The Friends of the Kaminski House and the City of Georgetown, South Carolina

Statement of Qualifications

REQUEST FOR QUALIFICATIONS (RFQ) FOR PROVIDING CONSTRUCTION MANAGER AT RISK SERVICES

FOR

THE HISTORIC KAMINSKI HOUSE

GEORGETOWN, SOUTH CAROLINA

Kaminski House Interior Stabilization Project

Deadline for RFQ Submission Package receipt: July 26, 2021, 5:00 PM EDT

Questions must be submitted in writing no later than 5:00 pm EDT on July 19th, 2021 by e-mail bearing the subject line “Kaminski House Interior Climate Stabilization Project” directed to Sarah Marion, SGA|NarmourWright Design at smarion@sganwdesign.com. No questions will be taken or answers given over the phone.

Questions and Answers will be distributed via e-mail to all respondents who provide an e-mail address to smarion@sganwdesign.com before the question submission deadline.
The Friends of the Kaminski House and the City of Georgetown are soliciting statements of qualifications for construction services relating to the Kaminski House Interior Climate Stabilization Project. Qualifications will be taken for Construction Manager at Risk services. This project is funded, in part, by South Carolina State Pass-through funds, the City of Georgetown, and private donations to the Friends of the Kaminski House.

Project Description

The Kaminski House was originally constructed in the 18th century on the banks of the Sampit River in Georgetown, South Carolina. Over the years following, it was added to and renovated several times, most extensively in the 1940s when the Kaminskis inhabited the home. It currently houses the Kaminski House Museum and contains a collection of artifacts, antiques, and artwork. Guided tours of the home are offered to visitors several times each day. The home’s location in a humid lowcountry environment, combined with the age of the structure and subsequent additions and changes to the building and mechanical system over the years, has created an interior climate that is not well controlled and has caused ensuing damage to the building. This project seeks to stabilize the interior environment of the house, as well as correct the damage caused by the longstanding presence of excess moisture.

Special Requirements Resulting from Kaminski House Historic Status

The Kaminski House is subject to federal and state historic preservation laws, standards, and guidelines because it is listed on the National Register of Historic Places. It is also subject to a (Preservation) Covenant Agreement under which the South Carolina State Historic Preservation Office (SHPO) must review and approve in advance all changes to the Kaminski House property, including restorations, repairs, replacements, companies performing work and materials.

As a result, all work done on the Kaminski House will need the pre-approval of the SC Department of Archives and History, State Historic Preservation Office and possibly the Georgetown Historic District Architectural Review Board.

Scope of Work

- Removal of the existing mechanical systems, including split system units, ducts, and controls. Existing floor and ceiling grilles will remain in place. Runout ducts to the second-floor ceiling grilles are run in the second floor ceiling joist space and should be replaced if at all possible. If they cannot be replaced, they should be coated on the interior.
- Full enclosure of the basement to allow it to be conditioned. A 1 ½ ton split system heat pump should be provided with the air handler located in the basement.
- Provide and install a 2 ½ ton split system heat pump with the air handler located in the basement to serve the first floor. Supply and return ducts should be routed like the existing ducts to tie into the existing floor grilles.
- Provide and install a 1 ½ ton split system heat pump with the air handler located in the basement to serve half of the second floor. Supply and return ducts should be routed like the existing duct with the supply duct run up to the attic space.
- Provide and install a 1 ½ ton split system heat pump with the air handler located in the attic to serve the other half of the second floor. Supply and return ducts shall be routed like the existing duct.

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• Provide and install a 2-ton split system heat pump to serve the attic space.
• Provide ventilation air and humidity control with either a 100% outside air dehumidification unit located in the basement with the outside air ducted to the 3 air handlers located in the basement or a dehumidification module ducted to each of the split system air handlers.
• Provide a control system giving a basic level of information for the owner to review remotely, including temperature and humidity readings and hours of occupied and unoccupied operation.
• Repairs to the building envelope and improvement of the thermal barrier, which may include insulation of floors and attic space, sealing openings in the basement, and closing fan openings.
• Interior repairs, which may include limited mold remediation, asbestos abatement, and repairs to finishes and millwork, including painting of walls and trim.

Qualifications

Preference will be given to contractors who demonstrate the following qualifications:

• Experience providing services for mechanical systems and building envelope improvements in historic structures.
• Experience performing as a Construction Manager in the Construction Manager at Risk delivery system.
• Experience in providing preservation services for historic properties, particularly those listed on the National Register of Historic Places or designated as contributing structures to historic districts.
• Experience interfacing with regulatory departments, agencies, boards, and officials having jurisdiction over historic properties.
• Experience with museum renovation and improvement projects, particularly those involving historic properties.
• Regionally located

Required Response Items

The RFQ Submittal shall contain the following response Items:

1. AIA Contract Document A305 – 2020 Contractor’s Qualification Statement. In Exhibits D and E, list up to 3 examples each of successfully completed (a) museum, (b) preservation and (c) historic structure mechanical systems and building envelope projects that have been completed in the past 5 years.
2. Profit and Overhead expressed as a percentage of the cost of construction as defined by AIA Contract Document A104 – 2017 Standard Abbreviated Form of Agreement Between Owner and Contractor to be converted to a fixed fee once a final Guaranteed Maximum Price (GMP) has been agreed upon.
3. An estimated cost for General Conditions on the attached form.

RFQ Submission Package Requirements

• RFQ Submissions must be in a sealed envelope, labelled in the bottom left corner “Kaminski House Interior Climate Stabilization Project” followed by the Respondent’s firm name, addressed and delivered to:
SGA|NarmourWright Design
8263 Ocean Highway
Pawleys Island, SC 29585

- Envelope must contain:
  - Five (5) hard copies (minimum) printed one-sided on 8 ½ x 11 inch paper of the Complete RFQ Submission Package as specified in the Required Response Items section of this RFQ, including:
    - AIA Contract Document A305 – 2020 Contractor’s Qualification Statement
    - Profit and Overhead expressed as a percentage of the cost of construction
    - An estimated cost for General Conditions
  - One (1) complete initialed copy of this RFQ document
  - One (1) electronic copy (USB flash drive) of the complete RFQ Submission Package in PDF format

Deadline and Anticipated Schedule

- Deadline for the RFQ Submittal will be Monday, July 26th, 2021 at 5 pm EDT. Late, faxed, or emailed RFQ Submissions will not be accepted or considered for any reason.
- Interviews may be required
- Questions must be submitted by Monday, July 19th, 2021 at 5 pm EDT via email to smarion@sganwdesign.com. Questions and answers will be distributed via email to all respondents who provide an e-mail address to smarion@sganwdesign.com before the question submission deadline.
- An optional site visit will be held at 10:30 am EDT on Friday, July 16th, 2021.

Selection

Selection Criteria will be based upon:

- Submission content
- Experience in the preferred areas of expertise and on similar historic preservation projects
- Location of firm - Between equally qualified respondents, preference will be given based on respondents’ proximity to the City of Georgetown.

Attachments

- General Requirements Form
- A305 – 2020
- A104 – 2017
- Kaminski House HVAC Existing Conditions drawings
- The following additional supplementary reports are available upon request by contacting Robin Gabriel at rgabriel@kaminskimuseum.org:
  - C. 1941 Carrier Company Blue Prints for Kaminski House Air Vents
  - 2000 - TOPO Plat of Kaminski House land
  - 2012 - Floor Plans Kaminski
- 2012 - Sectionals & Roof Plan Kaminski
- 2012 - Plan Kaminski Exterior pre-brick removal
- 2014 - Covenant Agreement between SC Department of Archives & History and Kaminski House
- 2019 - Mold Inspection Summary - Kaminski House Museum