



REQUEST FOR PROPOSALS (RFP)
510 WEST 6TH STREET – LAMBRITE-ILES-PETERSEN HOUSE
PROPERTY PURCHASE AND BUILDING AND SITE REHABILITATION

The City of Davenport is currently accepting proposals for the purchase of the building and site rehabilitation of the property located at 510 West 6th Street. The Lambrite-Iles-Petersen House, which was constructed in 1857, is located within both the Historic Hamburg National Register District and the Historic Hamburg Local Landmark District (see Exhibits A, B and C).

Over the past several years, the property has experienced neglect and disrepair. The City acquired the property with the intention of transferring it to an entity, firm or individual, which would facilitate the preservation and rehabilitation of the building and site.

Proposals received via the competitive bidding process will be reviewed by an evaluation committee comprised of City Staff and selected representatives with experience in historic preservation.

METHOD

This solicitation is a Request for Proposals (RFP). Proposals will be reviewed by a Selection Committee that will evaluate each proposal according to the selection criteria outlined in the RFP. Interviews may be requested with one or more entities/firms responding to the RFP.

Award of this contract, if any, will be to the entity, firm or individual deemed best qualified, in accordance with the selection criteria, to perform the services outlined in this RFP and other services as deemed necessary by the City.

Proposals will be opened at the date and time specified and each firm responding will be recorded as a respondent. Proposal content, including pricing, will be kept confidential until award of the contract.

The City may reject any proposal not in compliance with all prescribed public bidding procedures and requirements and may reject any or all proposals. The City reserves the right to waive any requirement or condition of the RFP upon finding that it is in the public's best interest to do so.

INQUIRIES

All requests for clarifications or interpretations shall be made in writing and shall be emailed to purchasing@ci.davenport.ia.us. Inquiries shall contain the firm's name, contact person and fax number and be titled "**510 WEST 6TH STREET – LAMBRITE-ILES-PETERSEN HOUSE PROPERTY PURCHASE AND BUILDING AND SITE REHABILITATION- RFP #15-67**". Deadline for inquiries is November 26, 2014 at 12:00 noon CST. Responses to all inquiries will be posted in the form of an addendum on the City's

website and faxed or emailed to all vendors that have returned their Bid/RFP Registration form on or before December 1, 2014 at 4:00 p.m.

PROPOSALS DUE

Sealed electronic proposals will be accepted by the City of Davenport Purchasing Division at <http://davenport.ionwave.net> no later than **December 5, 2014 at 2:00 p.m.** Interested parties must be registered on the City's eBidding system in order to submit a proposal. There is no charge to become a registered vendor of the City.

Emailed, hard copy, or faxed proposals are not acceptable.

BACKGROUND

The City of Davenport has a long historic preservation tradition and has an adopted Historic Preservation Ordinance governed largely by an appointed Historic Preservation Commission. The Lambrite-Iles-Petersen House is located within both the Historic Hamburg National Register District and the Historic Hamburg Local Landmark District. Over the past several years, the property has experienced neglect and disrepair. The City heightened awareness of the significance of this property individually listed it on the Davenport Register of Historic Places in 2012 and successfully listed it on Preservation Iowa 2013 Most Endangered Properties. The City acquired the property with the intention of transferring it to an entity, which would facilitate the preservation and rehabilitation of the building and site.

The Lambrite-Iles-Petersen House was built for Joseph Lambrite c. 1857. In 1851 Joseph Lambrite arrived in Davenport and along with S.S. Hillett, partnered with Strong Burnell in a large saw and planning mill on Front Street, between Scott and Ripley Streets. The mill was very lucrative; however, it failed in 1858 due to the financial panic in 1857. Lambrite lost most of his fortune in the financial collapse, listing his net worth as \$100 personal property and no real estate owned in the 1860 federal census.

Thomas Iles purchased the property after it was briefly owned by several men c. 1859-1863. Iles was Chief Surgeon for the Confederate Prison Camp on Government Island. Dr. Iles was a prominent physician and surgeon in Davenport and resided in the house for more than 20 years.

John H.C. Petersen bought the property in the mid-1880s and resided there until his death in 1910. Petersen operated J.H.C. Petersen and Sons at 123 West 2nd Street, which was the largest department store in the City of Davenport.

The Lambrite-Iles-Petersen House is a unique surviving early example of the Italianate Villa style in Davenport. In fact, it was Davenport's first dwelling in this style. In contrast to the block-like form of the Italianate, the Villa style emphasized asymmetry. However, the Villa was similar to the Italianate with respect to details such as the arched openings, decorative window hoods and wide bracketed eaves. The Lambrite-Iles-Peterson House contains an irregular form with a shallow pitched gable roof and a tower. It has finely detailed wood brackets and window hoods. The house contains quoins and rustication imitating dressed stone. Although a front porch and rear service addition were added, it still displays its basic original form and details (see Exhibit D).

The Lambrite-Iles-Petersen House was designed by John Crombie Cochrane. Cochrane was born in New Boston, New Hampshire in 1833. At seventeen Cochrane left his father's farm to take employment by dry good merchants in Beverly, Massachusetts and subsequently, Boston, Massachusetts. He later returned to his boyhood home to recuperate from an illness. While there, he was determined to become an architect. After completing his studies, he was employed by W. D. Clark, Esq., of Nashua,

New Hampshire, practicing engineer and architect. In 1855 he moved west residing in Davenport, Iowa for two months before reaching Chicago, Illinois. He was employed as draftsman in the office of Edward Burling, architect. After nine months, he moved back to Davenport, Iowa where he established an office. Cochrane moved to St. Louis, Missouri in 1857 during the financial panic where he established an office. In 1864, Cochrane returned to Chicago and resided there until his death in 1887.

J.C. Cochrane designed several noteworthy buildings in the City of Davenport, such as the Scott County Courthouse, which was located at 416 West 4th Street, the Burtis House, located was located at the corner of East 5th Iowa Streets, the Metropolitan Block, which was located at the corner of 2nd Street Brady Streets and the residences of J.L. Davies and W. Renwick, which are located at 901 Tremont Avenue. In 1865, the legislature of the Illinois awarded him the design of the State House at Springfield. He also designed the new Iowa State House in company with his partner. Cochrane's design was selected in 1885 for the construction of the Scott County Court House, which was located at 416 West 4th Street. However, Cochrane died in 1887 before the court house was completed.

There are also the following significant features in the landscape that represent the work of master craftsmen:

- The front stone retaining wall along West 6th Street;
- The grand stone stair case that proceeds up toward the house, with landings and resting areas interspaced to coincide with several terraced levels of the lawn;
- The large stone retaining wall with buttresses located behind the house that supports the alley and
- The terraces of the lawn, in rounded swirling form, rising up level by level from the top of the retaining wall at West 6th Street.

Click this link for the Gateway Redevelopment Group's write up for the property:

<http://grgdavenport.org/510%20W%206th%20St/510%20W%206th%20St.htm>

SCOPE OF WORK

The City of Davenport is seeking to transfer the property to an entity, firm or individual, which would facilitate the preservation and rehabilitation of the building and site.

Rehabilitation shall be undertaken in such a manner as to retain as much historic integrity as possible. The City requires that the rehabilitation project be conducted as an Iowa Historic Tax Credit Project. In addition to helping to offset the cost of the project, this process will require State Historic Preservation Office (SHPO) plan approval and project review-and adherence to the Secretary of the Interior's Standards for Rehabilitation. The Standards emphasize the retention and repair of historic materials. Where existing materials are too deteriorated to be repaired, the replacement material should be the same as the original. In the case of wood material on the exterior of the building, it is critical to select a wood species that is naturally rot resistant. Common treated lumber will not be acceptable. Notably, the site features of the historic property are significant even though tax credits cannot be obtained for these features. The City requires all rehabilitation and slope stabilization of the site, including retaining walls, stairs, sidewalks, terraces and grade contour to be reviewed and approved by SHPO. The City requires that the Historic Preservation Commission review and approve any rehabilitation of the building (interior and exterior) and site.

The City requires an architectural survey evaluation and report detailing significant interior finishes, along with recommended treatments for preservation and restoration of these finishes by a qualified architectural conservator.

While not required, the City encourages that an individual National Register of Historic Places nomination be prepared and submitted to the State Historical Preservation Office so that the exceptional significance of the property can be documented and recorded. The City requires that the entity, firm or individual not object to an individual National Register of Historic Places nomination.

The City requires a historic preservation agreement between the City and the awarded entity, firm or individual, which would be in effect during the rehabilitation period.

It shall be demonstrated that the entity, firm or individual has a clear understanding of historic rehabilitation and has significant experience with the rehabilitation of historic properties utilizing historic tax credits. It shall also be demonstrated that the entity, firm or individual has the financial capacity to complete the rehabilitation and the building site in a timely manner.

The City desires to recuperate its costs to acquire and clean the property. Therefore, all of the contents on the property and within the building will be transferred to the awarded entity, firm or individual.

On November 25, 2014 and November 26, 2014, the City will allow interested entities, firms or individuals to inspect the property and the interior of the building. Please email your intent to visit the property to cwhitaker@ci.davenport.ia.us no later than November 24, 2014 at 5:00 p.m. in order to set an appointment for a visit.

SELECTION CRITERIA

Finalists shall be scored on a 100 point scale based on criteria that include:

- Clear understanding of historic rehabilitation and relevant experience with the rehabilitation of historic properties utilizing historic tax credits. (25 points)
- The financial capacity to complete the rehabilitation and the building site in a timely manner (25 points)
- Proposed methodology for the project including a project budget and schedule, which includes commencement and completion dates (25 points)
- Purchase Price (15 points)
- Clarity of Presentation (10 points)

PROPOSAL REQUIREMENTS

Proposals should contain the following information, which shall be submitted in an electronic format document with sections delineated as follows. Attach your proposal under the "Response Attachments" tab.

1. A brief history of the entity, firm or individual that will be involved with the project, which includes the names of principals, key persons, or associates.
2. Demonstration of qualifications and experience in the field of historic preservation. Include a description of similar projects completed: giving names, addresses, and phone numbers of project contacts.

3. Description of the proposed methodology for the project including a project schedule, which includes commencement and completion dates.
4. A preliminary budget and list of funding sources necessary to rehabilitate the building and site.
5. Description of the construction methods, standards, and techniques to be used to rehabilitate the building and site.
6. Description of which local, State, and federal regulatory reviews and entitlement processes will need to be addressed along with a description of how all minimum housing and any other code issues will be addressed.
7. Purchase price of the property and all of the contents on it and within the building.

Failure to provide the above information may disqualify the proposal as non-responsive.

*****If your proposal has any proprietary information,**

include that under a separate cover and label it clearly. ***

Proposals Not Confidential

Under Iowa Open Records Law, Chapter 22 of Iowa Code; *Disclosure of Proposal Content, "Examination of Public Records,"* all records of a governmental body are presumed to be public records, open to inspection by members of the public. Section 22.7 of the Iowa Code sets forth a number of exceptions to that general rule, establishing several categories of "confidential records". Under this provision, confidential records are to be kept confidential, "unless otherwise ordered by a court, by the lawful custodian of the records, or by another person duly authorized to release such information". Among the public records which are considered confidential under this Iowa Code provision are the following:

- Trade secrets which are recognized and protected as such by law.
- Reports to governmental agencies which, if released, would give advantage to competitors and serve no public purpose.

Under Chapter 22 of the Iowa Code, the City, as custodian of the proposal submitted in response to a Request for Proposals or Qualifications, may, but is not required to, keep portions of such proposals confidential under either of the above exceptions (#3 and #6 in the Code). If a responding individual or firm determines that a portion or portions of its proposal constitute a trade secret, or should otherwise be kept confidential to avoid giving advantage to competitors, a confidentiality request may be submitted with the proposal identifying which portion or portions of the proposal or bid should be kept confidential and why. The burden will be on each individual proposer to make such confidentiality request and to justify application of a confidentiality exception to its proposal. The City will not under any circumstance consider the entire proposal to be a confidential record.

If a request is thereafter made by a member of the public to examine a proposal including the portion or portions thereof for which a confidentiality request has been made, the City will so notify the proposer and will keep confidential that portion of the proposal covered by the confidentiality request, pending action by the proposer requesting confidentiality to defend its request. In that notification, the proposer requesting confidentiality will be given not more than 5 calendar days within which to file suit in Scott County District Court seeking the entry of a declaratory order and/or injunction to protect and keep confidential such portion of its proposal. Absent such action by a proposer requesting confidentiality, and absent the entry of a court order declaring such portion or portions of the proposal confidential, the entire proposal will be released for public examination.

If the process for selecting the best proposal, or most qualified firm, includes two or more evaluation stages, in which proposals are evaluated at each stage and the field of competing proposals is reduced, all proposals submitted shall be kept confidential, pursuant to Section 22.7 of the Iowa Code, subsection 6 cited above, until completion of the final stage of the evaluation process in order to avoid giving advantage to competing proposers. Upon completion of the final stage in the evaluation process, all competing proposals shall be subject to disclosure, if not otherwise determined confidential as above provided.

Other Provisions

Signature by Responsible Party. All proposals must be signed with the firm name and by a responsible officer or employee authorized to transact business on behalf of the firm, partnership or corporation. No consultant may assign or transfer any legal or equitable interest in his proposal after the date and hour set for the receipt of proposals.

City's Rights Reserved. The City reserves the right to accept or reject any or all proposals in whole or in part, to waive any irregularities in any proposal, to accept the proposal which, in the judgment of the City is most advantageous to the City and to re-advertise if desired.

Conflict of Interest. The consultant agrees that it presently has no interest, and shall acquire no interest, direct or indirect, that would conflict in any manner or degree with the performance of its services hereunder. The consultant further agrees that, in the performance of the agreement, no person having any such interest shall be employed.

Interest of Public Officials. No member, officer or employee of the City during this tenure or for one year thereafter, shall have any interest, direct or indirect, in this proposal or the proceeds thereof.

Indemnification. The consultant agrees to protect, defend, indemnify, and hold harmless the City, its elected and appointed officials, agents and employees from and against any and all liability, damages, claims, suits, liens, and judgments, of whatever nature, including claims for contribution and/or indemnification, for injuries to any person or persons, caused by consultant's proposals or subsequent submittals.

Consultant's obligation to protect, defend, indemnify, and hold harmless, as set forth hereinabove, shall include any matter arising out of any actual or alleged infringement of any patent, trademark, copyright or service mark, or any actual or alleged unfair competition, disparagement of product or service, or other business tort of any type whatsoever, or any actual or alleged violation of trade regulations.

Ownership. All documents and materials prepared pursuant to this proposal are the property of the City of Davenport. The City of Davenport shall have the unrestricted authority to publish, disclose, distribute and other use, in whole or in part, any reports, data or other materials prepared under this process.

Verbal Agreement. No verbal agreement or conversation with any elected or appointed official, agency or employee of any of the parties involved, either before, during or after the submittal of this proposal shall affect or modify any of the terms or obligations herein contained, nor shall such verbal agreement or conversation entitle the consultant to any additional compensation or consideration whatsoever under the terms of this Request for Qualifications.

Changes. The City of Davenport may, from time to time, request changes in the Request for Qualifications issued, to be performed hereunder. Such changes shall be incorporated in written amendments to this Request for Qualifications.

Anti-Discrimination. The consultant shall not discriminate against any person or applicant for employment because of race, color, creed, religion, sex, national origin or ancestry, age, marital status, physical or mental disability, political beliefs or affiliations, or sexual orientation.