

Proposal Submitted By:



**Deutsch
Associates**

HISTORIC

REGISTER

NOMINATIONS

SUPERIOR, ARIZONA

Submitted to:

Town of Superior

October 16, 2000

DA # 00312.00



Deutsch Associates (DA) proposes to provide the Town of Superior with architectural services throughout the duration of the project that will include coordination of these services.

PROJECT UNDERSTANDING

DA proposes to prepare standard nomination forms and necessary supporting documents for approximately 124 structures within three Districts for the Town of Superior. We will provide the completion of the Historical Nomination forms and photographs of all buildings within the Superior Commercial Historic District, Magma Heights District and the Magma Copper Company Smelter Historic District suitable for submission to Washington D.C.'s National Register. The nominations shall be based on the 1988 report of historical significance of these properties. We will also record any significant deviations from our 1988 report. Together with the Town of Superior, Dr. Glenn Wilt and DA, we will determine the priority of the nominations based on the historical significance and contribution to the Town of Superior.

PROJECT APPROACH

- Base the Services on the Inventory produced by DA in 1988
- Prepare forms for nomination of historic buildings identified in the 1988 Report to the National Register of Historic Places using the forms provided by the U. S. Department of Interior through the State Historic Preservation Officer (SHPO) for the State of Arizona.
- The nominations of buildings will be divided into 5 groups - (1) West along Main Street to High School St.; (2) Properties along Magma from Main to Magma Heights; (3) 17 properties of Magma Heights from High School St. to Magma Avenue.
- DA will visit each property to (a) record significant deviations from the 1988 DA report, (b) record each facade (building exterior wall) by digital photography; and (c) prepare the form for the property or district, based on the on-site findings and photographs.
- The priority of the nominations are to be as mutually determined by the Town of Superior and Dr. Glenn Wilt together with DA.

Included will be four meetings with the Arizona SHPO's office. Added meetings will be billed on and hourly basis.

SCOPE OF SERVICES

DA will provide the personnel to support the concept development, budget, and schedule for the project. The appropriate consultants will be under the direction of DA as optional services. DA will coordinate the work and will include all documents for the cost analysis, municipal approvals, and construction.

The following services will be provided

- I. Project Administration Services
- II. Evaluation Services
- III. Final Nomination Documenting



I. PROJECT ADMINISTRATION SERVICES

DA will consult with Dr. Wilt and the Town of Superior, research applicable criteria, attend meetings, communicate with Dr. Wilt and the Town of Superior, and issue conference notes. DA will coordinate the services provided by DA with those provided by Dr. Wilt and the Town of Superior.

Under this scope, we will:

1. Organize, along with The Town of Superior, an initial meeting to establish the parameters of the project.
2. Schedule two (2) interviews with State Historic Preservation Officer (SHPO) to understand the nomination process. Additional interviews shall be charged hourly.
3. Meet twice with key personnel to document various perspectives on the historical significance. Additional meetings shall be charged hourly.
4. Research buildings and interview local historical resources to:
 - Evaluate construction types of the project.
 - Establish the historical value.
 - Determine the need for added information to complete nominations.
5. Research municipal ordinances and have one (1) interview with community planning and development personnel to determine structure benefits and relationships to the community.
6. Submit documents to Dr. Wilt and the Town of Superior at intervals appropriate for purposes of evaluation and approval. DA shall be entitled to rely on approvals received from Dr. Wilt and the Town of Superior in the further development.

II. EVALUATION SERVICES

DA will provide an evaluation of the information researched to Dr. Wilt and the Town of Superior.

Under this scope, we will:

1. Assist you with site nomination and evaluation.
2. Establish the historical design character based on research of similar structures, The Town of Superior's input and surrounding community development.
3. Establish project construction time period and significance of the building to the history of Superior.
4. Document all meetings with conference notes.
5. Work with you to establish schedules and to prioritize the nominations according to historical significance.



III. FINAL NOMINATION DOCUMENTING

Final documents will be prepared consisting of reports, nomination forms and photographs setting forth final detail of the requirements for the completion of the project.

Under this scope, we will:

1. Work closely with Dr. Wilt and the Town of Superior to take full advantage of their knowledge of historical conditions and construction techniques.
2. Finalize the detailing of reports for the project.
3. Work with the municipal authority on nomination approvals.
4. Process and review all forms.
5. Prepare written clarifications of the documents.
6. Assist in design of Monument Plaques up to 10 hours of professional design service time.

SUPPORTING SERVICES

The following are to be provided by The Town of Superior:

1. A single point of contact
2. Clearly defined needs.
3. Responses to queries and project reviews in a mutually acceptable time frame.
4. Target deadlines.
5. Known historical information, ownership's etc.
6. Site dimensions from plat drawings and legal descriptions.
7. Definition and description of properties.

OPTIONAL SERVICES

DA will be pleased to provide a proposal on additional services, if desired. These services may be charged for as a negotiated lump sum fee based on the task requirements, or on an hourly basis. All optional services will require written authorization by Dr. Wilt and the Town of Superior.

Available services include, but are not limited to, the following:

1. Additional Survey areas of other Districts or individual properties not listed in the scope of work i.e., a district of properties of the Kellner Avenue and Neary Avenue from Main St to Copper Street; a district of properties of Lobb Avenue and Garrott Avenue from Main Street to Copper street, including any properties along Mine Avenue.
2. Services of a Historian.



3. Additional services for Architectural documentation resulting from incomplete site or geotechnical documentation.
4. Modifications due to hidden or undocumented conditions.

REIMBURSABLE EXPENSES

The following is an itemization of reimbursable expenses that are considered to be outside the scope of this agreement. These expenses will be billed at each invoice as they occur:

1. Plotting, photographing and printing expenses, including, but not limited to, digital photography for nomination forms.
2. Postage, handling, and delivery charges.
3. Long distance telephone charges.
4. Travel expenses to and from Superior from the DA offices.
5. Government agency review fees.
6. Fees, if any, for nominations.

Reimbursable expenses are charged at a multiple of 1.1 times the expenses incurred by the Architect, the Architect's employees, and consultants in the interest of the project.

Reimbursables are estimated to be \$500.00. If conditions result in the actual amount exceeding this estimate, you will be notified in advance with the reason and updated estimate.

PAYMENT SCHEDULE

A retainer of fifteen percent (15%) will be required to start the project. The retainer fees will be credited to the final invoice.

Fees billed are due immediately and shall bear 1-1/2% per month interest on amounts not paid within 30 days.

In the event that the current monthly bill is not paid within 30 days, DA may elect not to expend any additional time until a satisfactory agreement is reached. This may also include withholding submittals to agencies.

Nomination Forms will not be released for submittal unless all fees have been paid to date.

LIMITATION OF LIABILITY

DA's liability for any cause, or combination of causes, is in the aggregate limited to an amount no greater than the fee earned under this agreement.



COMPENSATION

The services stated above shall be on a lump sum fee basis. Services will be billed every four weeks on a percentage of completion basis after authorization to proceed.

Expenses for optional services and reimbursable expenses will be added to each request for payment. Standard hourly billing rates for DA are as attached (Exhibit A). Standard hourly rates for our consultants will be established after the selection of the project team or at the initiation of Programming.

Compensation is based upon a minimum of General Services and 1 additional grouping.

Should Project extend over 12 months beyond the notice to proceed, Project is subject to additional compensation.

	DESCRIPTION	FEE DISTRIBUTION
	General Services	\$2,331.00
	Main Street	\$4,278.00
	Magma Heights	\$5,815.00
	Magma Company Smelter Historical District	\$1,398.00
	High School Street	\$3,318.00
	TOTAL	\$17,140.00

In addition to paid compensation, DA will contribute as "in-kind" for matching funds a sum of approximately \$11,500 of time by Edward J. Wimmer, AIA serving as architect for this Project.

ACCEPTANCE

This proposal is hereby accepted and agreed to on this the _____ day of _____, 20____ by all parties signing below. It is understood that a formal A.I.A. Owner/Architect Agreement will be executed for each individual project.

If this proposal is acceptable, please indicate by signing below.


Proposed By:

Accepted By:

Bernard Deutsch Associates, Inc.

Company Name

Client Name



 Signature

Signature



DEUTSCH ASSOCIATES
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Principal	\$125.00
Senior Project Director	115.00
Senior Project Architect	95.00
Senior Project Manager	88.00
Assistant Project Manager	73.00
Project Architect/Manager	83.00
Interior Designer	68.00
Job Captain	73.00
Senior Drafter	63.00
Drafter	53.00
Information Processing	50.00
Reimbursables	Cost + 10%
Field Observation	\$350.00/trip

EDWARD J. WIMMER, AIA
Senior Project Director



As **Senior Project Director**, Ed will oversee the production of the National Register of Historic Places Nomination Forms and will be responsible for historical architecture assessments and documenting.

Ed is a registered architect in Arizona, and currently is involved in architectural projects involving historical properties such as a remodeling in the historic Blome Building at Northern Arizona University in Flagstaff and investigating feasibility of restoring the historic original Jewish Temple in Phoenix, Arizona, as well as many other commercial, institutional, and educational projects.

Prior to joining DA, Ed was a Principal in the firm of Linscott, Haylett, Wimmer & Wheat in Kansas City, MO. While with this firm, he worked on numerous historical architecture projects ranging from investigation and National Register nomination of both individual properties and districts to renovating and designing additions to historical buildings. During this time Ed served on the Historic Kansas City Foundation Architectural Review Board, Westport Community Citizen's Advisory Planning Group, and Kansas City Landmarks Commission Advisory Board as well as a volunteer for the Kansas City Museum.

To study and to analyze the architectural fabric, and the evolution of interweaving architectural activity on the original architecture, requires patience and skills similar to those of a forensic investigator. Ed has worked with the State Preservation Office and other regulatory authorities to establish at the outset the criteria, vintage and other parameters which make up the program for an undertaking historical building documentation, renovation, and preservation projects. Ed understands the Federal and State regulations pertaining to preservation projects as well as the concerns and issues of citizen groups and property owners involved in these projects.

The experience gained by Ed in the preservation of many historical architectural projects combined with the personal involvement in participating in the preservation activities as the Preservation Officer for the Kansas City Chapter of the American Institute of Architects provides a comprehensive view of the architectural preservation field. The concerns of governing authorities - - federal, state and local - - as well as the client who often are volunteers with limited time but great interest are all known and experienced. Ed's experience in historical architecture includes the research, documenting, specifying and administering of the reconstructing of buildings as part of the preservation and renovation process.

Following represent the historical renovation or preservation projects for which **Edward John Wimmer, AIA** has been the architect/designer.

BATY HOUSE - Kansas City Art Institute - Kansas City, Missouri

Renovation/remodeling of 6,900 square feet of a three story historic mansion providing space for Liberal Arts Classrooms and faculty offices, the Slide Library and the Academic Resource Center.

COATES HOUSE HOTEL - Kansas City, Missouri

Feasibility study/proposal for the remodel of this historic (circa 1887) hotel in downtown Kansas City, Missouri. The scope included a master plan and cost estimates for

EDWARD J. WIMMER, AIA
Senior Project Director



remodeling the hotel into condos on the upper floors and small retail shops on the entry level. The project also included documentation for Historic Preservation Certification, Part Two.

CURTIS HOUSE/HISTORICAL MUSEUM - Kansas State Historical Society

Architectural feasibility analysis to determine the methods and work required to restore and develop the turn-of-the-century Topeka home (of Charles Curtis, vice president of the United States under Herbert Hoover) into a museum for the Kansas State Historical Society. Services included the architectural requirements and costs to accomplish and the analysis of foundation, structural, exterior brick walls, cut stone walls and cornices, roof repairs, mechanical/electrical upgrading and all interior finishes.

EIGHT HISTORICAL COMMERCIAL BUILDINGS - Kansas City, Missouri

Initial architectural survey of eight buildings and the preparation of nomination forms for three of these buildings to the National Register of Historic Places.

HISTORIC RESIDENCES - Fort Leavenworth, Kansas

Architectural services for HVAC modifications to historic officers quarters and other historic buildings at Ft. Leavenworth such as the Old Post Chapel. These buildings are on the National Register of Historic Places. Alterations and improvements were made in an effort to upgrade the safe use of the building, energy efficiency, electrical, and general maintenance. The original character of the buildings were preserved.

GREAT REBIRTH OF OLD WESTPORT - Kansas City, Missouri

A twelve block area of individual property ownership in the Westport area of Kansas City, Missouri, studied and planned for historic rehabilitation and preservation.

HARRIS-KEARNEY HOUSE - Kansas City, Missouri

A classic revival two-story residence constructed in 1855 in the Westport area being restored as a house-museum and meeting center for the Westport Historical Society. Included were historic structure reports, administration of State/Federal-aided construction, and construction/decoration authentication.

PIERCE STREET HOUSES - Kansas City, Missouri

A survey and report on preservation and refurbishing potential for a block of architecturally significant circa 1910 houses in the Rockhill District for the University of Missouri-Kansas City.

STATEHOUSE DOME RESTORATION - State of Kansas in Topeka

Study and report on the feasibility of restoring the copper roof on the state house dome.

EDWARD J. WIMMER, AIA
Senior Project Director



WESTPORT BANK - Kansas City, Missouri

An award winning example of returning an 1890 vintage building from a "modernized" facade consistent with the original period and with the preservation efforts underway on surrounding property.

TROLLY BARN – Overland Park, Kansas

Preparing measured drawings and historical research, documenting needed reconstruction and refurbishing, and preparing a feasibility study for the renovation of an historical stone trolley barn, circa 1930, into a community meeting place.

Brooke L. Bogart, AIT (Architect in Training)



Having graduated from Arizona State University's College of Architecture, much of Brooke's studies were specific to Arizona's unique history. This background combined with her understanding that a community's growth is directly related to its history such that we must look to the past to plan for and enhance the future as well as to better understand the present. As a strong creative and originaive individual, with a great respect for the surrounding environment and cultural traditions, Brooke depends on this understanding to be sensitive and responsive in her work.

◆ *Project Experience*

Northern Arizona University Blome Building Interior Remodel Flagstaff, AZ

Constructed between 1919 and 1920 this building sits in the historic area of Northern Arizona University. As part of the interior remodel, we are working with the State Historic Preservation Office to ensure compliance with the registry regulations.

Elias Rodriguez Residence Tempe, AZ

Constructed around 1882, Brooke researched this historic residence during her studies at Arizona State University. She developed a historic overview of the use of the property from 1882 to the present through newspaper articles and photo records.

◆ *Education*

Bachelors of Science in Design Major –Architecture; Arizona State University

◆ *Professional Registrations/Affiliations*

Associate member of American Institute of Architects
Valley Forward Organization
City of Tempe Design Review Board alternate

Shauna Schubert-Perry



Shauna is a Native of Arizona with strong roots in the History of Superior. Her family traveled with the wagon trains out of Colonial Garcia Chihuahua Mexico and made their home in the Town of Superior. Shauna's Grandfather, Henry Arrowsmith a well-respected community member, ran in several elections for Pima County and the Town of Superior. Included in his run for offices was Sheriff of Pima County in 1935 and Constable in 1936. As an employee of the Magma Mines, like many other miners, her grandfather fell ill with Silicosis and subsequently died in the mines from this disease. Several Children, including her Father were born and educated in Superior before relocating to Mesa. Previous to Shauna's Grandfather's passing, he built his family a modest home. The home built is today still standing and occupied near the Magma Heights District.

Shauna has proven herself to be a very dedicated, detailed oriented and professional employee of Deutsch Associates. With a personal interest for the Town of Superior, Shauna's role will be the photographing and documentation of the respective properties to help preserve the strong heritage of the deepest and richest copper lode sites in the country, Arizona's own Town of Superior.

Shauna has had an interest in photography for the last 17 years and as an amateur photographer has developed her talents through private instruction, and self-teaching. Her ability to capture detail, feeling and effortlessly distil a content of inspiring, memorable yet unique aspects through her photography are very apparent.