

Request For Qualifications and Proposals: Architectural Services for the Wornall House Museum

This document sets forth requirements for developing a plan for renovation and adaptive reuse of the Carriage House structure located on the grounds of the historic John Wornall House Museum, 6115 Wornall Road, Kansas City, Missouri.

Contact: Kerrie Nichols, Executive Director
Wornall/Majors House Museums
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(816) 444-1858



Organizational History

The Wornall Majors House Museums manages two of Kansas City's most significant and dynamic historic structures: the John Wornall House and Alexander Majors House.



The John Wornall House was restored in 1964 by the Jackson County Historical Society. Prior to that time, it had served exclusively as a Wornall family residence, with one brief exception – it was used as classrooms for the Pembroke Country Day School for Boys for less than a year. It was opened to the public as Kansas City's first house museum in 1972. It became autonomous from the Jackson County Historical Society in 1990.



The Alexander Majors House served as a family home to the Majors, Poteet, and Ruhl families until it became essentially abandoned in 1924. Six years later, Majors' great granddaughter purchased the property and began to restore it. After her death, the house was managed by the Alexander Majors Historical Trust, and it was opened to the public in 1984.



Management of the two homes merged in 2011 to form one non-profit organization that preserves and protects these antebellum landmarks. The houses, both listed on the National Register of Historic Places, provide a variety of educational and community opportunities, including public tours, hands-on field trips, summer camp, social events, educational lectures, author events, youth story times, and holiday and seasonal activities. The Museums organize many events that have become beloved community traditions, such as annual Ghost Tours, Candlelight Tours, and the biennial Garden Tour.

The mission of The Wornall/Majors House Museums is to engage our community by bringing history to life through hands-on, innovative programs and experiences.

Project Background and Summary

The John Wornall House is one of the few surviving antebellum houses in the Kansas City area and is on the Kansas City Register and the National Register of Historic Places. Built in 1858, the House is one of the oldest surviving residences of Greek Revival design in Kansas City. Originally constructed as part of a 500-acre farmstead, the Wornall House was built to be seen and was a symbol of the family's status in the community. The Wornall House has undergone two major renovations since it was built in 1858. The first was in 1910 when John's widow Roma made the home more comfortable for twentieth century living by adding utilities and additional doors and porches. The second was in 1967 when the house was renovated by the Jackson County Historical Society in anticipation of the home becoming a museum.

Various outbuildings and structures existed on the original 500-acre farmstead and land over the last 162 years. One of the structures, built in 1917, remains on the property today. Referred to as "The Carriage House" this 520-square-foot structure was built as a two-car garage to house Roma Wornall's car. It is rumored that Roma is one of the first women in Kansas City to own a car. The structure includes a second floor which was designed as an apartment, housing a driver.

Today, the Carriage House is used for storage and is home to growing programs and events for the House Museums. In recent years, the structure has become unstable. Attempts to stabilize the structure temporarily have been successful and the structure is used sparingly.

Recent efforts to rejuvenate the grounds of the Wornall House have added to the interest in and need for revitalizing the Carriage House to accommodate growing programs and events. Plans to house the staff on the second floor of the Carriage House will also allow our organization to return current office space within the House Museum to dedicated exhibit space for the Museum.

Budget

1. Planning: The Wornall/Majors House Museums, which owns the John Wornall House, is a nonprofit, donor-reliant organization. \$10,000 has already been fundraised for architect's fees and the goal is to adhere as closely as possible to that amount. We have the funding in reserve and are prepared to engage a consultant and begin work immediately with the firm selected.
2. Construction: The estimated budget for the construction is \$100,000 - \$150,000

Scope

The architect selected will produce a comprehensive set of renovation and/or expansion plans addressing the following:

1. **New multipurpose space:** Will maximize the educational experience for all ages and address growing earned revenue opportunities. New and renovated spaces should be designed to accommodate the House Museums' multiple and unique programming and event needs, including but not limited to youth field trips, adult lectures, horticultural workshops and special events such as concerts, wedding receptions, fundraisers,



birthday parties, family reunions. This multi-purpose functional space should include a sink/counter space for food and/or workshop supply preparation. Restroom facilities already exist on the first floor of the House Museum; however, capacity needs for events on the grounds and the future renovated Carriage House may require additional amenities.

2. **Visitor welcoming site/gift shop kiosk area:** A small but flexible greeting area that is visible and welcoming to visitors upon arrival of the site should include appropriate signage and guide visitors to the proper location. The area should include a small space for limited sale of gift shop items (this could potentially be a storable cart or unit that could be secured during use by rental parties.) Wall space for display and rotating exhibits would be a plus.
3. **Space for offices:** The second floor should accommodate office space for two full-time employees and desk space for seasonal employees and interns. The space should also include a small restroom (if possible), kitchenette and printer/utility space.
4. **Incorporating the new Herb Garden:** As part of the recent Learning Landscape project, we renovated and expanded the Herb Garden to make it more period appropriate. The garden needs to be retained and the space cannot be used for additional square footage.

Consultant Profile

The architect engaged for this project will be an established and reputable architect or architectural firm with demonstrated expertise in historic rehabilitation. They will have or will have access to all of the expertise necessary to produce plans within the accepted budget. They must be community and philanthropically oriented, understanding that this is a smaller-scale project supporting the educational and cultural mission of a nonprofit. They must have experience working on buildings listed on the Kansas City Register of Historic Places and/or on the National Register of Historic Places. Must have a good working relationship with the city planning department and be familiar with the applicable city codes and permits. Must be licensed to practice architecture in Kansas City, Missouri.

Plan Requirements and Products

The consultant will:

- 1) Develop an understanding of the Carriage House, House Museum and museum grounds using examples of current programs, conducting interviews with staff and key stakeholders, and utilizing other relevant data.
- 2) Hold one or more listening sessions and/or interviews with staff and key stakeholders to better understand programmatic needs of the organization
- 3) Produce plans and graphics for construction as well as fundraising and promotional efforts. Our goal is to have final plans by end of April, 2021. We intend to have a firm selected by early February.
- 4) Manage and supervise review by the Historic Preservation Commission and represent the organization at public hearings. (The Carriage House is not a contributing structure, but the project will be reviewed by the Long-Range Planning and Preservation office to ensure the appropriateness of additions/alterations to the historic site).
- 5) Supervise construction and work with the contractor to ensure that design specifications, details and quality are met.
- 6) Draft a long-term plan for essential maintenance and upkeep of the structure.

The final plan will be subject to the approval of the Selection Committee and the Board of Directors of the Wornall/Majors House Museums. The selection committee may choose to interview or meet with finalists. The executive director and other resources will be available to the consultant to address specific questions and concerns as needed throughout the process.

RFP/RFQ Requirements

Interested applicants should respond **Wednesday, January 25** to:

Wornall/Majors House Museums
Kerrie Nichols, Executive Director
6115 Wornall Road
Kansas City, MO, 64113
(816) 444-1858
director@wornallmajors.org

Please provide the following information: (digitally and additionally provide six hard copies)

1. Name of the Firm
2. Address
3. Contact Information
4. History of the Firm (size, years in business, organizational chart, any other relevant information)
5. Design Team Background (key members, resumes, any other relevant information)
6. Representative Projects:
For three completed projects that are most similar and/or relevant to your understanding of this project, please provide the following:
 - A. Project name and location
 - B. Completion date
 - C. Project description
 - D. Up to 10 representative photographs
 - E. Square footage (please specify new construction vs renovation/rehabilitation)
 - F. An explanation of how your design approach was able to meet the construction cost expectations of the client
 - G. Client reference
7. Fee proposal
8. Timeline
9. Project Approach and Unique Qualifications: An explanation of how your management and design approach will best meet the needs of the Wornall/Majors House Museum and why you should be selected.