

**Request for Proposals #RFP-10-36  
An Overview of the Historic Freeman Station and RFP Process**

The City of Burlington invites proposals for the acquisition, relocation and restoration/re-adaptation of the historic Freeman/Burlington West railway station.

**This heritage resource is significant for the following reasons:**

The Freeman Station (formerly the Burlington Junction Grand Trunk Railway Station at Freeman, then the Burlington West Via Rail Station) is considered to be of cultural heritage value and interest for its design and historical value.

*Physical or Design Value:*

The Freeman Station was constructed in 1906 in the style of the Grand Trunk Railway's (GTR) third generation of stations. It is constructed of light wood framing and is representative of the GTR standard one storey frame train station design. It is comprised of a three room plan containing a waiting room, office and baggage room with a flared bell-cast hipped roof and deeply projecting eaves. The Freeman Station has several unusual features such as the semi-hexagonal bays, the granite base cladding and the large exterior open-air porch (which is currently enclosed). The building was constructed in a vernacular style similar to the style common to many other stations of this period. The Station structure retains many of its original construction features and is one of the last remaining examples of this style.

*Historical or Associative Value:*

The Freeman Station has historical or associative value because it represents the development of the Grand Trunk Railway and the development of Burlington as a thriving economic centre. The Station was a significant factor in the growth of Burlington in the boom years prior to the First World War, as the burgeoning agricultural industry in the area generated a heavy volume of traffic for the railway with the shipment of agricultural goods. The Station also played a key role as a departure point for soldiers to war.

**Description of Heritage Attributes:**

Important to the preservation of the cultural heritage value of the Freeman Station are the following heritage attributes:

- The deeply projecting eaves with exposed and detailed rafter tails

- The flared bell-cast hipped roof with the addition of a gabled dormer, and eyebrow dormer and a semi-hexagonal operator's bay dormer
  - The floor plan, including an original open-air porch (now enclosed), baggage room and operator's/waiting room, all related to the original function of the building
  - The original doors and windows related directly to the original function of the rooms and building
  - The semi-hexagonal bays
  - The rough granite base cladding
  - The original wood siding and shingles with metal cresting (now replacement siding and asphalt shingles)
- Interior finishing of the walls and ceiling with tongue and groove boards with large cornice and coved ceiling in the waiting room and most original wood trim remain

**Other Information Regarding this Request for Proposals Process:**

RFP-10-36 is a comprehensive document that describes this opportunity and offers detailed background information with regard to this heritage resource.

This includes:

- 1) – Historic Structure Report, 21 pages, by E.R.A. Architects Inc., December 2009
- 2) – Structural Engineer Report, 6 pages, by Alan Zeegen Associates, December 2009
- 3) – Structural Drawings, 5 pages, related to the above report
- 4) – Railway Station Report for Burlington by John L. Reynolds, Analytica Associates, for the Historic Sites and Monuments board of Canada, 39 pages, 1993
- 5) – Various photographs showing the station in its past role

The advertisement for this opportunity follows on the next page and includes instructions for obtaining the document.

Interested parties should realize that the structure **must be relocated by June 30, 2011.**

Also, in view of the significant undertaking that this project involves, the successful proponent will be required to furnish a Letter of Credit, or Performance Bond, in the amount of \$100,000, as an indication of capability and commitment to fulfilling their responsibilities.

**N.B. There is no federal stimulus funding available for this project.**

**Notice of Request for Proposals:**

**RFP#-10-36**

**Historic Railway Station Opportunity**



**The City of Burlington wishes to receive proposals for the acquisition, relocation, restoration, and re-adaptation of the historic Freeman/Burlington West 1906 Grand Trunk Railway Station.**

The building has been moved from its original site and is presently being stored on timber cribbing at a temporary location. The successful proponent will be required to relocate this heritage resource to a new site, preferably within the City of Burlington. The building can be moved intact only if a very short distance is involved without roadway or railway overpasses as a consequence of its height. Otherwise, the structure must be disassembled, moved, and reassembled at a new site.



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There is a site meeting for interested parties (attendance optional), scheduled for 2:00 p.m. Friday, September 24, 2010, at 1255 Fairview Street, Burlington. The structure is located on the east side of the Fire Dept. H.Q. building.

The closing date for this opportunity is Friday, October 15, 2010 at 2:00 p.m.

Following a review of responses, staff will present a report to Council in the Fall of 2010 with a recommendation concerning the conclusion of this opportunity.

Interested parties may review an overview summary document on the City's website [www.burlington.ca/freemanstation](http://www.burlington.ca/freemanstation) for more information. Actual copies of the RFP-10-36 document which includes comprehensive architectural, historical, and building condition information are available for a cost of **\$ 35.00** at the City of Burlington Purchasing website at <http://www.burlington.ca/biddocs/biddocuments.asp> and clicking on Bid Document Request Form (pdf).

For further information about obtaining the RFP document, please contact:

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