

Frank Lloyd Wright Building Conservancy
REQUEST FOR PROPOSAL
To acquire, relocate, and preserve
The Booth Cottage
Glencoe, Illinois

Presented to: NAME: _____

On: DATE: _____

ADDRESS: _____

The Booth Cottage (the “Cottage”) was designed by Frank Lloyd Wright in 1913 and constructed in Glencoe, IL. The site on which the Cottage stands is to be redeveloped and the Frank Lloyd Wright Building Conservancy (the “Conservancy”) is assisting the owner in finding a solution to preserve the Cottage. The Conservancy seeks proposals to restore the Cottage on an appropriate new site, retaining as much of the original building fabric as possible. The Conservancy welcomes all serious proposals, but cautions prospective bidders that proposals must be complete, financially viable, and capable of rapid execution by November 30 to be considered.

Please review the terms of this Request for Proposal (RFP) thoroughly. If you consider yourself a serious bidder, please complete and return the bid registration form (Exhibit A) of this RFP, along with a check for \$500 as a Bid Registration Fee (personal check acceptable) payable to “The Frank Lloyd Wright Building Conservancy” as soon as possible. Registered bidders will receive additional information as it becomes available. If you subsequently inform the Conservancy that you will not be submitting a full proposal, or you are not selected as the successful bidder for this property, your Bid Registration Fee will be refunded to you. If you are selected as the winning bidder, your Bid Registration Fee will be applied toward the monitoring fee covering the monitoring requirements under the preservation easement as described in paragraph 1.3 below. Completed proposals must be received by the Conservancy by 5:00pm central time, July 26, 2019.

The accepted applicant agrees to conduct its own physical inspection of the Cottage with advisors of its own selection, to rely exclusively upon any advice provided by them, and to accept the Cottage on an AS IS, WHERE IS basis, with no representations or warranties of any kind from the owner or the Conservancy, other than the owner’s representation of title. The Conservancy’s sole role is to identify an appropriate preservation-minded entity to accept, remove, relocate, and restore the Cottage. The accepted applicant agrees to hold the Conservancy harmless for any damages in the course of the preparations for the move, the move itself, the relocation, and restoration of the Cottage on a new site.

1. AT THE MINIMUM, THE CONSERVANCY REQUIRES THE WINNING BIDDER TO MEET THE FOLLOWING CONDITIONS:

- 1.1 Submit a written Proposal responding to all of the topics contained in this RFP.
- 1.2 Propose a use of the Cottage that will support its long-term preservation.
- 1.3 Agree to enter into a Preservation Easement, in substantially the form of Exhibit B to this RFP.

- 1.4 Obtain a Homeowners Insurance Policy on the new site covering the Cottage as described in the preservation easement, naming the Conservancy as an additional insured as its interests appear in connection with the preservation easement.
- 1.5 Agree to become an annual member of the Conservancy and support its mission to facilitate the preservation and maintenance of the remaining structures designed by Frank Lloyd Wright.
- 1.6 Identify restoration work to be completed in accordance with the *Conservation Guidelines for the Designs of Frank Lloyd Wright* attached as Exhibit C to this RFP. Evaluation of historic documents, and of the structure itself, will be necessary to understand the Cottage's original as-built condition.
- 1.7 Agree to accept a transfer of the Cottage on an AS IS, WHERE IS basis with no representations or warranties of any kind other than title, and agree to perform all obligations of closing and removal as set forth in a Donor-Donee Removal and Restoration Agreement in substantially the form of Exhibit D to this RFP.
- 1.8 Provide a budget for the entire project, including site acquisition, relocation and reassembly. Include estimates from professionals to be used. The coordination and cost of other requirements of the move, including permits, utilities involvement, and police activity are the responsibility of the bidder.
- 1.9 Provide credible evidence satisfactory to the Conservancy in its sole and reasonable judgement, of the bidder's financial ability to fund all aspects of the bidder's proposal.
- 1.10 Provide the names, firm identifications, and qualifications of the professional team that will assist the bidder with the relocation and restoration of the Cottage.
- 1.11 Provide a schedule and timeline for the relocation and completion of reassembly.
- 1.12 Provide written proof of ownership of the proposed site or, if the site is not presently owned by the bidder, provide written proof that the site can be acquired to facilitate the reassembly within the proposed timeline.
- 1.13 Identify the location of the new site by map and compass orientation and provide a plat or site plan, drawn to scale, of the new site with the footprint of the Cottage superimposed; include photographs of the new site and views from the Cottage as it is proposed to be sited.
- 1.14 Provide a description from the house mover selected for the process proposed to move the Cottage.
- 1.15 Commit to provide a comprehensive general liability insurance policy covering the risks of bodily injury, death or property damage arising out of the removal and move of the Cottage in the amount of at least \$3,000,000, including the Owner and the Conservancy as a named insured with appropriate certificates of all insurance to be provided to the Owner and the Conservancy. Similarly, all professionals and contractors hired for this project will be required to provide appropriate insurance.
- 1.16 Provide the contact information of the bidder's insurance agent and description of the insurance policy to be obtained by the bidder and the insurance carried by each professional member of the moving, relocation and reassembly team.

