REQUEST FOR PROPOSAL

Historic Shonessy House Rehabilitation
for the
City of Casa Grande

Issued
January 31, 2017

All inquiries concerning this Request of Proposals shall be submitted to Steven Turner
steven_turner@casagrandeaz.gov
(520) 421-8661

PROPOSALS MUST BE DELIVERED
February 22, 2017 by 4:00 PM

To:

City Clerk's Office
City of Casa Grande
510 East Florence Blvd
Casa Grande, AZ 85122

REQUEST FOR PROPOSAL

Shonessy House Rehabilitation

The City of Casa Grande seeks a proposal from Historical Architects with proven experience in historic rehabilitation to conduct structural rehabilitation on the Shonessy House, a historical adobe structure as part of the "Life on Main" Master Plan.

RHP Issuance:	**January 31, 2017**
Deadline for Response:	**February 22, 2017**

Questions regarding the RFP should be directed to **Steven Turner**, **Senior Management Analyst**, **City of Casa Grande**, at **(520) 421-8661** or **steven_turner@casagrandeaz.gov**.

PROJECT DESCRIPTION

The Shonessy House is one of the oldest adobe houses in Casa Grande. The Shonessy House is part of the "Life on Main" master plan that provides a blue print for redeveloping approximately 15 acres of vacant land that the City owns south of the Union Pacific Railroad in downtown Casa Grande. The main component of the master plan is the "historic plaza" which features the Shonessy House Shonessy and will be the focal point as the City implements its recently approved master plan for the area.

The house was built in 1890 and is in need of significant structural repairs to ensure the long-term stability of the building. As such, the City of Casa Grande seeks a qualified historical architect meeting appropriate federal professional qualification requirements as published in the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation to work with the City of Casa Grande to rehabilitate the Shonessy House to restore its structural integrity.

BACKGROUND & CHARACTERISTICS

According to the Building Conditions Assessment report (2011) by Swan Architects, Inc., overall, the Shonessy House is in fair condition. Unsympathetic building alterations, poor craftsmanship, weathering, and neglect have not been kind to certain exterior and interior elements which require immediate attention to prevent further deterioration and loss of historic fabric. The condition of these building elements/systems is listed below in order of priority.

1. **Adobe Walls** – The original exterior unfired adobe bricks are deteriorating severely near grade. Slightly raised planters placed against the east and west adobe walls have allowed water (supplied through an underground irrigation system) to be absorbed by the porous adobe bricks causing considerable deterioration/disintegration. Consequently, the friable adobe bricks are no longer capable of supporting the interior and exterior plaster/stucco coatings. The nails/fasteners and wire mesh have rusted and become detached from the adobe bricks. Additionally, the adobe floor joist pockets are collapsing and causing the floor framing to sag and become unstable.
2. **Roof Framing** – It has been determined that the original pitched rafters will not support the dead loads plus the code-required live and wind loads. Additionally, the rafters are not mechanically attached to the adobe brick walls as required by current codes.

3. **Roof Covering** – The corrugated metal roofing is no longer watertight. The roof sheets/panels are dented, deformed, and have raised edges where the panel laps. There is no metal flashing/drips at the eaves and rakes to divert water away from the exterior walls/foundation. The exposed wood members including fascias, rakes, and rafters are split, checked, unfinished, and deteriorating severely.
4.

The Shonessy House is an excellent example of an early adobe house and is important to the developmental history of Casa Grande. The General Plan 2020, Historic Preservation element sets forth goals for the City's historic preservation program. One of the goals is to "protect and enhance the landmarks which represent distinctive elements of Casa Grande's in its cultural, historical, and architectural heritage". In order to address the threat of losing one of Casa Grande's most significant adobe buildings, the City of Casa Grande has established the following goals and objectives for the historic rehabilitation of the Shonessy House

- To maintain and enhance the distinctive character of the historic structure
- To safeguard the architectural integrity of the Shonessy House

SCOPE OF WORK

1. Foundations

a) Type: The foundations below the exterior and interior adobe brick walls were not excavated for observation but probably consist of stacked stones set in lime mortar. The exterior stem walls are approximately 20 inches thick by unknown depth and the interior stems are approximately 12 inches thick by unknown depth. Nonoriginal cast-in-place concrete abutments approximately 8 inches wide x 8 inches high (above grade) were placed against the east and west exterior walls. The footings below the porch wood posts were not excavated for observation.

b) Condition: The original stone foundations appear stable. No major cracks due to differential settlement in the interior and exterior stucco/plaster coatings were observed. The nonoriginal concrete abutments were probably constructed to protect or shore up the deteriorated adobe bricks.

c) Recommendations/Treatments:

• Remove raised planters and concrete abutments along the east and west exterior walls, thoroughly inspect foundations, and remove deteriorated stucco and bricks. Reconstruct deteriorated adobe brick walls using stabilized adobe bricks of same size. Patch stucco using compatible methods and materials.

• Place concrete footings below wood porch posts as required to resist vertical loads.

• Carefully remove the nonoriginal south wood-framed canopies/porches/slabs in their entirety.

2. Foundation Walls

a) Type: The ±20-inch-thick exterior and ±12-inch-thick interior adobe brick stem walls appear to rest on stacked stones of an undetermined type, size, and depth.

b) Condition: The main house foundation/stem walls appear to be in good condition except for the adobe bricks adjacent to the east and west raised planters. The porous adobe bricks near grade have absorbed moisture (primarily from a landscape irrigation system) and are disintegrating. Nonoriginal concrete abutments or skirts were placed against the east and west stem walls in an attempt to add support and/or prevent further deterioration.

c) Recommendations/Treatments:

• Remove wood flooring (near exterior wall) as necessary to observe foundation walls prior to finalizing the rehabilitation plan.
• Remove raised planters, concrete abutments/skirts, deteriorated stucco, and replace deteriorated adobe bricks with stabilized adobe brick of same size.
• Remove non-adhering stucco, rusted chicken wire and fasteners and replace with compatible stucco system.

3. Vertical Load System

a) Type: The exterior adobe walls consist of unstabilized adobe bricks set in mud mortar. The exterior walls are approximately 20 inches thick and 12 feet high at the eaves rising to 19 feet high at the ridge. The interior adobe partitions are 12-inch-thick, unstabilized adobe bricks set in mud mortar. The partitions are approximately 12 feet high. The original southwest (rear) sleeping porch walls have been infilled with 2x4 wood studs at an undetermined spacing. The north main porch roof framing and 2x8 wood beam are supported on 4-inch-square by approximately 8-foot-high wood posts. The posts are spaced approximately 10 feet on center.

b) Condition: The original exterior adobe brick walls are close to the height/thickness ratio recommended by the MAG adobe code. Nevertheless, they appear in fair condition, except for the noticeably deteriorated adobe bricks in the east and west walls. The adobe bricks adjacent to the nonoriginal planters have disintegrated primarily due to water infiltration. A fairly large vertical crack exists in the adobe wall between the main house and kitchen. The interior adobe walls appear to be in good condition. No major cracks were observed. However, several poorly crafted plaster patches are noticeable. The original 4-inch-square wood porch posts appear to be in fair condition, but are deteriorating where they are in direct contact with the concrete slab.

c) Recommendations/Treatments:
• Remove irrigation system and concrete abutments.
• Replace deteriorated adobe bricks with stabilized adobe bricks of the same size.
• Attach adobe walls to wood top plate/roof framing and floor joists with all-thread rods set in epoxy. Attach roof framing to top plate with mechanical fasteners.
• Thoroughly inspect wood posts and replace or repair as required. Protect bottom of wood post from concrete slab.
• Mechanically fasten wood posts to foundation and porch/roof framing.

4. Exterior Walls

a) Type: The exterior adobe brick walls appear to be covered with an original ±3/8-inch-thick layer of lime-based plaster and a second nonoriginal ±1/2-inch-thick layer of lime or portland cement-based plaster. The stucco appears to be attached to the adobe bricks with chicken wire and 2-inch-long nails. The original plaster has a fine smooth finish while the later coating has a rough, uneven finish. The outer stucco coating is covered with paint. The original southwest sleeping porch has been filled in with 2x4 wood studs covered with plywood sheathing and stucco.

b) Condition: Overall the plaster/stucco finishes are in fair condition. However, extensive deterioration exists near grade at the east and west walls. Moisture from the irrigation system has been absorbed by the porch's unstabilized porous adobe bricks causing them to swell, dry, and disintegrate. The chicken wire and nails which hold the exterior plaster in place have rusted and are no longer capable of supporting the stucco. Diagonal cracks are evident in the upper corners of some door and window openings. A ±1/4-inch-wide

vertical crack exists between the main house and kitchen/south porch. The nonoriginal 2x4 wood stud porch walls are poorly constructed.

c) Recommendations/Treatments:
• Remove raised planters and irrigation system.
• Reconstruct deteriorated adobe brick walls with new stabilized adobe bricks of the same size.
• Remove stucco finish from the original southwest porch and reconstruct porch based on historic pictorial evidence.
• Replace deteriorated unsound stucco/plaster. Possibly investigate removal of all nonoriginal stucco.
• Repair cracks in exterior plaster/stucco to prevent moisture infiltration.
• Remove concrete abutments/skirts and repair/replace adobe and plaster/stucco coatings.
• Repaint exterior plaster/stucco.

5. Roof Framing

a) Type: The original gabled roof consists of 2x7 full-size rafters spaced at approximately 30 inches on center. The ±5:12 sloped rafters span approximately 20 feet and appear to bear on a 1x wood plate set above the exterior adobe walls. The rafters meet at a 1x8 wood ridge board. The rafters over the south room/porch flatten out to a ±4:12 slope and span approximately 12 feet. The rafters are sheathed with 1x8 tightly spaced boards. The north porch roof framing consists of 2x4 rafters spaced at approximately 22 inches on center. The porch sheathing is 1x4 tongue-and-groove boards. The ±3:12 sloped rafters are attached to a wood ledger set in the adobe wall at the high eave and to a 2x8 wood beam at the low eave.

b) Condition: The original full-size 2x7 rafters appear in fair condition but are over-stressed according to current building codes. Several of the original rafters appear to have been replaced and several wood bracing members have been added. The wood plates do not appear to be mechanically attached to the adobe walls and the rafters are not mechanically attached to the wood plate. The rafter tails are weathered, split, and deteriorated. No major signs of distress were observed. The 2x4 porch rafters span approximately 9 feet and appear to be in fair condition. The 2x8 wood beam is inadequate for the span and the beam splices are not mechanically connected.

c) Recommendations/Treatments:
• Thoroughly inspect condition of all wood members.
• Reinforce original main house and porch rafters to meet current building codes. Place new rafters adjacent to the existing rafters and/or install a wood beam below existing rafters at midspan.
• Mechanically anchor wood top plate to exterior adobe walls with all-thread rods set in epoxy and mechanically fasten 2x7 rafters to the top plate.
• Install 1/2" plywood sheathing over existing board sheathing to create a continuous diaphragm.
• Install wood bracing/gussets at 1x8 ridge board and rafters.
• Properly attach 2x8 porch beam to rafters and connect splices with mechanical fasteners or straps.

6. Roof Coverings

a) Type: The main ±5:12 gabled roof is covered with nonoriginal corrugated galvanized metal roof sheets over tightly spaced 1x8 sheathing boards. The roof changes to a ±4:12

slope above the kitchen and original southwest sleeping porch. The north ±3:12 sloped porch roof is also covered with the natural-colored corrugated metal roofing but over 1x4 tongue-and-groove sheathing boards.

b) Condition: The galvanized corrugated metal roofing is weathered, dented, deformed, and no longer watertight. There is no flashing/trim at the rake and fascia boards. The nonoriginal west canopies have no roof covering except for the exposed plywood sheathing which is severely deteriorated.

c) Recommendations/Treatments:

• Remove metal corrugated roofing, repair board sheathing, install plywood sheathing to create a continuous diaphragm, and install new roof covering based on historic pictorial evidence.

• Install continuous metal rake and eave flashing, drips, and similar items.

• Repair/rehabilitate the north porch roof sheathing and install replica roofing based on historic pictorial evidence.

• If financially feasible, remove and reconstruct the southwest sleeping porch in a manner that is compatible with the house's original appearance.

• Remove the nonoriginal south canopies in their entirety.

7. Porches

a) Type: The north/front porch extends approximately 10 feet outward from the house. The porch floor consists of a nonoriginal concrete slab divided equally with control joints into 3-foot by 3-foot squares. Original or early 4-inch-square wood posts with chamfered corners are spaced 10 feet on center. The 2x4 rafters have a ±3:12 slope and are supported on a 2x8 wood beam. The exposed roof sheathing consists of 1x4 tongue-and-groove wood boards. The pointed rafter tails extend approximately 2'-6" beyond the wood beam. The nonoriginal roof covering consists of overlapping corrugated metal sheets. The original sleeping porch located in the southwest corner has been enclosed and converted into an entrance foyer and bathroom.

b) Condition: Overall, the front wood porch is in fair condition. The concrete slab is worn, weathered, and has numerous imperfections. The wood posts are deteriorating where they are in direct contact with the concrete slab. The 2x4 rafters are marginal but in fair condition. The exposed tongue-and-groove wood sheathing appears to be in good condition. The paint finish on all wood members is failing, peeling, and no longer protecting the substrate.

c) Recommendations/Treatments:

• Replace concrete slab. Raise slab to be 1/4-inch below finish floor at main entrance door.

• Replace deteriorated wood members with like-kind or other materials conforming with *The Secretary of Interior's Standards for Rehabilitation*.

• Mechanically attach rafters to ledger set in adobe wall and 2x8 wood beam.

• Mechanically connect wood beam splices.

• Replace deteriorated/damaged corrugated, metal roof sheets with wood shingles based on historic pictorial evidence.

• Remove nonoriginal south canopies and slabs in their entirety.

• Reconstruct original south sleeping porch to be visually compatible with the original conditions.

SUGGESTED PROJECT SCHEDULE

January 31, 2017	Issue RFP
February 9, 2017	Optional site visit **(115 E. Main St. at 10:00 AM)**
February 22, 2017	Submission date for response to RFP
March 13, 2017	Enter into contract with contractor
April 3, 2017	Begin rehabilitation
June 2, 2017	Project Completion

SUBMISSION REQUIREMENTS

- A brief overview of company, length of time in business, and location of office(s), including contact person for this RFP.
- Describe firm's experience in historic rehabilitation including ability to meet completion schedules and performance standards.
- Detail which staff/subcontractor will be assigned to this project and in what capacity, including qualifications. Consultants must meet the appropriate Secretary of the Interior's Professional Qualification Standards
- Include name, address and telephone number of 3 (three) project references of similar project completed. Give a brief description of each project scope including size and nature of work.
- Describe proposed methodology to accomplish the required tasks as outlined in the scope of work. Include the organization and management plan for this project. If firm plans to use subcontractors explain their roles in carrying out this project and provide detailed information on each.
- Work schedule including estimated time frame to complete the project, detailed by milestone or activity.
- Not-to-exceed cost proposal.

SELECTION CRITERIA

The successful applicant will be selected using the following selection criteria:

- General quality and responsiveness of proposal
- Degree to which proposal addresses all items in Scope of Work and Work Products
- Methodology and approach to project
- Qualifications of key personnel
- Documented past performance of historic rehabilitation
- Cost of services

TERMS & CONDITIONS

- Proposals shall be valid for 60 (sixty) days from the proposal due date. The City of Casa Grande reserves the right to request an extension of time if needed.

- The City of Casa Grande reserves the right to accept or reject, in part or in whole, any or all proposals for any reason, to cancel in part or in whole the Request for Proposal, to re-advertise for new proposals, and to waive minor irregularities and informalities.
- The City of Casa Grande reserves the right to require an oral presentation from consultants who respond to the RFP to provide an opportunity for the firms to clarify or elaborate on the proposal but in no way change the original submission. A request for an oral presentation shall not constitute acceptance of a proposal.
- All proposals must be signed by a duly authorized individual.
- All proposals become the property of the City of Casa Grande and the City may, at its option, request oral presentation prior to selection. No public bid opening will be held.
- No applicant will be compensated for submission of a proposal or for any times or services provided as part of the proposal, evaluation or negotiation process.

SUBMISSION PROCESS

Firms are to submit four (4) copies of their proposal. Sealed submissions must be received no later than 4:00 PM Wednesday, February 22, 2017. Faxed and emailed submissions will not be accepted.

Deliver or mail all proposals to:

City Clerk's Office
City of Casa Grande
510 E. Florence Ave
Casa Grande, AZ 85297

All proposals should be clearly marked: "**Proposal - Shonessy House Rehabilitation**"