



REQUEST FOR BIDS  
RFP 18-03  
CITY OF SOCORRO, TEXAS

The City of Socorro is soliciting bids for Phase II: National Historic Landmark for Rio Vista Farm National Register Historic District. The city is seeking the services of qualified consultants to write and prepare an National Historic Landmark (NHL) nomination for Rio Vista Farm, a National Register Historic District.

A complete copy of the specifications and requirements is available from the City of Socorro at 124 S. Horizon Blvd., Socorro, Texas 79927. The closing date for submission is Friday July 6, 2018 at 5:00 p.m.

The bids will be opened publicly and read aloud on Monday July 9, 2018 at 10:00 a.m. at the City Administration Building in Socorro, Texas, 124 S. Horizon Blvd., Socorro, Texas 79927.

All submittals must be clearly marked on the lower left hand side with your company name and return address on the envelope with the following: Bid # RFQ 18-03 PHASE II: NATIONAL HISTORIC LANDMARK NOMINATION FOR RIO VISTA FARM NATIONAL REGISTER HISTORIC DISTRICT-Attn: CITY CLERK.

If you have any further questions, feel free to contact Victor Reta/ Recreation Centers Director at (915) 860-8615.

Olivia Navarro  
City Clerk



June 15, 2018

**RFQ 18-03**  
**REQUEST FOR PROPOSAL**  
Phase II: National Historic Landmark Nomination for Rio  
Vista Farm National Register Historic District

The City of Socorro (COS) is seeking the services of a qualified consultant to write and prepare an National Historic Landmark (NHL) nomination for Rio Vista Farm, a National Register Historic District. The contract for Phase II is to be administered and paid for by COS (City of Socorro), and this work will be completed in coordination with the National Trust for Historic Preservation, a partner of COS and administrator for Phase I of the NHL nomination.

Interested and qualified consultants should submit a bid proposal and cost estimate in response to this RFP to the City of Socorro no later than **5:00 p.m. MST on Friday, July 6, 2018.**

### **Project Background**

The City of Socorro (COS) seeks to nominate Rio Vista Farm as a National Historic Landmark for its association with the Bracero Program – a program which has had lasting impacts on immigration and labor patterns between the United States and Mexico. It is the largest U.S. contract labor program in our nation’s history. From 1942-1964 the United States and Mexico negotiated a series of agreements that allowed for the recruitment of temporary Mexican laborers to enter into the U.S. Over the entire Bracero Program’s 22 years, labor efforts sponsored some 4.6 million contracts for guest-worker contracts from Mexico to work in agriculture and on railroads. From 1951 to 1964, Rio Vista Farm was a processing center for the Bracero Program that hired skilled Mexican laborers to agricultural areas across the United States.

In 1996, the Rio Vista Farm Historic District was listed at the local level in the National Register of Historic Places for its association as El Paso’s second County Poor Farm. As the extant resources associated with the Bracero Program did not yet meet the 50-year rule at the time, associated buildings were listed as noncontributing with recommendations for re-evaluation at the 50-year mark. Rather than amending the existing National Register nomination, an NHL nomination will be prepared to elevate the designation of Rio Vista Farm for its role as a processing center during the Bracero Program.

As partners working on the Rio Vista Farm “National Treasure,” the National Trust and the City of Socorro are working together to complete the NHL nomination. The City of Socorro will be responsible for the contract of Phase II, which primarily includes preparing an NHL nomination draft, frequent consultation with the National Park Service, revision of nomination as necessary, and prepare and deliver a final and revised NHL nomination. In 2017, the City was awarded an NPS Underrepresented Communities Grant to cover the additional expenses to complete Phase II - the completion of writing and presenting to the NHL Committee of the National Park System Advisory Board.

### **Required Consultant Qualifications**

The selected consultant or team must be a qualified historic preservationist or historian with demonstrated knowledge of the NHL Program and will have 15 years or more experience in preparing and nominating NHLs. The selected consultant will have prepared over five NHLs, including one or more for Latina/o historic resources. The consultant should have expert knowledge of the NHL designation process, familiarity with current best practices in federal designations, and will provide an NHL example for

review. Given the nature of this two-part undertaking, the consultant ideally should have experience working with designation projects involving multiple interested parties.

**In addition, the consultant shall meet the following qualifications requirements:**

- Have experience in evaluating and successfully nominating historic properties for listing in the National Register of Historic Places and National Historic Landmarks.
- Knowledge and experience in Bracero, Labor, Agriculture, Immigration, and/or Mexican history is highly desired.

If the hired consulting firm is part of a team, a lead investigator will be assigned to the project. The lead investigator will meet the above requirements. Additionally, the consultant will be expected to work with a pre-selected and contracted Latina/o academic scholar and expert familiar with the Bracero Program and bracero experience.

**Scope of Work**

The COS requests the final preparation of a National Historic Landmark nomination for Rio Vista Farm. To begin the project in January 2019, the selected consultant will receive comprehensive packet of research and documentation materials necessary to write and complete the National Historic Landmark nomination for the property.

**Phase II Deliverables**

- 1) Project kickoff meeting to review the scope of work and decide on an implementation schedule that is approved by the City of Socorro, the National Trust for Historic Preservation, and the National Park Service.
- 2) Based on the research packet completed in Phase I, which will be completed in January 2019, the selected consultant will receive a comprehensive and organized packet of research documentation, a project report with a written narrative summary of the project, a historic context synopsis, and a nomination outline with recommendations to determine eligibility and significance. Phase II will complete any additional research and draft a new Statement of Significance if necessary.
- 3) The NHL consultant will work closely with the National Park Service staff at the Intermountain Regional Office and follow their guidance to determine which NHL criteria are to be used in the nomination and how to structure the argument for significance.
- 4) Prepare a draft NHL nomination for Rio Vista Farm. Based on National Park Service standards, the consultant will prepare and submit a preliminary electronic draft nomination of Rio Vista Farm for review by the COS, National Trust, National Park Service and Bracero Program expert no later than 7 months after start date. The draft must be submitted in MS Word format.
- 5) Prepare a revised draft NHL nomination for Rio Vista Farm and address any additional comments and questions received. Deliver the revised draft NHL nomination to COS, National Trust, National Park Service and the Bracero Program expert. The revised draft must be submitted in MS Word format.
- 6) Deliver the final NHL nomination, formatted footnotes and bibliography electronically to National Park Service NHL Program staff. The final nomination must be submitted in MS Word format. The draft nomination will be reviewed by NHL Program staff and peer-reviewers.



- 7) Update and prepare the final NHL nomination form based upon NHL Program staff and peer review comments and suggestions. Revise nomination as needed.
- 8) Prepare a PowerPoint presentation and present the site and nomination to the National Park System Advisory Board National Historic Landmarks Committee. The parties shall work together to adjust future deadlines accordingly based upon next Landmarks & Committee Meeting.
- 9) The consultant will be required to provide one update per month to the COS and National Trust. Updates can be made electronically or via a scheduled conference call.

### **Proposal Submissions**

To be considered, attach one digital proposal in a USB, and (5) physical copies no later than **5:00 p.m. MST on Friday, July 6, 2018**. Consultants should submit both proposals and bid sheet via mail to:

Olivia Navarro  
City Clerk  
124 S. Horizon Blvd. Socorro, TX 79927  
[onavarro@ci.socorro.tx.us](mailto:onavarro@ci.socorro.tx.us)  
(915) 858-2915

Bids will be publicly opened and read in the City of Socorro's Conference room at City Hall, 124 S. Horizon Blvd, Socorro, Texas 79927, on **July 9, 2018 at 10:00a.m.**,

### **The proposal submission should include the following:**

- Consultant Firm Profile: Describe your firm and qualifications. List all staff who will primarily be working on project with areas of responsibility, specify project lead.
- Scope of Work: A summary of your understanding of the project with deliverables, work plan, and proposed timeline.
- Experience: Provide evidence of past experience that demonstrates your ability to successfully complete the requested services. Resume verifying that individual(s) meet the specified qualifications and have relevant education. Description of National Historic Landmark and National Register nominations over the last ten (10) years, including a sample Latina/o resource nominations completed by lead consultant assigned to this project. Additionally, provide a minimum of three references that may be contacted.
- Cost: A proposed budget and cost of professional services that includes hours for the project, hourly labor rates of personnel, and travel. This includes a breakdown of associated fees by line item, including identifying all reimbursable expenses related to the project, including research expenses, travel, site visits, interviews, printing, shipping, conference calls...etc.
- References: A list of three to five references.

### **Selection Process**

Firms will be ranked on expertise and experience as stated. Upon selection of a consultant, the City of Socorro will begin contract negotiations, decide on a timeline and elaborate on the additional information listed below. Rankings will be as follows:

- 25% Professional Qualifications

- 25% Successful National Historical Landmark Designations
- 25% Experience working with the National Trust for Historic Preservation
- 15% Ability to Meet Time Deadlines
- 5% Proximity to Socorro, TX
- 5% References

**Questions about this Request for Proposal**

Any questions related to this project must be submitted by email to Victor Reta, at [vrete@ci.socorro.tx.us](mailto:vrete@ci.socorro.tx.us) (915) 858-2915 by **Friday July 6, 2018 by 5 PM.**