

Request for Qualifications and Proposals

PARADISE GARDENS SITE MANAGEMENT PLAN

Chattooga County, Georgia

Posted: July 8, 2011

Submittal Deadline: August 15, 2011

PROJECT DESCRIPTION

Chattooga County seeks requests for qualifications and proposals from qualified firms to develop a Site Management Plan (SMP) for Paradise Gardens, an iconic 20th century visionary art environment¹ that requires immediate stabilization as well as long-term preservation and maintenance of historic buildings, grounds and artwork. The SMP shall address each of the seventeen restoration goals outlined in Exhibit A, "Paradise Redemption" prepared by Paradise Gardens Park & Museum's Chairman, Tommy Littleton. The SMP shall also identify site uses, ADA compliance, special user request procedures and fees, public/private/nonprofit partnerships, immediate and long range preservation and conservation needs, procedures, work project prioritization, and ongoing maintenance needs including daily operational responsibilities. Additionally, the SMP shall evaluate and recommend historic district boundaries including adjacent and surrounding site-specific properties for acquisition to accommodate signage, pedestrian and ADA site accessibility, parking, lodging and retail needs to maximize economic and heritage tourism in Chattooga County and the Northwest Georgia Region. The SMP shall include ways to maximize visitation during and post restoration.

¹ Dr. Hébert, Keith S. "Draft National Register of Historic Places Registration Form for Paradise Gardens." November 2010.

Historical Context

The Reverend Howard Finster (1916-2001), a former Baptist preacher, who became an internationally acclaimed folk artist, began constructing the Plant Farm Museum in the small community of Pennville, just north of Summerville, Georgia in 1961. "In January 1976, approximately fifteen years after commencing construction, Howard Finster experienced his legendary vision to 'paint sacred art'."² A prolific artist, Finster's work gradually spread throughout the grounds surrounding his home studio, eventually transforming the former swampland into a lush landscape that included paths embedded with found objects, signs bearing prophetic messages guiding visitors past follies, monumental sculptures, whimsical chapels and topiary creatures fashioned of cast-off, recycled material and the "World's Folk Art Chapel". Narrow streams and pools of channeled swamp water wound throughout a landscape of flowering and fruit bearing plants. It was Esquire magazine's 1975 article on self-taught artists that renamed the extraordinary landscape 'Paradise Garden'.³

Finster's paintings and sculptures depict collage-like visions of heaven, hell and Earth populated by angels, demons, serpents, presidents, Elvis Presley, Coca-Cola and self-portraits - all heavily scripted with Bible passages and moral messages urging salvation and redemption. Finster's work was sought by major art collectors, but when rock band, R.E.M., filmed a music video for their hit song, *Radio Free Europe*, at Paradise Gardens in 1982, visitors from around the world flocked to Paradise.

Current Conditions

Since Howard's death in 2001, owners and caretakers have struggled to maintain and preserve Paradise Gardens, but funding limitations have thwarted efforts to stave off the detrimental effects of time and element exposure. An iconic American Folk Art destination, Paradise Gardens has fallen into such disrepair, it was listed by the Georgia Trust for Historic Preservation as one of the state's "Places in Peril" in 2010.

² Patterson, Tom. Howard Finster, Stranger from Another World. New York:Abbeville Publishing Group, 2001.

³ Dr. Hébert, Keith S. "Draft National Register of Historic Places Registration Form for Paradise Gardens." November 2010.

In an effort to preserve, protect and restore the gardens, the non-profit *Howard Finster's Paradise Gardens Park & Museum* agreed to sell the 2.5 acre garden site to Chattooga County. Finalization of the sale is currently underway with funds from the Appalachian Regional Commission (ARC) and Chattooga County. Designated on the Georgia Register of Historic Places in 2010, Paradise Gardens is currently under consideration for the National Trust of Historic Preservation's Register of Historic Places. This application, which includes outlines the garden's history and current state is attached hereto as Exhibit B.

Objectives

1. Identify *immediate stabilization and restoration needs* and develop an implementation strategy that includes specific cost estimates and timelines. Examples: site safety; vandalism protection; water containment/irrigation/drainage methods and controls; archival resources documentation; artwork conservation and landscape stabilization.
2. Identify *near and long term preservation and conservation needs* and develop an implementation strategy that includes specific cost estimates and timelines. Examples: identify potential public-private-nonprofit partnerships and relevant funding sources for work projects; create landscape restoration and maintenance plan in accord with the Secretary of the Interior's *Guidelines for the Treatment of Cultural Landscapes*; adjacent and surrounding property procurement; historic district boundary recommendations and regional economic development needs.
3. Identify *ongoing operational needs* and develop a sound implementation strategy and timeline for sustainability. Examples: organizational and board development, including recommendations for art and landscape conservator; daily operating and maintenance procedures; identify potential marketing and fundraising opportunities; Americans with Disabilities Act (ADA) compliance; parking facilities, as well as a signage and interpretation plan; creation of site-plan model.

The following general framework should be used for proposal development:

1. Introduction: A brief introduction of the individual(s) or firm(s) involved and relevant experience with similar projects.

2. Work Plan: Proposed work plan for project tasks, project deliverables, timeline and scope of services. The work plan must demonstrate how tasks will be accomplished as well as format/media for deliverables outlined in Exhibit A. The work plan may suggest additional tasks or deliverables that would fulfill stated objectives.

3. Personnel: Expertise and qualifications of key personnel should be included. A project manager should also be identified.

4. Cost Analysis: Provide a detailed breakdown of proposal costs to accomplish each of the restoration goals included in Exhibit A.

5. References: Provide a list of four to seven clients for whom the firm has performed work of a similar nature. Each reference should include a contact name, phone number, address, and email address. Portfolios or images of past work may be included as reference; however, submission of printed materials should be kept to a minimum. Digital or online documentation is preferred.

6. Capacity of respondent: Provide assurance that the respondent's current workload and future obligations will allow for project completion within the stated timeframe.

Tour of Paradise Gardens

Interested respondents are required to tour Paradise Gardens at 11 A.M. on July 21, 2011 or 11 A.M. on July 22, 2011. Paradise Gardens is located at 84 Knox Street, Summerville, Georgia 30747.

Proposal Deadlines

Request for Proposal Advertised:	July 8, 2011
Request for Proposal Due:	August 15, 2011 by 4:30 p.m. EST
Award Announcement:	August 31, 2011
(All respondents will be notified of award via telephone or email no later than 5 p.m. EST)	
Site Management Plan Completion and Presentation:	December 1, 2011

Qualification Criteria

The following criteria will be considered in deciding on respondent's qualifications for the above project.

- a. Demonstrated knowledge of the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.
- b. Demonstrated knowledge of the Secretary of the Interior's *Guidelines for the Treatment of Cultural Landscapes*.
- c. Demonstrated knowledge and expertise with the preservation and restoration of historic buildings, structures and landscapes of similar scale, construction, material, setting and use.
- d. Demonstrated knowledge and expertise of the restoration, interpretation and conservation of visual art, visual art sites and cultural landscapes.
- e. Demonstrated experience with state, federal and non-profit grant-funded projects.

Evaluation Criteria

In order to be considered, proposals must provide all information requested. Proposals will be evaluated according to the following standards:

1. History of Firm and Resources
 - a. Experience with similar successful projects and associated references
 - b. Master Plan/Conceptual Mixed Use Revitalization experience
 - c. Experience with cultural landscapes and historic buildings preservation
 - d. Urban Redevelopment Plans
 - e. Enterprise and Opportunity Zones

2. Key Personnel and qualifications
 - a. Preliminary conceptual design (architectural, civil engineering, historic and cultural landscape preservation)
 - b. Final design and management
 - c. Conceptual master plan for neighborhood redevelopment
3. Proposed scope/level of service (List services to be provided)
4. Fee Schedule
5. Ability to meet project timeline
6. Familiarity and Knowledge of Community, Project and Region

All questions must be in writing and mailed, faxed, or emailed to designated point of contact. Responses will be in writing and distributed to all respondents via email.

Respondents may be asked to provide additional information and/or give an oral presentation of proposed plan for the purpose of explanation and/or elaboration. Request for oral presentation is the option of Chattooga County at its sole discretion for fact-finding purposes and does not constitute an opportunity for negotiation.

Submittal Procedures

Proposals prepared in response to this solicitation must be submitted in six (6) copies and one (1) electronic copy on or before 4:30 p.m., local time, August 15, 2011, to:

Jordan H. Poole
Field Services Manager,
The Georgia Trust for Historic Preservation
1516 Peachtree St, NW
Atlanta, GA 30309-2908
jpoole@georgiitrust.org
404.885.7818

Any questions can be answered by Jordan H. Poole by email or phone.

DISCLAIMER

Chattooga County shall not be liable for any costs incurred by a consultant responding to this request for proposal or for any costs associated with discussions required for clarification of items related to this proposal.

APPLICABLE LAW AND COURTS

This solicitation and any resulting agreement shall be governed in all respects by the laws of the State of Georgia. The respondent shall comply with applicable federal, state, and local laws and regulations.

ETHICS IN PUBLIC CONTRACTING

By submitting proposals, all respondents certify that respective proposals are made without collusion or fraud and they have not offered or received any kickbacks or inducements from any other respondent, supplier, manufacturer or subcontractor in connection with their proposals, and they have not conferred on any Chattooga County employee having official responsibility for this procurement transaction any payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged. Respondents specifically certify by submitting their proposal they are not in violation of the Official Code of Georgia Annotated, Sections 16-10-2 and 16-10-22, for acts of bribery and/or conspiracy in restraint of free and open competition in transactions with state or political subdivisions.

DEBARMENT STATUS

By submitting proposals, all respondents certify they are not currently debarred from submitting bids or proposals on contracts by any agency of the State of Georgia and the federal government, nor are they an agent of any person or entity that is currently debarred from submitting bids on contracts by any agency of the State of Georgia or the federal government.

INVOICES

All interim and final invoices for services ordered, delivered, and accepted shall be submitted to:

Jason Winters

Sole County Commissioner, Chattooga County
10102 Commerce Street
Post Office Box 211
Summerville, Georgia 30747

PAYMENT TERMS

Chattooga County will make payment the later of 30 days after receipt of a proper invoice for interim and final billings provided that the billing has been approved according to Chattooga County policy.

ASSIGNMENT OF CONTRACT

A contract shall not be assignable by the respondent in whole or in part without the written consent of the County Commissioner.

CHANGES TO THE CONTRACT

Chattooga County may order changes within the general scope of the contract at any time by written notice to the respondent. Changes within the scope of the contract include, but are not limited to, things such as the place of delivery. The respondent shall comply with the notice upon receipt. The respondent shall be compensated for any additional costs incurred as the result of such order and shall give the county a credit for any savings. Said compensation shall be determined by mutual agreement between the county and the respondent in writing.

DEFAULT

In case of failure to deliver goods or services in accordance with the contract terms and conditions, Chattooga County, after due notice, may procure them from other sources and hold the respondent responsible for any resulting additional purchase and administrative costs. This remedy shall be in addition to any other remedies which the county may have.

QUALIFICATIONS OF RESPONDENTS

Chattooga County may make such reasonable investigations as deemed proper and necessary to determine the ability of the respondent to perform the work and the respondent shall furnish to the county all such information and data for this purpose as may be requested. The county further reserves the right to reject any bid if the evidence submitted by, or investigations of, such respondent fails to satisfy the county that such

respondent is properly qualified to carry out the obligations of the contract and to complete the work/furnish the item(s) contemplated therein.

CANCELLATION OF CONTRACT

Chattooga County reserves the right to cancel and terminate any resulting contract, in part or in whole, without penalty, *upon 60 days written notice to the respondent*. Any contract cancellation notice shall not relieve the respondent of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation. In the event of termination by mutual agreement, the respondent shall be compensated for all work performed at the specified contractual rate. If through any cause other than acts of God, floods, fires, storms, strikes, lockouts, riot, insurrection, acts of the public enemy, war, or other like restrictions beyond the control of the parties rendering performance under the contract impossible, the respondent fails to fulfill in a timely and proper manner obligations under the contract, the county shall have the right to immediately terminate the contract on written notice to the respondent specifying the effective date of termination.

The respondent shall not be relieved of liability to the governmental entity for damages sustained by virtue of any breach of the contract by the respondent. The county may withhold or require to be withheld any payment to the respondent for the purpose of setoff until such time as the exact amount of damages is agreed upon or is otherwise determined. In the event of termination for whatever reason all property and finished or unfinished documents, data, studies, and reports prepared by the respondent shall become the property of the county or its designee.

RECORDS

The respondent hereby agrees to retain all books, records, working papers, and other documents relative to this agreement for *three (3) years* after final payment. Chattooga County, its authorized agents, and federal and state regulatory and grantor agencies, including the Georgia Department of Community Affairs shall have full access to and the right to examine any of said materials during said period at no cost to either the county or any other entity authorized to examine said materials.

REVIEW AND MONITORING

Chattooga County reserves the right to conduct any review it may deem advisable to assure services conform to the specifications. An employee of the county will be designated as project monitor to discuss issues that need to be resolved and may require periodic progress reports. The monitor will also be available for technical assistance concerning the interpretation of state laws, regulations and policies.

CONTRACT PERIOD

The contract period shall begin with the date of acceptance and continue through December 31, 2011 or until completion of the plan unless terminated earlier.