

Gunnison County Historic Preservation Commission

<http://gunnisoncounty.org/193/Historic-Preservation-Commission>

Request for Proposals **City Of Gunnison Reconnaissance Level Architectural Resources Survey**

The Gunnison County Historic Preservation Commission (GC HPC), a Certified Local Government (CLG), is seeking qualified cultural resource professionals to conduct a reconnaissance-level architectural historic resource survey within the City of Gunnison, Colorado. This project is to be funded through grants administered by the Colorado Office of Archaeology and Historic Preservation (OAHP). The purpose of the survey is to identify and document extant residential buildings constructed in or before the year 1900, with overview evaluation of integrity and potential significance, to establish a baseline inventory to support historic preservation planning, land-use decision-making, and future intensive-level surveys. All work shall be completed in compliance with History Colorado grant contract requirements, including OAHP survey guidelines. Phase 1 of the project is proposed to be funded by a CLG grant application currently in process. Phase 2 is anticipated to follow through a companion grant from SHF.

Project Background

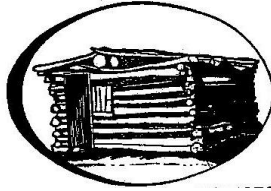
The City of Gunnison is a small rural town set at approximately 7,500 feet elevation in west-central Colorado. The city has sustained a population of approximately 5,000 residents since its incorporation in 1880. The area began with the Ute Indians' seasonal presence. The first non-Native Americans settled southeast of the current city boundaries, in the Cochetopa hills to work at the government cow camp that serviced bands of displaced Utes. Two members of this government camp were joined by a small group of pioneers in the 1870s, after the forced relocation of Utes, with intention of creating a stable settlement in the area. The majority of these ranching incomers settled at the valley floor, closer to the Gunnison River near today's townsite, and battled the area's extreme winter climate and dissension amongst the leaders for several years. A dramatic population influx brought by booming mines in the surrounding mountains, new toll road construction, and the arrival of the railroads inspired organization and incorporation succeeded in 1880. The City was also established as and remains the county seat of Gunnison County.

Gunnison's continual role as the resource and transportation hub of the geographically remote valleys of the Gunnison River's upper watershed basin has combined with the region's thriving tourism industry and the 144-year home of Western Colorado University, to sustain livelihood. With that enduring success has also created needs and wants for modern housing developments. New local land development codes are being adopted to encourage this development, however, without consideration given to the remaining historic fabric. A 1998 intensive level survey using OAHP forms 1403, documented approximately 40 commercial buildings in the heart of the downtown commercial corridor; however, an inventory of residential buildings is in critical need. The goal of the survey is to document the City's remaining historic homes before any more are lost through re-development. The approximately 150 extant homes built from 1850-1900 are to be prioritized and recorded to a reconnaissance level, using OAHP form 1417.

Due to the financial constraints of available grant funds, GC HPC is approaching these initial efforts as a two-phase project. GC HPC has future intentions to execute two additional phases for the houses built between 1901-1940. Please provide fixed price proposals with separate costs for Phase 1 and Phase 2 of the project. Phase 1 is to survey the approximately 68 homes in the northwest quadrant of the city and Phase 2 is to survey the approximately 85 homes in the northeast and south sections of the city.

Phase 1-Northwest, approximate area boundary

The primary arteries through the City of Gunnison are US Highway 50 (Tomichi Ave), running east-west and CO Highway 135 (Main St), running north-south. Phase 1, will be a study of the northwest quadrant of the city, bounded on the south by Hwy 50/Tomichi Ave., to the north by W. Denver and Arthur Avenues,



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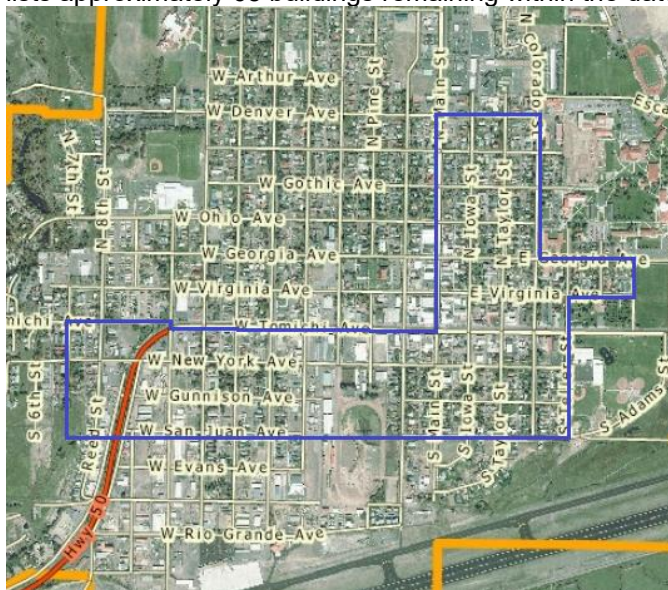
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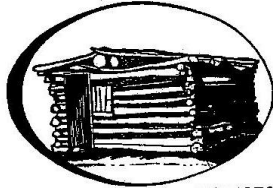
to the east by Hwy 135/ N. Main St, and to the west by N. 7th St. Within this section of the city the County assessor lists approximately 68 buildings remaining within the date parameters.



Phase 2-Northeast and South, approximate area boundary

Phase 2, will be a study of the northeast quadrant of the city and the south area of the city. The NE section bounded on the south by Hwy 50/Tomichi Ave., to the north by E. Denver and E. Georgia Avenues, to the west by Hwy 135/ N. Main St, and to the east by N. Colorado and N. Loveland Streets. The south section bounded on the north by Hwy 50/Tomichi Ave., to the south by San Juan Ave., to the west by 7th St, and to the east by Teller Streets. Within these sections of the city the County assessor lists approximately 68 buildings remaining within the date parameters.





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Project Management Requirements:

- A project kickoff meeting, draft submission and review meeting, and final submission and project wrap up meeting with GC HPC members and History Colorado Grant Administrators.
- Coordination with GC HPC County Staff Liaison and County Geographic Service Manager: Mike Pelletier, MPelletier@gunnisoncounty.org and Commission Chair: Jody Reeser, AIA jody@jreeserarchitect.com
- Schedule management and progress reporting per History Colorado CLG grant contract requirements and OAHP survey guidelines.
<https://www.historycolorado.org/sites/default/files/media/document/2017/1527.pdf>

GC HPC Provided Materials:

GC HPC will provide a preliminary list of study addresses gathered from the County Assessor's information and a background history summary, with sources, of the natural and cultural developmental forces that shaped the area for use with the survey document within 30 days of grant award. GC HPC will send out a letter of project summary and consultant introduction to the known properties being study at least 30 days prior to field work dates.

After conclusion of the project, GC HPC will conduct public meetings and disperse the information to homeowners, local jurisdiction offices, and researchers.

Contractor Materials and Requirements:

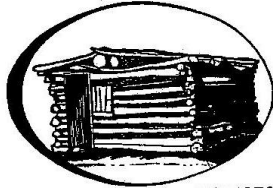
The contractor will provide experienced labor, necessary equipment, any necessary permits, any travel costs, and all materials necessary to perform the required services to accomplish the reconnaissance level architectural resource survey per the History Colorado CLG grant contract requirements, OAHP survey guidelines and the Secretary of the Interior's Standards for Identification and Evaluation.

Summary of notable tasks highlighted in the OAHP survey guidelines:

- Survey planning and methodology
- Field work visual review of the survey area and photographs of the resources
- Written report, including background research of the survey area
- Mapping and GIS data
- Complete OAHP form 1417 for each resource

Project Schedule Goals

- Anticipated Phase 1 start date April 2026
- Draft submittal January 31, 2027
- Final submittal May 31, 2027
- Anticipated Phase 2 start date December 2026
- Draft submittal September 31, 2027
- Final submittal January 31, 2028



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RFP Schedule

- Intent to propose notification January 24, 2026
- Proposal Due to GC HPC (emailed to Mike Pelletier and Jody Reeser) by February 3, 2026

Consultant Qualifications

- Professional qualifications meeting Secretary of the Interior standards and OAHP standards
- Relevant experience with similar-scale surveys
- Familiarity with local or regional architectural history
- Résumés of key personnel

Proposal Requirements

- Cover letter
- Understanding of the project
- Methodology and work plan
- Project team and roles
- Schedule
- Cost proposal
- Examples of comparable work
- References