

**REQUEST FOR PROPOSALS FOR
PROFESSIONAL ARCHITECTURAL SERVICES
FOR RESTORATION OF 1838 HISTORIC HOME**

Submission Deadline: October 12



Request for Proposals for Professional Architectural Services for Restoration of Raney House, Apalachicola FL

Raney House Museum
128 Market Street
Apalachicola, FL

Introduction: The Apalachicola Area Historical Society (AAHS) has received a Special Category Grant from the Department of State Division of Historical Resources for the restoration of the Raney House Museum. Funds from the grant will be used for column replacement, exterior wood repair and painting, window restoration, dining room floor support and electrical upgrades.

The Apalachicola Area Historical Society desires to hire an architect to oversee the scope of work for the construction activities, to consult on the restoration activities ensuring compliance with the Secretary of Interior's Standards for Historic Properties. The Raney House is on the National Register of Historic Places. All repairs and maintenance practices will utilize the Secretary of the Interior Standards for Historic Properties. The cost of the project as described in the Special Category Grant, which includes architectural services and construction activities is \$249,280, with a total of approximately \$310,000 including local funds.

Background: The Raney House was completed in 1838 and had been the home of the Raney Family for 70 years, two subsequent owners each owned the house for 25 years each, until it

was purchased by the City of Apalachicola in the early 1970s. It is a three story wooden building. It is in need of substantial exterior work.

Architectural Scope of Services: The Apalachicola Area Historical Society, Inc. is issuing a request for proposals for an Architect with historic preservation experience for the restoration of the building, know as the Raney House. Architects responding to this proposal must have experience using the Secretary of the Interior's Standards for Rehabilitation and Preservation. Preference will be given to architectural firms that have done previous historic preservation work in Apalachicola, or the general area.

The services the AAHS will require include:

The architect will creation the documents covering all procurement and contract all documents that would detail the scope of work for the construction activities. These include:

1. The creation of a construction document that would detail the scope of work for the construction activities. Utilizing the grant scope of work and other available documentation as needed.

2. The Architect will periodically consult with AAHS staff during the completion of construction activities identified in the construction document. Anticipated consulting activities will take place upon 30%, 60%, and 90% completion of construction activities. the Architect will complete a management plan for the building based on the scope of work. While the plan should focus on proper maintenance of the exterior of the building utilizing the Secretary of Interior Standards for Historic Properties. www.nps.gov/tps/standards.htm, all efforts should be used to keep the Museum open as much as possible during the grant cycle.

Other requirements for this project:

As a result of being awarded grant funds from the Department of State, the Historical Society and State of Florida have entered into an Agreement for the receipt of funds.

1. Contracts for service must be approved by Department of State prior to execution.

2. The AAHS is required to report to the Department of State on 30%, 60%, 100% of project progress and provide the State with billing documentation. All subcontractors, under the general contractor, hired for this project, will be required to outline the work completed during those project periods with their invoices for service. State Agreement end date June 30, 2024.

3. The selected Architect should submit an invoice upon completion of each document prepared or service provided

Attachments to this RFP available at: <https://aahs.wildapricot.org/Raney-House>, including:

1. Grant Award Agreement between Apalachicola Area Historical Society and Department of State, Division of Historical Resources.
2. Grant application including Scope of Work

Summary of Scope of Work:

ITEM 1 Stabilize Foundation & Substructure Reinforcement

Recent evaluation suggests some stabilization of several brick piers may be needed as reinforcement of wood frame substructure members to re-establish the structural integrity of the building in one defined area under the dining room.

ITEM 2 Window Repair:

Window Repair of 26 existing windows to reduce water and wind intrusion into the building during inclement weather, stabilize the envelope of the house in hurricane or tropical storm conditions, and improve efficiency of HVAC systems.

The main Raney House building has 24 original historic windows. Due to deferred maintenance, these windows present a substantial project. There are also two windows at the peak of the front and back of the house, which will need to be dealt with separately. All windows have various degrees of degradation. Various window elements will be restored as much as possible and only limited replacement of window components will be utilized.

ITEM 3 Repair Fluted Columns:

While the columns on the current front side of the Raney House Museum are not part of the original Raney House, documentation shows that the Raney's added these columns around 1850. The four 20 foot fluted columns are in critical condition and according to local evaluations, on the cusp of possible structural collapse.

ITEM 4: Repair Exterior Building Shell and Paint Exterior

The Raney House has been evaluated by qualified contractors and Architects many times over the years in preparation for various grant applications. Consistently concerns have been raised regarding the considerable dry rot damage throughout the building, specifically to the 1" x 6" lap siding as well as sheathing and framing. The entire exterior of building needs to be properly prepared, scraped, cleaned, primed and painted. Details of specific wood replacement will be determined as the project is developed, however all rotted or damaged wood will be replaced with new wood to match size, shape, profile, and species. All repairs will be back-primed and wood end grain sealed, prior to installation. All joints will be adequately staggered and proper fasteners used to secure.

ITEM 5 Electrical Systems Upgrade:

Removal and replacement of the non-code compliant and deficient electrical and mechanical systems, devices, and appurtenances with new code compliant, energy efficient systems, to mitigate the potential for fire damage to the historic building and to provide for enhanced indoor air quality. The preservation architect will provide as part of his team, an engineer to design the new systems. Every effort will be made to conceal all modern modifications and devices and any changes will be made to limit the impact on the existing historic structure and elements.

Information Required for RFP Submittal

1. Name of firm and complete contact information. Include the resumes of personnel who will be working on this project.

2. A general statement of qualifications and three (3) examples of similar projects involving historic rehabilitation that have been completed by the firm or personnel who will be working on the project.
3. Outline a general schedule for completion of the Architectural Scope of Services.
4. Fees for services described in the Architectural Scope of Services.

Apalachicola Area Historical Society Contact Information:

Please contact for any questions or to schedule a walk through.

Catharine Greene, President Apalachicola Area Historical Society Inc.

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PLEASE SUBMIT RESPONSES TO BOTH EMAILS

Mailing Address: P. O. Box 75 Apalachicola, FL 32329