

Response to the City of Lawrence Request for Proposals to Utilize \$50,000.00 Historic Preservation Grant Funds within the City of Lawrence

I. Project Overview

The City of Lawrence is requesting the \$50,000 Grant Funds to assist the City in four historic resources protection projects. The City of Lawrence is responsible for the preservation and maintenance of several significant historic structures and places within the City of Lawrence. Different departments within the City strive to maintain historic resources within department budgets. Currently, the City has needs beyond the constraints of department budgets to preserve significant historic resources within the City. Specifically, the City has immediate needs to acquire funding for:

A. Holding Vault at Oak Hill Cemetery Stabilization and Repair

Adjacent to the John Palmer Usher Vault in Oak Hill Cemetery, the Holding Vault at Oak Hill Cemetery was constructed between 1865 and 1884 as a receiving vault to temporarily intern bodies while the final internment destination was prepared. The exterior is constructed of limestone on all sides and the roof, with stone sizes varying from 46" x 15 ½" to 54" x 16". The door is made of steel. The overall size of the structure is 19' x 26' and approximately 500 square feet. The structure is in danger of demolition. Oak Hill Cemetery is eligible for listing in the Lawrence Register with the Holding Vault as a contributing structure to the property. The Lawrence Parks and Recreation Department is responsible for the maintenance of Oak Hill Cemetery. This project is not funded at this time. Funding request: **\$42,960**.

B. Carnegie Building Roof

The Carnegie Building was constructed in 1904 as the Lawrence City Library. The 1937-1938 addition was a Public Works Administration project. (Originally the Federal Emergency Administration of Public Works, the PWA was created in 1933 and closed in 1943 and was a separate agency from the Works Progress Administration - WPA.) The structure was used as the City Library until 1972 and as the Lawrence Arts Center until 2002. It is now a multi-purpose building with offices, rental spaces and a museum. The main parapet wall on the 1904 structure is in danger of collapse and the roof needs to be replaced. The Carnegie Building is listed in the National Register of Historic Places and is eligible for listing in the Lawrence Register of Historic Places. The Lawrence Parks and Recreation Department is responsible for the maintenance of the structure. Funding request: **\$50,000**.

C. Santa Fe Station

The Santa Fe Station was constructed in 1955 as the Lawrence passenger station for the Santa Fe Railroad. The depot is an excellent example of modern architecture and was designed by Warren Corman and Warren Jones. The structure is still used as a passenger station for AMTRAK. The station is in need of an overall rehabilitation to prepare it for continued use and to make it ADA accessible. Site work is also proposed to add parking and landscaping. The Santa Fe Station has been determined eligible for listing in the National Register of Historic Places and the Lawrence Register of Historic

Places. The City Manager's Office is coordinating the rehabilitation of the structure. This project is partially funded through a Transportation Enhancement grant. Funding request: **\$50,000**.

D. Breezedale Monument Restoration

The Breezedale Monuments were constructed in 1909-1910 as entrance markers to the Breezedale addition developed by Charles Sutton. The markers are constructed of the same stone used in the first houses built in the subdivision. Originally, the large metal sculptures had light fixtures and each monument had a bench seat integrated into the monument with metal letters spelling "Breezedale." Currently there is no maintenance schedule for the monuments and the east monument is in danger of collapsing. The Breezedale Monuments are listed as contributing structures to the Breezedale Historic District, National Register of Historic Places and are eligible for listing in the Lawrence Register of Historic Places. The Planning and Development Services Department and the Public Works Department are working on the restoration of the monuments. This project is partially funded through a Transportation Enhancement grant. Funding request: **\$16,000**.

Timing is critical for all four of these projects. Two of the projects, the Santa Fe Station and the Breezedale Monuments, have received Transportation Enhancement grants and the City is seeking funding for the matching portion of the grants. The timing for the Carnegie roof project and the Holding Vault is critical to stop water infiltration into the structures.

II. Scope of Work

A. Holding Vault at Oak Hill Cemetery Stabilization and Repair

1. Property Site Address: Oak Hill Cemetery, 1605 Oak Hill Avenue, Lawrence
2. Owner Information: City of Lawrence, Parks and Recreation Department, contact Mark Hecker
3. Project Scope: The project will include the cleaning, repointing and repair of the exterior stone of the vault.
4. Schedule of costs to complete the project: The base bid to complete the project is \$42,960. This includes the repair of damaged stone.
5. Timeline for completing the project: Masonry work must be undertaken when the temperature is above 40 degrees Fahrenheit or cold weather measures must be undertaken. The proposed budget does not allow for cold weather measures. Work will start in the spring of 2014 with a target completion date of Memorial Day (May 26, 2014).
6. Statement of how the project furthers historic preservation in the community and meets the purpose of the "Conservation of Historic Resources Code," Chapter 22 of the City Code. The stabilization and repair of the Holding Vault furthers historic preservation in the community and meets the Statement of Purpose of Chapter 22 by preserving a historic structure that is significant to the history of Lawrence and preserving a contributing structure to the Oak Hill Cemetery property.
7. Statement on the ability of the applicant to complete the proposed project with the funding requested and timeline offered. The City of Lawrence has an excellent reputation for completing projects within the timeframe projected. With a funding source secured, the City will request proposals and negotiate a contract with the successful bidder to meet the project timeline.
8. A list of projects similar in scope to the proposed project that have been completed in the last three years. The City of Lawrence has not undertaken a project similar to this in the past three years. For projects that involve the restoration or rehabilitation of historic resources, the City of Lawrence has typically engaged specialists in the specific discipline needed to complete the project in accordance with the Secretary of the Interior's Standards for Rehabilitation. As part of the contractor selection process, the City requires the submission of similar projects and references.
9. Plans, elevations, graphics, etc. to graphically represent the project. See Attachment A - project summary, photos and a proposal from Pishny Restoration Services.

B. Carnegie Building Roof

1. Property Site Address: Carnegie Building, 200 W 9th Street, Lawrence
2. Owner Information: City of Lawrence, Parks and Recreation Department, contact Mark Hecker

3. Project Scope: The project will include Phase 2 of the plan to repair the parapet walls and replace the roof. (See attached Project Phasing Plan) Phase 2 is the restoration of the parapet wall on the south (main) elevation of the building.
4. Schedule of costs to complete the project: Phase 2 cost is estimated at \$100,000.
5. Timeline for completing the project: Masonry work must be undertaken when the temperature is above 40 degrees Fahrenheit or cold weather measures must be undertaken. The proposed budget does not allow for cold weather measures. Phase 2 work will begin in summer of 2014 and will be completed by fall of 2014.
6. Statement of how the project furthers historic preservation in the community and meets the purpose of the "Conservation of Historic Resources Code," Chapter 22 of the City Code. The repair of the Carnegie Building roof furthers historic preservation in the community and meets the Statement of Purpose of Chapter 22 by preserving a historic structure that is significant to the history of Lawrence and is listed in the National Register of Historic Places.
7. Statement on the ability of the applicant to complete the proposed project with the funding requested and timeline offered. The City of Lawrence has an excellent reputation for completing projects within the timeframe projected. With a funding source secured, the City will request proposals and negotiate a contract with the successful bidder to meet the project timeline.
8. A list of projects similar in scope to the proposed project that have been completed in the last three years. The City of Lawrence has completed Phase 1 of this project which included the removal of the decorative finial and temporary measures to prevent water infiltration into the building.
9. Plans, elevations, graphics, etc. to graphically represent the project. See Attachment B - project phasing plan, Review Drawings, and Field Report.

C. Santa Fe Station Rehabilitation

1. Property Site Address: Santa Fe Station, 7th Street, Lawrence
2. Owner Information: BNSF working with the City of Lawrence, contact Diane Stoddard, City Manager's Office
3. Project Scope: This project is a historic preservation project for the Santa Fe Station, a historic train depot that actively serves Amtrak and houses a work area for the BNSF crew. The project will preserve the interior, make the facility ADA accessible and also complete site improvements, including a new parking lot on the east side of the building, and landscaping.
4. Schedule of costs to complete the project: Hernly Associates, Inc. estimated the total project cost of preserving the Santa Fe Station at \$1.53 million. The work is split into two main categories, site work and building work. The total cost of the site work is estimated at \$436,554.42. The majority of the estimated project cost, \$1,096,531.82, is allocated for interior and exterior improvements to the building. The projected cost for the exterior of the building is \$320,268.80, and the projected cost for the interior of the building is \$776,263.02. The total for

the proposed building and site work is \$1,533,086.24. A TE grant will pay for a portion of the project and the City is seeking \$50,000 for required matching funds.

5. Timeline for completing the project: KDOT has stated that they are going to bid the project in September 2014, with bid award in October 2014. It is anticipated that the project will commence around December 2014 and take 6-9 months to complete.
6. Statement of how the project furthers historic preservation in the community and meets the purpose of the "Conservation of Historic Resources Code," Chapter 22 of the City Code. The rehabilitation of the Santa Fe Station furthers historic preservation in the community and meets the Statement of Purpose of Chapter 22 by preserving a historic structure that is significant to the history of Lawrence.
7. Statement on the ability of the applicant to complete the proposed project with the funding requested and timeline offered. The City has accepted the KDOT grant funds. In order to access the grant funds, the timeline indicated above must be met.
8. A list of projects similar in scope to the proposed project that have been completed in the last three years. The City successfully completed a similar project on the Union Pacific Depot.
9. Plans, elevations, graphics, etc. to graphically represent the project. See Attachment C - graphics.

D. Breezedale Monuments Restoration

1. Property Site Address: Breezedale Monuments, 23rd and Massachusetts Street, Lawrence
2. Owner Information: Right of Way, City of Lawrence, contact Scott McCullough, Planning and Development Services Department
3. Project Scope: This project would repair and restore the Breezedale monuments to their historic appearance as shown in the attached 1912 photograph. This project will have a significant visual impact on this important focal point for the City and enhance the gateway entrance to historic Downtown Lawrence.
4. Schedule of costs to complete the project: Rehabilitation of the monuments, including engineering, is estimated at \$60,000. A TE grant will pay for 80% (\$44,000) of the construction costs - \$55,000. The City is seeking funding for the \$5,000 engineering costs associated with the project and \$11,000 matching funds. Total City request for this project is \$16,000.
5. Timeline for completing the project: TE grants will bid in 2014 with work completed as soon as possible. It is anticipated that the project will be completed in the summer of 2015. Masonry work must be undertaken when the temperature is above 40 degrees Fahrenheit or cold weather measures must be undertaken. The proposed budget does not allow for cold weather measures.
6. Statement of how the project furthers historic preservation in the community and meets the purpose of the "Conservation of Historic Resources Code," Chapter 22

of the City Code. The rehabilitation of the Breezedale Monuments furthers historic preservation in the community and meets the Statement of Purpose of Chapter 22 by preserving historic structures that are significant to the history of Lawrence and preserves contributing structures to the Breezedale Historic District listed in the National Register of Historic Places.

7. Statement on the ability of the applicant to complete the proposed project with the funding requested and timeline offered. The City of Lawrence must complete the project within the specified timeframe to utilize the TE grant funds.
8. A list of projects similar in scope to the proposed project that have been completed in the last three years. The City has not undertaken a project similar to this in the past three years. For projects that involve the restoration or rehabilitation of historic resources, the City of Lawrence has typically engaged specialists in the specific discipline needed to complete the project in accordance with the Secretary of the Interior's Standards for Rehabilitation. As part of the contractor selection process, the City requires the submission of similar projects and references.
9. Plans, elevations, graphics, etc. to graphically represent the project. See Attachment D - photos.