



TEMPLE CHILDREN'S MUSEUM (TCM)

REQUEST FOR PROPOSALS

SCOPE OF WORK

The TCM is seeking a firm to conduct a feasibility study to renovate a 8,683 square foot warehouse and adjacent City-owned green space into a children's museum in Downtown, Temple, TX.

BACKGROUND OF TEMPLE CHILDREN'S MUSEUM

The Temple Children's Museum (TCM) began as a traveling museum in 2016. A TCM Business Plan was developed in 2018. In 2019, temporary building space in Downtown Temple became available to lease and TCM currently operates in this building.

On April 5, 2018 a warehouse built in 1958 was donated to TCM. This warehouse is located at 214 S. 2nd and sits on .359 acres.

In July 2019, TCM contracted with DooZeum to complete a conceptual design including exhibits, interior building renovations and some exterior building renovations at a projected cost of \$3,000,000. It is not considered an "open door" design. It does not address the warehouse's infrastructure needs including restroom facilities, roofing and possible foundation issues, and asbestos.

Since that time, TCM has worked with volunteer construction managers and architects to develop preliminary cost estimates to renovate the space with estimates ranging from \$1.5M-\$5.7M (includes estimated open-door cost), excluding preconstruction documents.

In January 2021, the Museum began strategic planning with one goal to renovate the donated space for the future Children's Museum in the near future.

All estimates and planning documents are on file and accessible to the winning firm.

PROJECT DESCRIPTION

The winning firm will be asked to

- Review all existing construction documents
- Complete on-site visits of current museum spaces
- Conduct needs assessment for warehouse space including future exhibits, internal and external building renovations and associated move in costs

- Develop an action plan with anticipated timeline and expenses to renovate and operate the museum based upon the needs assessment
 - Selected firm may subcontract with museum planners and engineers. This cost should be part of submitted budget.
- The action plan should include
 - an exhibit floor plan that can be phased in
 - associated project costs to include but not limited to foundation, wall structure, roof and HVAC systems
 - cost estimates to renovate the building including a Phase 1 (move into a smaller section of the building), Phase 2 and Phase 3 (completed project)

APPLICATION PROCESS

Interested firms should submit a proposal, resume and cost of professional services by January 20, 2022. The submitted information should include

- **Experience, including work with museums especially children’s museums including dates and locations of experience**
- **Experience in developing construction plans, especially renovation projects**
- **Anticipated cost of services, including subcontractors**
- **Experience of subcontractors**
- **Anticipated timeline**
- **Describe how you plan to develop a children’s museum exhibit floor plan**

Contact Information

The RFP and supporting documents will be posted on the TCM’s website at www.templechildrensmuseum.org/feasibilitystudy.

For questions, please contact

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