



December 8, 2017

Landmarks Association of St. Louis
Request for Proposals

Landmarks Association of St. Louis
North St. Louis Water Tower Repair Initiative, Phase I

Landmarks Association of St. Louis is accepting proposals from qualified individuals or firms to administer/perform an assessment of St. Louis' two historic water towers on the north side of the city. The goal of the project is to assess current conditions, analyze/prioritize repair work based upon cost and safety, and create a detailed scope of work, cost analysis.

Construction repair documents for the two structures to be executed under a separate contract based upon the scope of work. **The targeted completion date of the project is May 25, 2018.**

Submissions shall include a list of qualifications. All submissions will be evaluated according to scoring criteria by Landmarks' Board and staff. Please see the attached scope, purpose, description of required activities, maps of project area.

All proposals should be submitted to Landmarks Association by January 12, 2018 at 4:00 p.m. titled: Attention Landmarks Association—North St. Louis Water Tower Needs Assessment Proposal

If you have any questions, please contact Andrew Weil or Susan Tschetter at 314-421-6474 or aweil@landmarks-stl.org stschetter@landmarks-stl.org

Starting Date: 12/08/17

Ending Date: 01/12/18

PURPOSE:

Landmarks Association will hire a qualified architect engineering consultant (hereafter referred to as "Consultant") to conduct a detailed assessment of current conditions of the two historic water towers in north St. Louis. Once complete, this needs assessment will then be used by the consultant to prepare a budgeted plan for repair. These activities are regarded as Phase I of a multi-phased effort that will aim to ensure the stabilization and restoration of these iconic structures for future generations.

THE PRIMARY OBJECTIVES OF THIS EFFORT ARE THE LONG-TERM STABILITY OF THE STRUCTURES AND THE NEED TO PREVENT THEM FROM BECOMING A PUBLIC SAFETY HAZARD.

The two water towers, known for the purposes of this document as the "White" and "Red" towers are situated in roundabouts at the intersection of N. 20th Street and East Grand Boulevard (White) and Bissell Street and Blair Avenue (Red) respectively. Both are located in the 63107 area code and are separated by a distance of .15 mile (Figures 1-2). Both towers are owned by the City of St. Louis. The White tower is currently administered by the St. Louis City Water Department whereas the Red tower is administered by the City Parks Department.



Both towers are listed in the National Register of Historic Places and are qualified as City Landmarks. The White tower was built in 1871 and designed by George I. Barnett. It is constructed of brick with a cast iron Corinthian capital and rises to a height of 156 feet. The Red Tower was constructed in 1886 and was designed by William S. Eames. It is also constructed of brick with a base of Missouri Red Granite and rises to a height of 196 feet. Ornamental details are executed in limestone and terra cotta and the roof is of slate with copper flashing and finial. Current understanding of conditions indicates that staircases that originally provided maintenance access to the interior of the towers have decayed and are no longer accessible.

Drone photography and a detailed point cloud map of the Red Tower only were completed in the fall of 2016. These materials will be made available to the Consultant.

A limited assessment of the condition of the White Tower was completed by the St. Louis City Water Department in 2007. This report will be made available to the Consultant.

SCOPE OF WORK

Consultant will:

1. Meet twice with representatives of Landmarks Association as well as relevant members of City government including but not limited to St. Louis City Water, St. Louis City Parks, St. Louis City Cultural Resources Office, St. Louis City Streets Department, and St. Louis Board of Public Service. First meeting will be to discuss access, scope, permits as required; second meeting will be to discuss/present findings.
2. Visit and inspect both towers from the ground and accessible portions of interior spaces.
3. Photograph and note conditions of all items needing repairs
4. Coordinate and contract for rental/delivery/operation of necessary equipment (i.e. crane/lift) to allow for visual inspection of tower exteriors.
5. Inspect exterior of towers to maximum possible height with the assistance of lift equipment. Aspects to be inspected include masonry (materials, joints, fasteners), roof condition, foundation/footings, cast iron elements (ie. Corinthian capital of White tower).
6. Test mortar composition if significant need for re-pointing is required.
7. Document findings in drawings and narrative report.
8. Prioritize necessary repairs and recommend phasing of work for **primary objective, which is long-term stability and safety.**
9. Provide cost estimates for necessary repairs.

***Consultant will need to obtain a work permit from St. Louis Board of Public Service prior to the initiation of field work.**



PRODUCTS

1. Meeting with Landmarks Association and City representatives to discuss coordination and SOW
2. Research design/methodology for completing SOW
3. Report document findings, make recommendations for phasing/prioritization of repairs, which provides cost estimates for needed work.
4. One set of needs assessment documents reflecting priorities outlined in report.
5. Digital color photographs keyed to conditions identified in report.
6. Meeting with Landmarks Association and City representatives to discuss findings/recommendations.

SUBMISSION REQUIREMENTS:

Qualified applicants will need to demonstrate experience working within the constraints of the Secretary of Interior's Standards for Historic Preservation as well as extensive experience working with 19th century masonry and cast iron technologies.

Consultants wishing to be considered must provide separate submittals for each facility. Submittals shall include, at a minimum, the following items that will be the criteria for review and selection: 1. Include a list of professional references relevant to the mentioned projects. 2. List of completed projects of similar scope and complexity indicating your organization's experience and capability in historic renovation construction work for the referenced project. 3. Primary staff of consultants, such as mechanical engineers, structural engineers, and any other specialized consultants, who will be working on this project. 4. Provide names, qualifications and lists of completed projects for your consultants. 5. Identify specific experience in the design of similar projects. Adequately represent in-house staff assigned to the referenced project or sub-consultants that will be assembled as part of the design team. The submission of qualifications does not require proposal costs for professional services. **The fee will be negotiated after the interviews, based upon professional qualifications and final scope of work and time required.**

Three copies of your qualifications should be delivered to the offices of Landmarks Association to the Attention: Andrew Weil. The address is listed [BELOW](#). **EVALUATION:**

Each firm will be evaluated on the basis of the following criteria: 1. The specialized experience and technical competence of the firm with respect to the type of service required. 2. The capacity and capability of the firm to perform the work in question, including specialized services, and time limitations for the completion of the project. 3. The past record of performance of the firm with respect to such factors as control of costs, quality of work, and ability to meet schedules. 4. The firm's proximity to and familiarity with the area in which the project is located. 5. Each organization submitting proposals for



the referenced projects should reflect all past experience with Affirmative Action goals and the inclusion of Minority and Women Business Enterprises (MWBE). Please submit information concerning past participation efforts and a description of efforts proposed for this project. SELECTION PROCESS: Upon review of submitted information, Landmarks will develop an architectural 'short list' of approximately three firms to be interviewed who best fulfill the established criteria in this document. Please note it is important that the amount of information submitted is not more than what has been requested

ADDITIONAL PROVISIONS

1. An architect that fails to respond to any request for information may be deemed non-responsive and its proposal may not be considered for the award.
2. Submission of a proposal in response to this RFP is certification that you, your company, and any subcontractor is not currently debarred, suspended, proposed for debarment, declared ineligible, or otherwise excluded from submitting proposal. Landmarks reserves the right (a) to terminate the proposal process at any time; (b) to reject any or all proposals; (c) to change the schedule and dates for responses, interviews and other dates; and (c) to waive formalities and minor irregularities in the proposals received. Landmarks further reserves the right to conduct a pre-award survey of any firm under consideration to confirm any of the information furnished by the firm or to require other evidence of managerial, financial, technical and other capabilities, the positive establishment of which is determined by Landmarks to be necessary for the successful performance of the contract. Landmarks further reserves the right to cancel or amend this RFP at any time and will attempt to notify recipients accordingly.

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Figure 1: “White” and “Red” Water Towers





Figure 2: Location of Towers Relative to Each Other

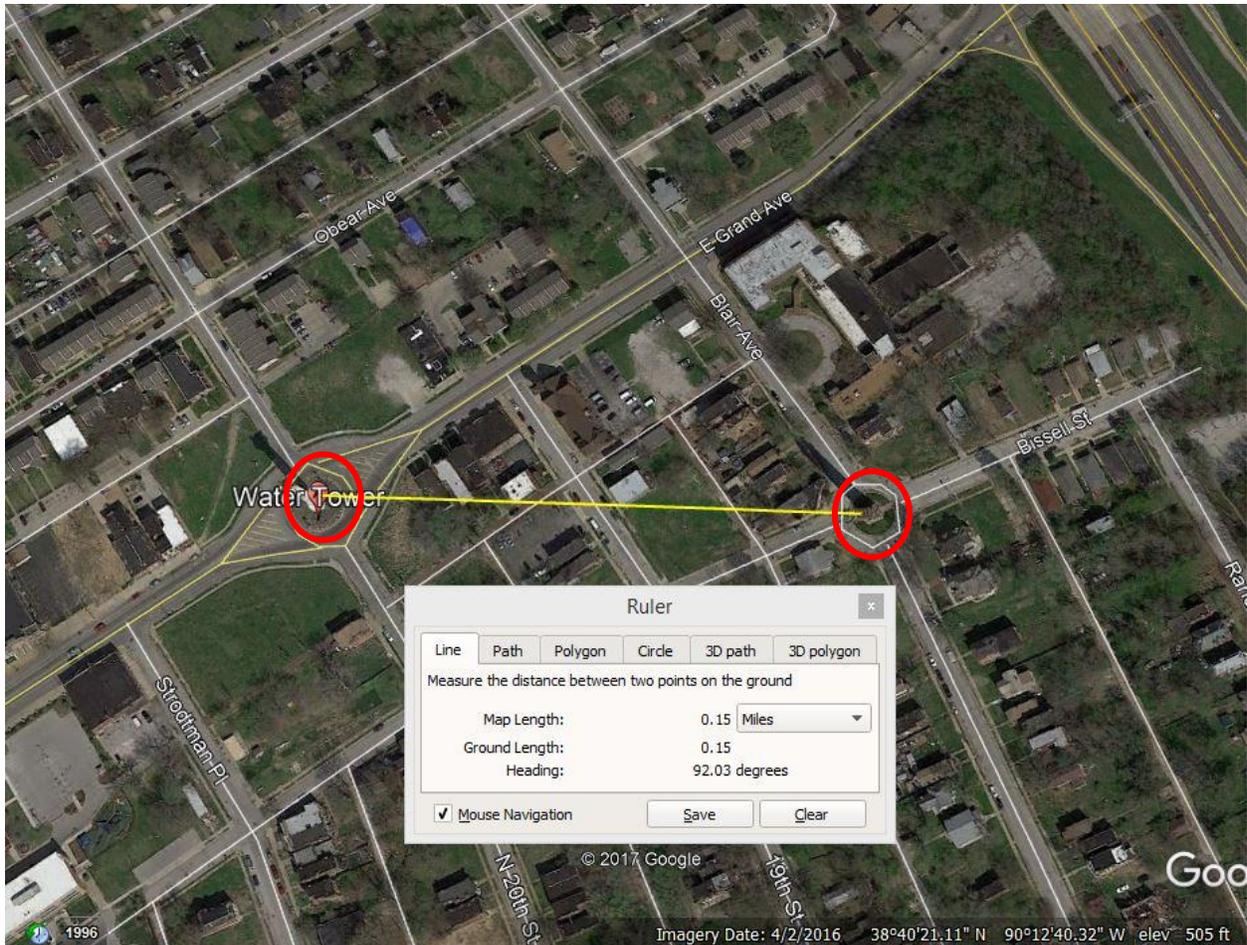




Figure 3: Location of Towers within St. Louis

