



Date of issue: Monday, October 31, 2022

One signed original proposal will be emailed to the Johnson County Historic Poor Farm Farm Manager, Jason Grimm and the Johnson County Special Projects Manager, Ray Forsythe. Address proposals to Jason Grimm on or before the time and date specified below. All proposals shall be in pdf format and attached in an email with the subject line: **Proposal for JCHPF New Century Farmstead Site Plan & Stormwater Design Services.**

**Proposals due: 4:00 pm CST on
Friday, December 2, 2022**

Contact Persons:

Jason Grimm, JCHPF Farm Manager: jason@ivr.cd.org

Ray Forsythe, Johnson County Special Projects Manager: rforsythe@johnsoncountyiowa.gov

For general information regarding the JCHPF, please refer to the website: jchistoricpoorfarm.com

This Request for Proposal provides information and procedures regarding:

- 1) Purpose, background, and site analysis
- 2) Scope of work
- 3) Schedule
- 4) Selection criteria
- 5) Response format

Johnson County ("County") reserves the right to reject any and all proposals, to waive technicalities or irregularities, abandon or change the RFP process, and to enter into such contract as it shall deem to be in the best interest of the County.

Johnson County received \$29.3 million in federal American Rescue Plan (ARPA) funding. The Johnson County Board of Supervisors allocated this federal funding to respond to the public health and negative economic impacts of the COVID-19 pandemic, in compliance with the Final Rule from the U.S. Department of the Treasury. One such use is to make necessary investments in water and sewer infrastructure. Project EC.5.06.01 seeks to improve the Johnson County Historic Poor Farm sewer and stormwater infrastructure to prepare for the increased need from the planned New Century Farm.

1) PURPOSE AND BACKGROUND

a. Purpose

The Johnson County, Iowa, Board of Supervisors proposes to design and build a new farmstead at the Johnson County Historic Poor Farm that will serve future farm production enterprises and onsite farmer training. A copy of the Historic Poor Farm Master Plan is included in this proposal in addition to a conceptual site plan for the New Century Farm developed by County Staff and Farm Management Consultants. The new farmstead will be built along the western edge of the Historic Poor Farm along the edge of the farm's designated Historic District and accessed via Slothhower Rd. The new farmstead will include 4-6 greenhouses and high tunnels, produce pack shed, equipment maintenance and storage, crop curing and cold storage, livestock housing, farm offices, parking, private residences for farm tenants and trainees, overnight rentals for farm visitors, etc.



This Request for Proposals (RFP) seeks qualified consulting firms that can provide engineering and architecture services to design the New Century Farm's site plan and stormwater utility plan. The JCHPF is grounded in a 'beyond compliance' disability-first ethos, and selected firms will be able to demonstrate a commitment to design that goes beyond ADA compliance and can incorporate innovative and thoughtful design for people of all abilities.

b. Background

The Johnson County Historic Poor Farm is one of the few remaining relatively intact examples of the county farm model established in each Iowa county in the 19th century. First opened in 1855 to care for the indigent, the developmentally disabled and the mentally ill, this historical resource serves as a window to 19th century definitions and policy dealing with perceived social problems, as well as to Iowa's method of using its plentiful agricultural resources in efforts to care for the poor and mentally ill.

The Johnson County Historic Poor Farm and Asylum Historic District, listed in the National Register of Historic Places since September 2014, is the portion of the property that includes buildings, a cemetery site and farm ground historically associated with the Poor Farm. In 2017, the Board of Supervisors began executing a 10-Year Master Plan for the site. Since then, the 160-acre site has seen historic preservation efforts rehabilitate buildings, local food expansion with on-site farmers and community non-profit food production efforts, and a significant transition of land use from annual row crop farming to sustainable farming practices and conservation practices, such as the use of cover crops and planting of a 15-acre prairie meadow.

Community enthusiasm for action at the Historic Poor Farm remains strong among many stakeholders, especially those representing historic preservation, conservation, and local food groups. In addition to county staff, there is a Disability Advisory Group who can serve as a resource during the design process.

c. Site Analysis

The Johnson County Historic Poor Farm is located at 4811 Melrose Avenue in Iowa City, at the south-east intersection of Melrose and Slothower Rd, and just west of the interchange with IA Highway 218. The property is owned by Johnson County and is located within the city limits of Iowa City. The decision-making authority for the property is the Johnson County Board of Supervisors, a five-member elected board.

There have been significant improvements to the site's Historic Building Complex along Melrose Ave, including historic building preservation, a new education building and parking/driveway amenities. All Master Plan design documents included in this RFP will require onsite verification in the form of a new land survey. There is a current Utility Master Plan that can serve as a guide for existing utilities, particularly private utilities. In 2021 a second well and electric service was implemented at the New Century Farm's future site along Slothower Rd.

2) SCOPE OF WORK

Johnson County desires a holistic and comprehensive approach to design for this farmstead's site plan and accompanying stormwater plan that centers on serving as a hub for the farm's operations, and a regional attraction and model of a farmer training center that includes low impact housing and an example of stormwater conservation practices. The included conceptual New Century Farmstead site plan document should serve as a touchstone document that includes extensive planning and research by the County staff and Farm Management Consultants as well as input from the Historic Poor Farm's tenants.



RFP Requirements

Proposals should, at a minimum, include information related to:

- a. Description of similar projects the firm has experience with, including example portfolios of work
- b. Resumes of team members expected to work on project, including any professional with extensive experience with stormwater best practices
- c. References
- d. Location of offices, staff and accessibility
- e. Experience and success in accurately estimating proposed project costs
- f. Experience with federal funding and federal procurement policies
- g. Estimated cost of services for survey, design, and estimates and bid documents, and engineering oversight before, during, and post-construction to ensure seamless construction of approved design

Johnson County is not responsible for any submittal preparation expenses, submission costs, or any expenses incurred in negotiations or site visits.

Required deliverables

The end deliverables for this project will include:

- Detailed site plan for New Century Farmstead including greenhouses, buildings for farm operations, training center, housing for farm tenants and trainees, parking, walkways, stormwater infrastructure, etc.
- 2-3 Focus Groups to gather input and feedback from farm tenants and the neighborhood
- Accompanying Architectural Standards and Bulk Requirements for all buildings within the New Century Farmstead
- Estimated Construction Costs for buildings and other structures included in the site plan
- Construction-ready designs for stormwater infrastructure, onsite utilities, parking and roadway construction
- Accompanying Construction bid documents
- Accompanying Construction timeline and budget

3) SCHEDULE

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| • Issue RFP for Consultant | October 31, 2022 |
| • Deadline for submitting questions to Project Manager | November 11, 2022 |
| • RFP questions will be responded by | November 18, 2022 |
| • Deadline for proposal submittals | December 2, 2022 |
| • Begin design work | December 23, 2022 |
| • Completed design | April 15, 2022 |

4) SELECTION CRITERIA

- a. Applications will be reviewed internally by Johnson County staff and a finalist will be recommended to the Board of Supervisors for approval. The following factors will be considered, including, but not limited to:
 - Compliance with submittal requirements
 - Experience related to work on similar projects
 - Team member credentials

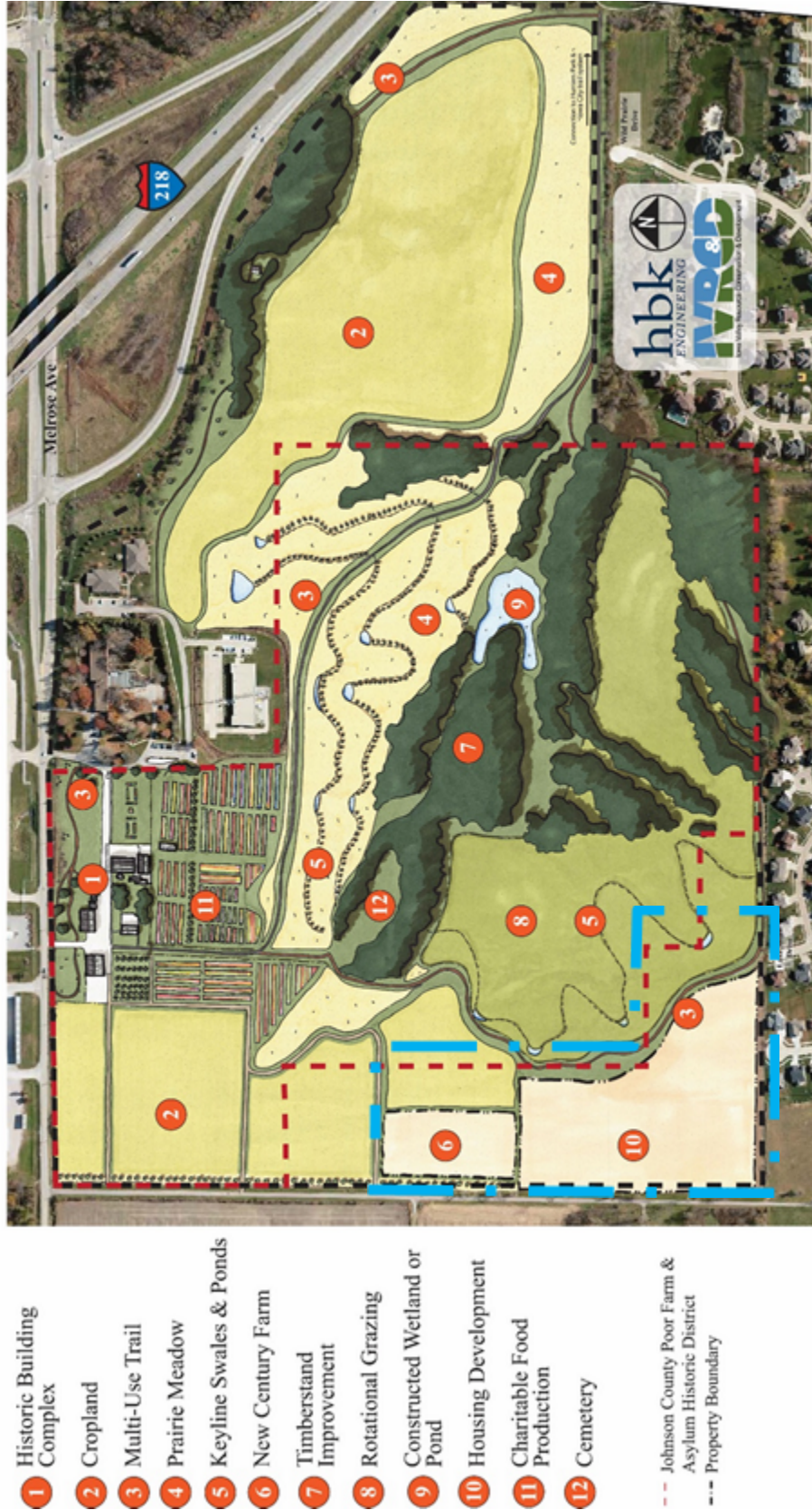


- Quality of proposal
- References

5) RESPONSE FORMAT

One signed, original proposal shall be emailed to jason@ivrcd.org and rforsythe@johnsoncountyiowa.gov ,
on or before 4:00 pm CST, Friday, December 2, 2022.

Master Plan Johnson County Historic Poor Farm



Project Area



Request for Proposals
Johnson County Historic Poor Farm
New Century Farmstead Site Plan & Stormwater & Utility Plan

