

May 22, 2021
Aitkin County Historical Society
Heidi Gould, Administrator
(218)927-3348
achs@aitkincohs.org

Request for Proposal for:
Rebuilding Historic Paver Surface and/or Installation of Gutters and Downspouts

Aitkin County Historical Society (ACHS) is seeking proposals from qualified firms interested in providing construction services.

In 2020, the completed a Building Conditions Assessment of the historic Northern Pacific Depot, listed on the National Register of Historic Places. The completed report provided a prioritized list of restoration projects to be undertaken. With the safety of visitors in mind when walking outside the structure, with issues of uneven walking surface, ice buildup, and water pooling, it was decided to prioritize the rehabilitation of the historic paver surface and installation of gutters before other projects.

Per the Conditions Assessment:

The building is surrounded on all four sides by brick pavers laid in a herringbone pattern. While there is some variation in the appearance of the brick pavers, it appears that at least some are original. The paver surface is generally level, with grade falling slightly to the west at the parking lot to the south and at the tracks to the north. This can be observed in the difference in curb height along the south facade of the building. Gutters and downspouts have been removed from the building. The location where water sheets off the roof is evident at the paver surface by separation at the joints and an increased amount of vegetation growing through the cracks. Prism glass blocks set in concrete cover area wells for windows at two locations on the north and south sides of the building.

Site and Drainage Assessment (Repair recommendations are italicized) Four cast iron rainwater leaders are present around the building that were historically attached to the gutter system. They may have been plugged if they were originally connected to the sanitary sewer. This was common in the past and is no longer typically permissible. Further investigation should be undertaken to determine if these are still viable repositories for roof water. This might include televising the length of the pipes to determine their condition and termination. It is recommended that gutters and downspouts be reinstalled at the eaves to better direct water away from the building's foundation and to prevent further damage to the paver walking surface. The gutter and downspout work should be coordinated with work at the brick paver surface and the buried leaders should be connected to the storm sewer to continue providing drainage from the roof.

While the paver bricks themselves are in fair condition, the surface created by the pavers is in poor condition. Over the decades the surface has settled differentially, creating an uneven walking surface. Many of the individual bricks are cracked and broken. Unwanted vegetation is growing through the joints and the concrete curb at the perimeter of the site is in poor condition. Over the years the original pavers have been replaced in some areas, creating a patchwork of at least two different paver colors.

Further research should be done to determine which pavers are original and which are replacements. It is likely that the pavers still present at floor level in the room labeled “express room” are the original paver, but this should be confirmed prior to undertaking and design work. It is recommended that the paver surface be carefully dismantled and reset, providing appropriate drainage material and landscaping fabric below to allow water to pass through the surface and to prevent the continued presence of vegetation at the joints. Replacement pavers should better match the color of the original pavers. The location of existing pavers should be thoroughly documented, and they should be laid back in the same location. When the paver surface is reset, it should be designed to provide a minimum 1/4-inch-per-foot slope away from the foundations. The concrete area well covers with inset prism glass are in poor condition. The prism glass should be cleaned and reset in the concrete. Where prism glass is damaged beyond repair it should be replaced with an appropriate replacement glass. Spalled concrete should be patched to match existing concrete and the new pavers should be installed level with the concrete when the pavers are reset.

Proposals must be in writing and must be received by July 10, 2021. All proposals, questions, and correspondence should be directed to: Heidi Gould, Administrator. In order to ensure a fair review and selection process, firms submitting proposals are prohibited from contacting any other organization members regarding these proposals.

Address or deliver proposals to:

achs@aitkincohs.org or

Aitkin County Historical Society

P.O. Box 215

Aitkin, MN 56431

A proposal must contain the following:

- A. Title page (name, address, phone, contact person, date)
- B. Table of contents
- C. Statement of the proposal (work, timetable, availability)
- D. Consultant’s/firm’s profile/history/experience (client references)
- E. Resumes of Staff demonstrating how they meet professional qualification standards
- F. Fees and method of payment
- G. Any other information deemed helpful in demonstrating the proposer's ability to successfully complete the project.

This will be a grant funded project with work be undertaken in 2022. All work must follow s. The Secretary of the Interior's Standards for the Treatment of Historic Properties Guidelines. Prevailing wage rules apply per Minnesota Statutes 177.41 through 177.44. Consequently, the bid request must state the project is subject to prevailing wage.