



CITY OF RED WING
REQUEST FOR PROPOSALS FOR PROFESSIONAL SERVICES

**He Mni Can/Barn Bluff National Register of Historic Places
Nomination Update**

1. Purpose of Project

Background Information. The City of Red Wing is located approximately 50 miles southeast of the Minneapolis-St. Paul metropolitan area on the Mississippi River. Red Wing has a great number of significant archaeological, historic, and architectural sites and districts within its boundaries. The City of Red Wing has sponsored many preservation efforts including architectural/historic and archaeological surveys and a variety of public education activities. Red Wing has three (3) historic districts and twenty-four (24) individual sites listed in the National Register of Historic Places (NRHP), including Barn Bluff and the G.A. Carlson Lime Kiln, which is located at the northeast base of Barn Bluff. The current NRHP listing for Barn Bluff officially lists the name of the landform as “Barn Bluff”; the City of Red Wing recently began referring to the site as He Mni Can/Barn Bluff, acknowledging both its English name and its Dakota name. This document will mainly refer to the site as Barn Bluff for clarity due to its current NRHP listing.

Barn Bluff (He Mni Can or Mt. La Grange), the City of Red Wing’s most famous landmark, began forming over a half billion years ago as part of the floor of a shallow inland sea; taking its current form as the result of raging glacial melt waters, which carved the Mississippi River Valley. Barn Bluff and its nearby neighbor, Sorin’s Bluff, withstood most of the powerful erosion and became islands in the river.

Prehistoric humans lived in the area and built burial mounds on top of the bluff. About 800 years ago, the Mississippian culture thrived in the Red Wing area and archeologists believe that the many sites in and around Red Wing served as a northern trading terminus.

Sometime around the year 1815, the Mdewakanton Dakota, led by Tatankamani (Walking Buffalo) also known as “Red Wing” by early Europeans and Americans, moved their camp to a place they called He Mni Can (Hill, Water, Wood) – close to Barn Bluff.

Explorers and visitors including Zebulon Pike, Major Stephen H. Long, Henry Schoolcraft, and Henry David Thoreau climbed the bluff and remarked about the beautiful scenic views Barn Bluff offered of the Mississippi River valley.

Red Wing’s early Euro-American settlers used the bluff as a lookout each spring in anticipation of the arrival of the first steamboat of the season. During the great immigration period of the 1850s’ to 1880s’, thousands disembarked at the base of Barn Bluff to begin a new life on the frontier.

Several areas of Barn Bluff were quarried for its high quality limestone and lime production from approximately 1865 until 1908. The G.A. Carlson Lime Kiln, was constructed in 1882 on the northeast end of Barn Bluff in Red Wing. The massive structure projects from the base of the bluff and is built of cut sandstone blocks. Both the G.A. Carlson Lime Kiln (1976) and Barn Bluff (1990) are listed in the National Register of Historic Places.

Project Description. The Red Wing Heritage Preservation Commission is proposing a project to update the National Register of Historic Places (NRHP) nomination form for Barn Bluff, which was listed in the NRHP on August 3, 1990. Based on recent studies, expanded viewpoints, and correspondence with the Prairie Island Tribal Preservation Office and the State Historic Preservation Office, it appears that the current NRHP listing for Barn Bluff has multiple deficiencies and exclusions that need to be addressed. The proposed project mainly consists of obtaining a qualified historic preservation consultant to research the property and draft a revised nomination form for consideration by the National Register of Historic Places. The selected consultant will need to demonstrate knowledge and experience working with the Secretary of the Interior’s Standards for Registration, public participation experience, and ideally, knowledge of Barn Bluff.

The current NRHP listing identifies Barn Bluff as a natural feature of local significance under National Register Criterion A in the areas of Exploration/Settlement and Entertainment/Recreation. The period of significance for Barn Bluff is listed as 1817 to 1939. The current NRHP nomination form’s statement of significance states: “Barn Bluff is one of the best-known natural features along the Mississippi River for its association with the exploration of the Upper Mississippi in the nineteenth century, and for its association with mid-nineteenth through early twentieth-century travel, tourism, and recreation. A many-layered interpretation of the feature is evident in local legend, as well as in published historical and scientific accounts, works of art, and photography”.

The current Barn Bluff NRHP listing includes only one contributing site, the bluff landform, and only one contributing structure, a concrete staircase. Three existing earthworks/mounds are currently described as not contributing.

In 2015, the City of Red Wing completed a Cultural Landscape Report (CLR) for Barn Bluff (mainly funded by a grant from the Minnesota Arts and Cultural Heritage Fund). This 270 page document is the most in-depth study of the landform, its significance, its current conditions, and its preservation needs and goals. The CLR also analyzed and evaluated the Barn Bluff NRHP

listing/status and identified several contradictions and short-comings of the current listing. Recommendations from the Barn Bluff CLR and correspondence with the Prairie Island Indian Community Tribal Preservation Office and the State Historic Preservation Office suggests that several updates are needed to the current NRHP listing for Barn Bluff. These potential updates include error corrections, physical boundary expansion, the inclusion of additional areas of significance and contributing elements, including the cultural importance of the landform to Native Americans, the stone quarrying and lime manufacturing industries, which are very important to the current form, use, and preservation of Barn Bluff, archeology, geology, and natural vistas and ecosystems found on the bluff.

The proposed update to the Barn Bluff NRHP listing will require the services of a qualified historic preservation contract historian and preferably a qualified archaeology team.

2. Work Summary

Description of Products to be Produced. The selected consultant/consultant team will be expected to provide, at a minimum, the required project products below:

1. A completed NRHP Nomination Form (one (1) digital copy and three (3) hard/printed copies).
2. A completed USGS map (one (1) digital copy and three (3) hard/printed copies).
3. Owner verification form(s) (one (1) digital copy and three (3) hard/printed copies).
4. Digital images.
5. A public education presentation in Red Wing at the conclusion of the project, regarding the proposed nomination update. This presentation will be arranged at a later date with the Red Wing Heritage Preservation Commission.

In addition, the selected professional contract historian will be required to meet with the Project Manager and staff from the State Historic Preservation Office (SHPO) to discuss the following:

1. Level of significance.
2. Applicable National Register criteria.
3. Areas of significance.
4. Period of significance.
5. Boundaries and determinations of contributing and non-contributing elements.
6. Historic contextual analysis for the statement of significance.
7. Supplemental instructions.

Registration documents must conform to the Secretary of the Interior's Standards for Registration as outlined in National Register Bulletins 15 and 16A and the Minnesota SHPO's Supplemental Instructions for Completion of a National Register Form (February 2, 2010).

Professional Qualifications. The project must be accomplished under the supervision of personnel meeting the Secretary of the Interior's Professional Qualifications Standards.

Meetings: The contracted consultant will attend the following meetings (or virtually, if agreed to by all parties): 1) Meet with Project Manager to discuss Project Work Plan; 2) Meet with the

Project Manager and SHPO; 3) Present draft nomination form to Heritage Preservation Commission (HPC) and Project Manager at a regular meeting of the HPC.

Tentative Deadlines/Meetings.

10/22/21	Mail RFP invitations to potential bidders
10/23/21	Publish RFP
11/19/21	Proposals due at 4:30 p.m.
11/23/21	Review/Selection Committee meets to review proposals
11/29/21	Interviews (if necessary)/selection of consultant
12/13/21	City Council approves consultant contract
12/14/21	Consultant begins work on project
12/20/21	1 st consultant/Project Manager meeting – discuss project work plan
TBD	Meeting with Project Manager and SHPO Staff
04/06/21	2 nd consultant/HPC/Project Manager meeting – review draft form
05/06/21	Final Products due
TBD	Public Presentation in Red Wing (HPC Education Event)
06/10/21	Final closeout of grant project – Project Director

Budget and Support Services: The budget for the project totals \$16,086. Of this amount, \$15,000 is earmarked for the services of the contracted consultant. The City of Red Wing has received an \$11,000 (68% of budget) Certified Local Government Grant administered by the Minnesota State Historic Preservation Office. The Red Wing Heritage Preservation Commission has approved \$4,000 in the 2021 City Budget to partially fund the project. In addition, the City of Red Wing is proposing \$1,086 of in-kind project management.

Estimated Costs:

(1) Consultant Contract = \$15,000.00

- All direct costs and services required to complete the new nomination form and public presentation: attend meetings, complete work plan, complete research, complete field work/survey, and nomination form creation; including, but not limited to, labor, supplies, equipment rental, mileage, printing costs, and all other miscellaneous expenses

(2) Grant Project Management and Consultant Assistance = \$1,086

- Project Manager/City of Red Wing Planning Manager (Project Management and Consultant Assistance), 16 hours @\$67.89.00/hour (hourly rate adopted by City Council for position, including benefits)

3. Submission Requirements

- A. Project Work Plan:** The consultant shall provide a proposal that establishes a general concept and scope of work for the project, based on the above “Project Description”.
- B. Project Cost:** The consultant shall indicate what scope of work can be completed with the available \$15,000.00 consultant budget. Provide any information concerning the

cost of additional services or elimination of scope of work to meet the \$15,000.00 budget figure.

C. Statement of Qualifications: A Statement of Qualification from the consultant covering the following information:

- i. Provide a brief description of the consultant's capability, history and organization.
- ii. Identify the name of the person designated as the contact person for this proposal, telephone number, and e-mail address.
- iii. Resumes of individuals who will carry out the proposed project development and their respective roles in the project.
- iv. Develop a conceptual work program and schedule for the proposal.
- v. Provide information on similar projects completed by the consultant, including contacts that can be used for references.
- vi. Identify the name of any subcontractor that will be used for the project.

D. Number of Proposals: Submit three (3) hard/printed copies of the proposal.

E. Submission Deadline: Proposals are to be received in the office of the Community Development Department no later than 4:30 p.m. on Friday, November 19, 2021. No late proposals will be considered. Proposals may be mailed or hand delivered to:

City of Red Wing
Steve Kohn, Planning Manager
419 Bush Street
Red Wing, MN 55066

4. Other Specific Requirements

- A. The City of Red Wing reserves the right to accept or reject any and all proposals.
- B. The fees quoted in this packet will be the maximum paid in total unless an amendment to the contract is approved by both parties.
- C. Proposals received in response to this invitation shall become the property of the City of Red Wing and shall be retained on file, and by reference will become a part of any subsequent formal agreement.
- D. Acknowledgement of Consultant.
 - i. In the hiring of common or skilled labor for the performance of any work hereunder, no contractor, material supplier or vendor shall, by reason of race, creed, color, religion, national origin, sex, marital status, status with regard to public assistance, membership or activity in a local commission, disability, sexual orientation, or age, discriminate against any person or

persons who are citizens of the United States, or resident aliens, who are qualified and available to perform the work to which the employment relates.

No contractor, material supplier or vendor shall, in any manner, discriminate against, or intimidate, or prevent the employment of any person or persons identified in the preceding paragraph, or on being hired, prevent, or conspire to prevent, the person or persons from the performance of work under any contract on account of race, creed, color, religion, national origin, sex, marital status, status with regard to public assistance, membership or activity in a local commission, disability, sexual orientation, or age.

- ii. The consultant agrees any publications, studies, reports, presentations, films, audio visual materials, exhibits, or other material prepared with grant assistance will contain the following acknowledgment:

"The activity that is the subject of this (type of publication) has been financed (in part/entirely) with Federal funds from the National Park Service, U. S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior."

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5. Evaluation Criteria

Proposals will be evaluated by the City of Red Wing on the following:

A. Qualifications:

- i. Recent consulting experiences with similar types of projects.
- ii. Work experience and educational background of assigned staff members and their direct knowledge/experience specific to Red Wing history.
- iii. Demonstrated understanding of the scope of the work to be completed.
- iv. Compliance with the Secretary of the Interior's Professional Qualifications Standards.

B. Proposed Project Work Plan: Overall content and concept.

- C. **Cost:** Overall cost, including reimbursable expenses and the ability to produce the final products within the budget limitations identified in the RFP.
- D. **Time Schedule:** Ability to comply with the proposed time schedule for the project.
- E. **Oral Presentation:** Following a review of written responses to this Request for Proposals, the City of Red Wing may invite a limited number of consultants to present their proposals to a committee made up of the Project Manager and HPC members. The quality of the consultant's oral presentation will be considered in the selection process.

For questions or additional information, please contact:
Steve Kohn, Planning Manager, City of Red Wing
419 Bush Street
Red Wing, MN 55066
(651)385-3622
steve.kohn@ci.red-wing.mn.us

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