



January 20, 2025

Notice of Request for Qualifications (RFQ) for Architectural Services for Rehabilitation of the Retablo Facade, San Xavier del Bac

## **I. Overview**

Over the next several years, Patronato San Xavier intends to move forward with major rehabilitation projects across the mission campus, including the rehabilitation of the Retablo Facade and Convento. We are in the process of developing a short list of qualified architects that will be invited to provide proposals for the design and construction contract administration of the future improvements. We would like to invite your team to submit qualifications for consideration. This is a qualifications-based selection process. Neither design proposals nor fee proposals are required at this time.

## **II. Background**

Patronato San Xavier (PSX) is a non-denominational, non-sectarian 501(c)(3) corporation with a mission that supports the preservation of San Xavier del Bac Mission church located at 1950 W San Xavier Rd, about nine miles south of Tucson, Arizona. PSX funds and directs ethical conservation, conducts scientific research, and conveys the significance of Mission San Xavier del Bac, a National Historic Landmark, in the community of Wa:k, part of the Tohono O'odham Nation. Built between 1783 and 1797, the site is significant for its exemplary Spanish Colonial architecture and Baroque decoration. Today, the mission represents an intersection of faith, tradition, and culture and holds a deep spiritual meaning to those who worship there. In addition to the 18th century church building, the mission campus includes several other outbuildings ranging in age, some of which are historically significant. San Xavier del Bac still hosts daily mass, is staffed by and home to members of the Order of Franciscan Friars Minor and is one of the most visited tourist destinations in Arizona.

Since 1978, PSX has supported the preservation of the mission church, focused on an extensive campaign to restore the interior artwork and remove Portland-cement-based renders on the building's exterior to be replaced with traditional lime-sand plaster. Now, as we work to develop and implement a regular maintenance schedule for the church, we are focusing on parts of the structure and campus that have not seen comprehensive treatment in several decades.

### **III. Scope of Work**

PSX is seeking Statements of Qualifications from registered architects in the State of Arizona to provide architectural conservation services for the Retablo Facade Rehabilitation Project. Patronato values the increased levels of responsiveness and local conditions knowledge typically provided by Southern Arizona firms, and desires to maximize local business participation using local workforces, thereby improving economic and employment conditions in Southern Arizona.

Patronato requires that the Firm/Team provide a leadership presence to the Design Firm/Team throughout the design and construction phases of the project. This presence must be available for any required meetings, and must be fully authorized to make decisions and commit to Design Firm/Team. During the design and construction phases the Architect, or a duly authorized member of their team, should be readily available on-site in Tucson on a day-to-day basis to attend meetings and have the authority to make decisions as part of the Retablo rehabilitation team.

#### **Retablo Facade Rehabilitation Project**

Patronato San Xavier was recently awarded a Semiquincentennial grant from the National Park Service to carry out the rehabilitation of the Retablo Facade, the decorative portal surrounding the front entrance to the church.

Phases of the project were outlined in the grant proposal and key contractors for architectural conservation services, engineering, woodworking, and general contracting have already been identified and approved by the NPS.

To round out the project, we are seeking additional services that would work together and in collaboration with the existing consultants and contractors. We are seeking:

- An architect or firm familiar with historic preservation treatment standards and having experience with similar building types involving both structural work and conservation of original decorative finishes;

- An engineer well-versed in historic preservation, amenable to solutions requiring minimal intervention;
- Architectural conservators specializing in the fabrication and replication of statuary. Familiarity with similar materials (lime plaster, low-fire brick and stone) and construction techniques are preferred.

The selected Firm/Team will work in collaboration with our assembled team of conservators, specialists, and PSX staff to achieve the following major goals of this next project:

1. Oversee a structural assessment of the retablo and its cast stone replica *estipite* columns and propose treatment options for their reconstruction and reinstallation.
2. Provide assistance, input, and architectural services as necessary alongside conservation team, tasked with evaluating the design, materials, and reconstruction of other key components, including statuary and the wooden balcony.
3. Provide design documents, bidding assistance, and construction contract administration for the rehabilitation of the retablo facade.

#### **IV. Project Background**

San Xavier del Bac's ornamental façade is primarily composed of low-fired sculpted brick coated in a lime-based render, painted with pigments suspended in what was likely a protein-based binder. New materials have been introduced during various interventions, most notably, an extensive restoration campaign undertaken in the 1950s led by architect Eleazar Herreras and Fr. Celestine Chinn. The work executed included repairing areas of substantial loss, most notably the projecting cornices supporting the *estipite* columns that had collapsed over the previous century and a half, reinstalling cast stone replicas of all ten engaged columns, making minor repairs to statuary and sculptural relief, and applying layers of varying thickness of a cementitious render to the majority of the surface.

While the material itself does not seem to pose a major risk to the underlying original finishes, in some areas the underlying original plaster is friable and in need of consolidation. The cementitious coating applied during the 1952 restoration campaign obscures the majority of the sculpted relief. The material was more heavily and uniformly applied on the bottom third of the façade. Three of the four statues that sit within the four niches, received a heavier treatment (the statues in the lower east and west niches and in

the upper east niche). The statue at the broken pediment, which had deteriorated over time, has since been completely obscured and modified to be used as a flagpole. In some areas, particularly on the upper third of the façade, the material appears to have a sandier consistency and to have been more hastily applied.

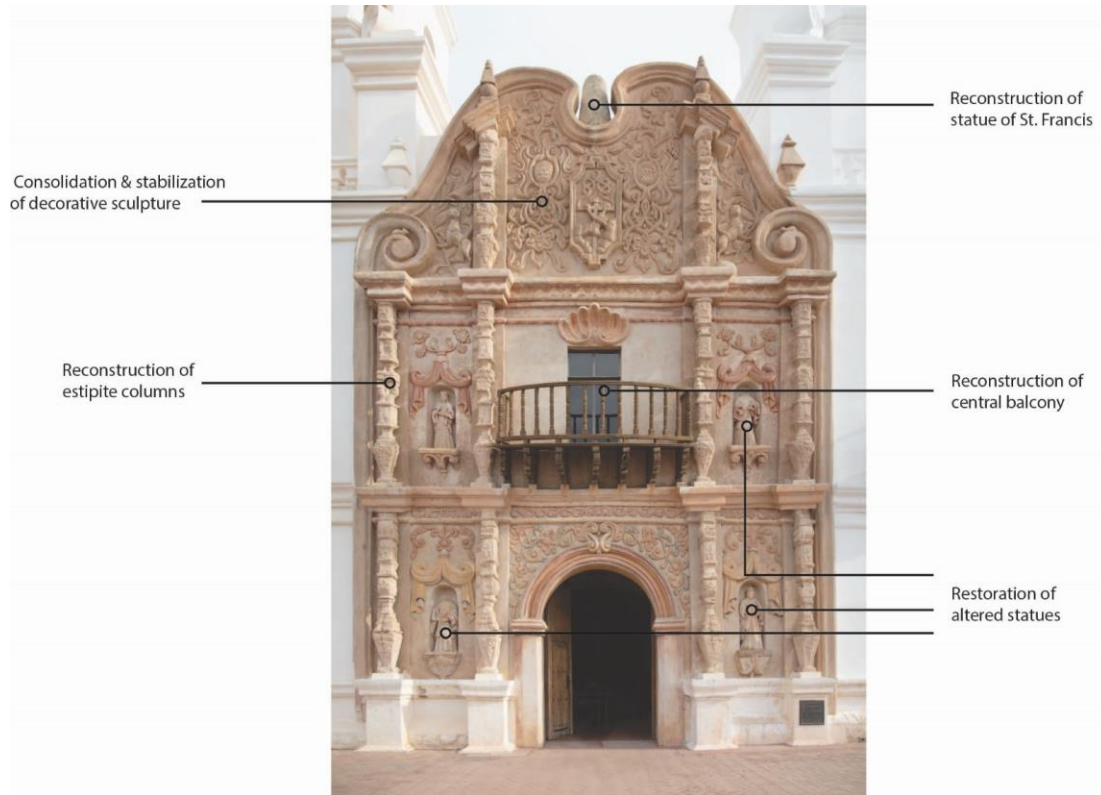
A 2008 assessment performed by Architectural Conservator Anthony Crosby found that while the overall condition of the façade appeared to be good, there were areas that needed to be addressed, including: monitoring of larger, vertical cracks for movement; repair of small non-structural cracks and fissures that have opened in original surface materials or at the interface between original materials and repairs; developing a better understanding of the sequence and extent of visible repair campaigns; identifying areas where the original finish is visible; identifying the more serious areas of deterioration; and investigating the façade's structural performance.

Some cleaning tests and material analysis were carried out following Crosby's report by conservators Tim Lewis and Matilde Rubio of Tohono Restorations. These tests found that the thickness of the cementitious coating varied greatly across the surface of the façade and identified pigments in the original surface coatings.

In 2021, study of the retablo facade resumed. Archival material including transcriptions of correspondence, compilation of previous reports and studies, and compilation of historic photographs was carried out by PSX Conservation Project Manager Starr Herr-Cardillo. A condition assessment of the decorative relief and surfaces was carried out by Tohono Restorations, consultant Frida Mateos, and PSX staff in the fall of 2021. While the scaffolding enabled access, the estipite columns were given a preliminary assessment by Engineer Mel Green. In February and March of 2024, a pilot treatment was carried out by Tohono Restorations in collaboration with PSX staff to: 1) remove patches of the 1953-applied cement plaster, 2) consolidate friable historic base coat plaster below with nanolime, and 3) fill losses and areas of mechanical damage with a cactus mucilage-amended lime/sand repair mortar. These studies informed the proposal outlined in the Semiquincentennial grant application, which outlines the following project scope and schedule.

## V. Project Tasks

The following annotated photograph of the San Xavier retablo facade outlines the general project tasks included in this scope:



## VI. Project Schedule

- Phase I, winter 2024-25: Consolidation and stabilization of ornamental relief (underway)
- Phase II, winter 2024-25: Structural assessments: balcony, statue, estipite columns (teams identified, archival materials compiled)
- Phase III, Spring 2025-Fall 2025: Planning and Design: balcony, statue, estipite columns
- Phase IV, Fall 2025-Spring 2026: Structural Conservation: addressing structural relief elements, other statuary, aesthetic refinements, and installation of balcony beams
- Phase V, Winter 2026-Spring 2027: Fabrication and Install: balcony, columns, statue

## **VII. Project Budget**

The overall anticipated project budget for the Retablo Facade Rehabilitation Project is 1.5 million dollars, though this may be subject to change due to discovered conditions, the extent of treatment deemed necessary, and materials used.

## **VIII. Historic Preservation Standards**

All work performed at the Mission shall conform to the US Secretary of Interior's Standards for the Treatment of Historic Properties (STHP) and Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings; STHP Guidelines for the Treatment of Cultural Landscapes; and STHP Guidelines on Sustainability for Rehabilitating Historic Buildings.

US Preservation law recognizes specific periods of significance for historic sites, while Native Americans may believe that defining a specific period of significance is inappropriate, as historic and pre-historic sites are considered sacred and therefore timeless. Historic preservation standards and Tribal beliefs/needs must both be taken into account. Collaborative engagement and compromise among the Mission stakeholder groups allows project plans to meet the intent of Section 106 of the Historic Preservation Act, with some flexibility. It is acknowledged that aspects of the STHP may run counter to cultural practices of the Tohono O'odham community. Where conflicts exist, the cultural values of the tribal community should be allowed to overrule the federal guidelines on preservation. Community members and the Tribal Historic Preservation Office (THPO) will review the various STHP guidelines and identify any conflicts that should be acknowledged.

## **IX. Required Coverage**

### Commercial General Liability

1. The Architect shall maintain Commercial General Liability insurance with a limit of not less than \$1,000,000 for each occurrence with a \$1,000,000 Products/Completed Operations Aggregate and a \$1,000,000 General Aggregate Limit. The policy shall include coverage for bodily injury, broad form property damage, personal injury, products and completed operations and blanket contractual coverage including, but not limited to, the liability assumed under the indemnification provisions of the contract which coverage will be at least as broad as Insurance Service Office, Inc. Policy Form CG 00011093 or any replacements thereof. The

coverages shall not exclude X,C,U. Such policy shall contain a severability of interest provisions, and shall not contain a sunset provision or commutation clause, nor any provision which would serve to limit third party action over claims. The Commercial General Liability additional insured endorsement shall be at least as broad as the Insurance Service Office, Inc.'s Additional Insured, Form B, CG 20101185, and shall include coverage for the Architect's operations and products and completed operations.

2. If required by the contract, the Architect subletting any part of the work, services or operations awarded to the Architect shall purchase and maintain, at all times during prosecution of the work, services or operations under the contract, an Owner and Architect's Protective Liability insurance policy for bodily injury and property damage, including death, which may arise in the prosecution of the Architect's work, service or operations under the contract. Coverage shall be on an occurrence basis with a limit not less than \$1,000,000 per occurrence, and the policy shall be issued by the same insurance company that issues the Proposer's Commercial General Liability insurance.

## **X. Submission Requirements**

1. Statements of Qualifications are due February 21, 2025 by 3:00pm MST and must be submitted digitally to:

**Miles Green**

**Executive Director**

Patronato San Xavier

miles@patronatosanxavier.org

and

**Starr Herr-Cardillo**

**Director of Preservation**

Patronato San Xavier

s.herrcardillo@patronatosanxavier.org

All communications and questions concerning the RFQ must be directed via email to Starr Herr-Cardillo, s.herrcardillo@patronatosanxavier.org.

2. Please include the following information;

- Cover Letter highlighting the Firm/Team's unique qualifications for this project. Also indicate the name, telephone number, and email address for the primary point-of-contact.
- Firm Description, history and key qualifications related to this project including Arizona State Board of Technical Registration and their ability to meet the NPS Professional Qualifications Standards (<https://www.nps.gov/articles/sec-standards-prof-quals.htm>)
  - Describe your firm's experience working as part of a collaborative, multi-disciplinary team in addressing preservation challenges.
  - Describe your firm's experience with the Historic Preservation Fund or similarly federally funded projects
- Identify Key Individuals from the Firm and all key Subconsultant Members of the Team, who will be assigned and contractually obligated to this project, during the pre-construction and construction phases. Include those individuals who will be assigned to the project to help provide responsiveness and knowledge of local conditions.
  - Please provide a short narrative of how your Firm/Team will maximize local participation, including a description of local team member roles and responsibilities that will be included in your local teaming agreement.
  - Provide an organizational chart that graphically represents the intended roles, responsibilities, authorities, and relationships.
  - Identify Key Sub-consultants who will be part of your team and their qualifications related to this project including how they meet the NPS Professional Qualifications Standards (<https://www.nps.gov/articles/sec-standards-prof-quals.htm>)
- Project Profiles of a minimum of 3 similar projects your Firm/Team that provide examples of how unique requirements and circumstances comparable to those of this project, have previously been successfully addressed. Describe each project by providing the specific information requested below:
  - Brief narrative of the project, including any unique feature(s) relevant to this project
  - Visual images that illustrate the features and character of the project



- Key team members who are proposed for involvement in this project
- Project location
- Project size (in gross square feet)
- Project scope
- Project’s historic status
- Cost (original construction budget and final construction budget)
- Construction delivery method (CM@R, design-bid-build, design-build, etc.)
- Client reference (provide full name, title/position, and email)
- All members of the Firm/Team must make a commitment to providing timely and responsive service to the project, regardless of their Firm’s/Team’s geographic proximity to or distance from the campus.
  - Describe how the Firm/Team will ensure that the project and the Patronato are thoroughly supported from the earliest planning stages through all stages of the projects.
  - Describe your approach to working cooperatively and responsively with the many associated stakeholders.
  - Describe your Firm/Team’s clear understanding of the project goals and requirements associated with providing the services and the sensitivity of working at Mission San Xavier, including use of the Secretary of the Interior’s Standards for the Treatment of Historic Properties and working with diverse stakeholders.
- Resumes of Key Personnel

Submissions should be no longer than 20 pages, excluding CV/Resumes.

3. Submissions will be evaluated by a review panel including representatives from the Patronato San Xavier Staff and Conservation Committee, Tohono O’odham Tribal Historic Preservation Office (THPO), and the State Historic Preservation Office (SHPO). The following is the selection criteria and scoring for RFQ statements:

Firm Description & Team Qualifications	30 points
Collaborative Project Management Experience	20
Comparable Project Examples	30
Project Understanding	10
Overall Proposal Quality	10

TOTAL MAXIMUM POINTS

100 points

In addition, preference will be given to Firms/Teams that demonstrate experience in:

- Consultation with multiple and diverse partners in the design-construction process, including SHPO, affiliated tribes, object conservators, etc.
- Attendance at the pre-submittal site visit.

#### **XI. RFQ Schedule**

RFQ posted:	January 20, 2025
Pre-Submittal Site Visit:	January 31, 2025, 3pm 1950 W. San Xavier Rd, Tucson AZ 85746
Pre-Submittal Zoom:	February 3, 3:00pm MST
ZOOM LINK:	<a href="https://us02web.zoom.us/j/84769891882">https://us02web.zoom.us/j/84769891882</a>
Questions to Patronato due:	February 7, 2025 by 3:00pm MST
Submittal due date:	February 21, 2025 by 3:00pm MST
Panel Review begins:	February 24, 2025
Notification of Review Results (expected):	March 7, 2025
Firm Selection and Project Start Date:	March 15, 2025