room 100, 411 West 1st Street, Duluth, MN 55802 by **2 PM, Wednesday, November 17, 2010.**

All qualifications will be acknowledged aloud in room 106A of City Hall. Qualifications will be reviewed by committee according to established criteria.

Two or more vendors will be selected to provide presentations to a selection committee. One firm will be selected from the presentations given.

RFQ information can be obtained by calling Purchasing.

Contact: Dennis Sears (218) 730-5003
Purchasing Agent
dsears@duluthmn.gov

Thank you.

Request for Qualifications

The Duluth Economic Development Authority (DEDA) is seeking an architectural design firm to provide schematic design services; summarize programming; assemble preliminary plans including interior and exterior renderings; and develop a preliminary schematic design estimate of probable cost for the renovation of the historic NorShor Theatre. This information will be used to communicate the programming vision and renovation plans for the theatre to public officials and citizens of Duluth. The project will be directly supported by a team including representatives of the City of Duluth, DEDA and the Duluth Playhouse. It is anticipated that input and support will also be obtained from community advocates representing the arts, accessibility, and historic preservation organizations.

The NorShor Theatre was opened in 1941 after the complete transformation of a former vaudeville theatre venue called the Orpheum Theatre. The NorShor served movie-goers for over four decades as a 1,200 seat theatre in Duluth's historic Old Downtown District. After closing as a movie theatre house, the building operated as a performance venue offering a mix of programming under various operators. DEDA has recently acquired the NorShor Theatre and desires an overall renovation plan to create a multi-use performance venue for local, regional and national arts and entertainment. The plan will be used to support fundraising efforts and to ensure that renovation activity is in keeping with the unique historic nature and long term needs of the facility. The theatre is one of three adjacent buildings owned by DEDA. See attached drawings and pictures for further information.

Responders should provide a summary of qualifications describing experience with the following:

- Historic rehabilitation projects of similar size and scope
- Multi-use theatre and entertainment venue design
- Public building rehabilitation including ADA accessibility and connectivity to surrounding neighborhoods
- Fundraising support and planning including unique qualifications and successful past efforts

Key decision criteria for DEDA will include:

- Experience in historic theatre rehabilitation
- Knowledge of local codes and rehabilitation requirements
- Availability to commence and complete work in an expedient manner
- Recent experience (10 years) and strength of design team and proposed partners (if any)
- Cost of services to provide deliverables listed in paragraph one above

DEDA will select two or more qualified firms who will be invited to be interviewed. One firm will be selected by a committee to enter into a contract to provide the stated services.

Responses to this Request for Qualifications should be submitted to Purchasing , 411 W 1st Street, RM 100, Duluth, MN 55802 by 2 PM Wednesday, November 17, 2010. Selections will be made prior to November 26, 2010.