



Request For Qualifications (RFQ) Addendum

RFQ Title(s): On-Call Architectural Services for San Xavier del Bac Mission; Architectural Services for Rehabilitation of the Retablo Facade, San Xavier del Bac

RFQ Issue Date: January 20, 2025

Addendum No.: 1

Addendum Date: February 6, 2025

Below is a compilation of the questions received by Patronato San Xavier (PSX) since issuing the RFQ on January 20, 2025 and PSX's responses.

1. Q: Is there a contracted lighting designer?

A: No, but we are looking at a lighting study with a lighting designer as a potential separate consultancy. The goal of the On-Call Architect RFQ is to have a professional/team on call to provide architecturally specific expertise to various teams of other specialists to address each of the projects outlined in the RFQ. However, we would encourage submitters to identify sub-consultants who specialize in the various project scopes that could be on their team, e.g. lighting designer, electrical engineer, environmental control specialists, etc.

2. Q: Are the costs included in the List of Priority Projects 2025-26 for professional design services, or total project costs?

A: Professional services only; implementation and construction costs would be separate.

3. Q: Is the Certificate of Insurance required to be included in the RFQ submittal?

A: The Certificate of Insurance will only be required at the time services are contracted and not required to be included in the submittal. However, the proposer

should provide a statement indicating their ability to provide applicable liability insurance at the time services are contracted.

4. Q: The RFQ schedule indicates a short turn-around between firms being notified and project start date; how realistic is this given the time needed for contract negotiations?

A: The RFQ schedule should be considered “proposed” with some flexibility around exact dates, but PSX is interested in contracting a vendor and initiating the projects as soon as possible.

5. Q: Will there be one on-call architect selected or various to complete the projects?

A: It will depend on the expertise and qualifications of the submitters to determine if we select one or various on-call architects for the individual projects.

6. Q: Is heating the mission church also an issue, or just cooling?

A: Yes, both heating and cooling strategies will be explored. Currently, there are no environmental control systems in the church sanctuary.

7. Q: Is there a comprehensive conditions assessment or Historic Structures Report of the mission complex?

A: No, but there was a survey conducted in 2019 that identified priority preservation needs which has guided projects along with needs identified by the parishioners.

8. Q: Does the Architect of Record need to be from Arizona?

A: No, but they would need to have an architect registered in AZ as part of their team who is available to meet on-site when required and have the authority to make decisions.

9. Q: If a pool of architects is selected for the On-Call HP consulting scope -- as was initially indicated -- would those architects have the opportunity to work together in collaboration, or only separately in isolation?

A: Possibly, depending on the nature of the work. We see this process as an opportunity to build an informed and qualified network of professionals that can assist in a multitude of ways, from responding to RFPs for specific projects, to providing guidance and advice.

10. Q: The RFQ's do not mention holding interviews with candidates as part of the selection process. Interviews are often revelatory and can communicate a lot more than written material. Just a thought -- would you consider scheduling an afternoon of interviews with the panel?

A: Yes, we will likely hold interviews. Depending on the number and quality of submissions we receive, we will request interviews with candidates later in the review process.

11. Q: Retablo Project: What's been the impact of Trump Administration's proposed freeze on federally funded projects?

A: We're staying in close contact with the grant program manager but there's been no official notification that we should proceed any differently than before. The grant also required matching funds which allows us to initiate the first phase without federal funding.

12. Q: Retablo Project: Is there a structural consultant already contracted or are we expected to provide that expertise on the team?

A: Similar to Question 1 above, we've been talking to some structural engineers but haven't committed to any one consultant or proposal.

All questions concerning this addendum may be addressed to Starr Herr-Cardillo, Director of Preservation, at 520-271-3014, s.herrcardillo@patronatosanxavier.org

Attachments:

1. 2025-2026 Priority Projects List
2. Pre-Submittal Zoom slides



2024-2026 Priority Projects

Rehabilitation of the Retablo Facade ~1.5 Million

- Funded by HPF Fund Semiquincentennial Grant + match (~90% funded)
- Estimated timeline: through 2027 with option to extend
- Includes stabilization of plaster, reconstruction of lost elements, removal of incompatible repair (where possible)
- On-site work will occur in phases during the workable season, roughly from November through March. The phases as outlined in the grant proposal (subject to adjustment as project progresses) are:
 - Phase I, winter 2024-25: Consolidation and stabilization of ornamental relief
 - Phase II, winter 2024-25: Structural assessments: balcony, statue, estipite columns
 - 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

Interior Climate & Environmental Comfort Study ~10-50K

- With global warming, summer temperatures are reaching all-time highs for longer periods of time and summertime temperatures inside the church are becoming untenable. The building's thermal mass, which has historically been an asset in terms of climate regulation, becomes a liability if it is never able to cool down. This has moved beyond a comfort issue and is becoming a public safety issue.
- Received 10K for preliminary study from Tohono O'odham Nation.
- Goal to provide immediate solutions for summer 2025 (additional fans, building operation guidelines) and identify longer-term areas of research
- Working with Jonathan Bean, Director of Institute for Energy Solutions and Assistant Professor of Architecture at UA, to articulate needs and develop scope.
- Focus is on finding creative and safe ways to improve thermal comfort for church users without drastically altering the interior environment, which poses risks to the paintings and other materials.

Sacristy Door/Front Doors/Door maintenance, 30K Budget

- Funded by a private donation.
- Treatment plan for Sacristy door developed with Andrew Fearon of Heritage Conservation Collective in September '24. Analysis performed by Heritage Conservation Collective and treatment to be carried out by PSX staff.
- Front door treatment testing plan in development, tentatively slated for February 2025, in coordination with facade work.

Iron Cincinnati Bell & Friary bell treatment, staff time + materials

- Building on previous bell treatment research spearheaded by Nancy Odegaard, previously supported by NEH funding. These are the last bells to be treated.
- Treatment plan developed by Ron Harvey + Nancy Odegaard (pro bono)
- Treatment to be done in house winter 2025

Bells Workshop/TICRAT ~100K

- Part of an effort to develop a framework for a collaborative preservation partnership between Tumacácori National Historical Park & Mission San Xavier del Bac.
- Partnership with Tumacacori and Vanishing Treasures to offer two training workshops for participants from the southwestern United States and northern Mexico.
- Funded by the Southwest Border Resource Protection Program (U.S. National Park Service) ~50K awarded for each workshop
- TICRAT stands for *Taller Internacional de Conservación y Restauración de Arquitectura de Tierra* and is a binational workshop on adobe architecture. Will take place at Tumacacori and involve a visit to San Xavier.
- The bells workshop will share treatment protocols established at SXM by Nancy Odegaard and Ron Harvey and will treat the cast bronze bell at Tumacacori mission.
- Dates TBD

Space/Use Planning and Capital Needs Assessment for Museum and Granjon Wing

- Estimated cost ~25-50K
- Preliminary structural assessment in progress
- Need to develop RFP

Lighting System Upgrade

- Have been in communication with SHPO, Christian Monrad and Charles Stone
- Preliminary Design proposal estimated at \$85K
 - Will outline configuration, wiring upgrades, fixture needs, etc.



RFQ for On-Call Architectural Services

Key Dates & Deadlines

RFQ Posted: January 20, 2025

Pre-Submittal Site Visit: January 31, 2025

Pre-Submittal Zoom: February 3, 2025

Questions for Patronato due: February 21, 2025 by 3:00 PM MST

Submittal due date: February 28, 2025 by 3:00 PM MST

Panel review begins: March 7, 2025

Notification of review results (expected): March 21, 2025

Firm selection and start date: April, 2025



RFQ for On-Call Architectural Services

Priority Projects 2025-2026

- Rehabilitation of the Museum & Granjon Wings
 - Space/Use Planning
 - Capital Needs Assessment
- Lighting System Upgrade
 - Seeking a preliminary design proposal
 - May need to coordinate with electrical upgrade
- Interior Climate & Environmental Comfort Study
 - Identifying short & long term solutions to be implemented in phases



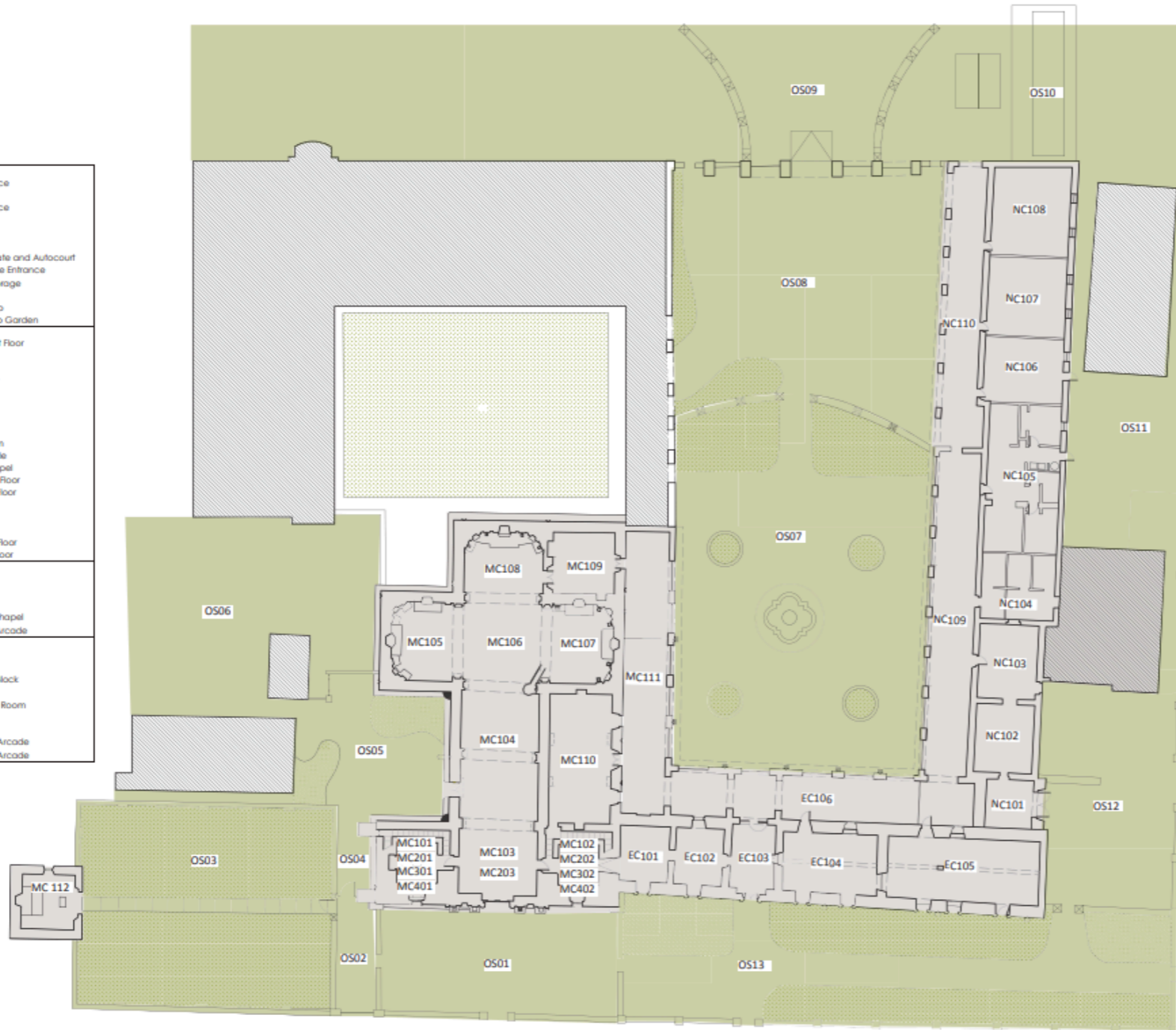
SAN XAVIER • PRESERVATION

Priority Projects

Rehabilitation of Museum & Granjon Wings

ROOM ID

(OS) Open Spaces	OS01 Atrium OS02 Transition Space OS03 Cemetery OS04 Transition Space OS05 W. Patio OS06 W. Friary Yard OS07 Patio OS08 Granjon's Gate and Autocourt OS09 Granjon's Gate Entrance OS10 School Bus Storage OS11 East yard OS12 Gift Shop Patio OS13 East Convento Garden
(MC) Mission Church	MC101 Baptistry MC102 East Tower 1st Floor MC103 Sotocano MC104 Nave MC105 West Transept MC106 Crossing MC107 East Transept MC108 Sanctuary MC109 Sacristy MC110 Chapter Room MC111 Sacristy Arcade MC112 Mortuary Chapel MC201 W. Tower 2nd Floor MC202 E. Tower 2nd Floor MC203 Choir Loft MC301 W. Bellry MC302 E. Bellry MC301 W. Tower 4th Floor MC302 E. Tower 4th Floor
(SC) South Convento	SC101 Museum SC102 Museum SC103 Zaguán SC104 A.V. Room SC105 Juan Diego Chapel SC106 E. Convento Arcade
(EC) East Convento	EC101 Gift Shop EC102 Gift Shop EC103 Gift Shop EC104 Parish Office Block EC105 Apartment EC106 Maintenance Room EC107 Kino Room EC108 Kateri Room EC109 N. Convento Arcade EC110 N. Convento Arcade



1 Space and Room ID Map
A-2 Not to Scale

Open Spaces Non-Historic/Out of Scope
Buildings



MISSION SAN XAVIER DEL BAC

1950 W San Xavier Rd.
Tucson, AZ 85746

PENN PRAXIS /
THE CENTER FOR ARCHITECTURAL CONSERVATION
The Stuart Weitzman School of Design
University of Pennsylvania

CONSERVATION MANAGEMENT PLAN
FOR SAN XAVIER DEL BAC

Star Herr-Cardillo, Project Manager
Dorcas Corchado, Research Associate
Caroline Dickensheets, Research Associate
Frank Matero, Project Director

SITE PLAN WITH SPACE ID

SOURCE: Adapted by Starr Herr-Cardillo from Bob Vint's
digital CAD drawings.

DRAWN BY: SHC, DCC

DATE: 09/02/19

A-2

2 of 7



Priority Projects

Rehabilitation of Museum & Granjon Wings





Priority Projects

Rehabilitation of Museum & Granjon Wings





Priority Projects

Rehabilitation of Museum & Granjon Wings





Priority Projects

Rehabilitation of Museum & Granjon Wings





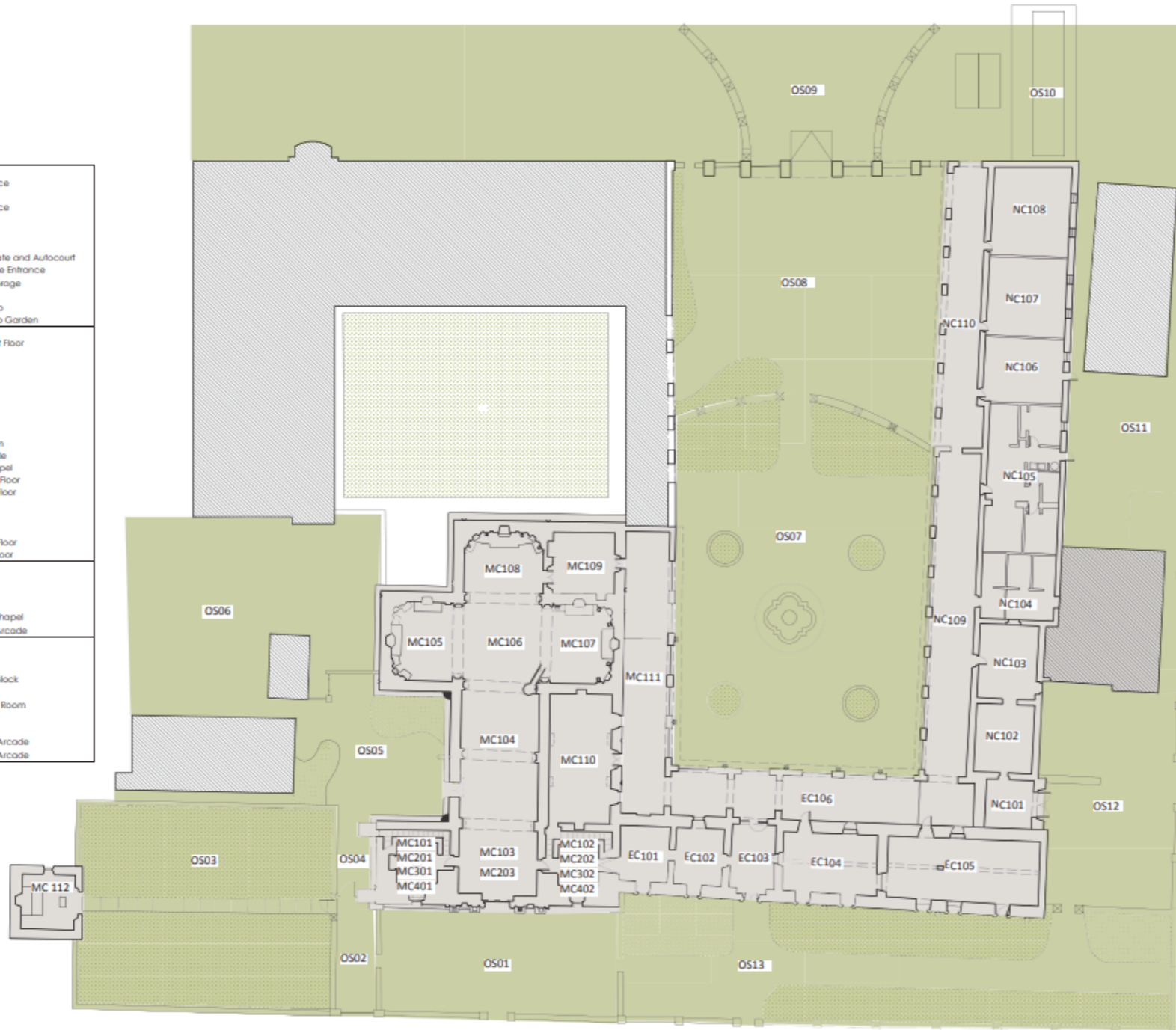
SAN XAVIER • PRESERVATION

Priority Projects

Rehabilitation of Museum & Granjon Wings

ROOM ID

(OS) Open Spaces	OS01 Atrium OS02 Transition Space OS03 Cemetery OS04 Transition Space OS05 W. Patio OS06 W. Friary Yard OS07 Patio OS08 Granjon's Gate and Autocourt OS09 Granjon's Gate Entrance OS10 School Bus Storage OS11 East yard OS12 Gift Shop Patio OS13 East Convento Garden
(MC) Mission Church	MC101 Baptistry MC102 East Tower 1st Floor MC103 Sotocano MC104 Nave MC105 West Transept MC106 Crossing MC107 East Transept MC108 Sanctuary MC109 Sacristy MC110 Chapter Room MC111 Sacristy Arcade MC112 Martyr Chapel MC201 W. Tower 2nd Floor MC202 E. Tower 2nd Floor MC203 Choir Loft MC301 W. Bellry MC302 E. Bellry MC301 W. Tower 4th Floor MC302 E. Tower 4th Floor
(SC) South Convento	SC101 Museum SC102 Museum SC103 Zaguán SC104 A.V. Room SC105 Juan Diego Chapel SC106 E. Convento Arcade
(EC) East Convento	EC101 Gift Shop EC102 Gift Shop EC103 Gift Shop EC104 Parish Office Block EC105 Apartment EC106 Maintenance Room EC107 Kino Room EC108 Kateri Room EC109 N. Convento Arcade EC110 N. Convento Arcade



1 Space and Room ID Map
A-2 Not to Scale

Open Spaces Non-Historic/Out of Scope
Buildings



MISSION SAN XAVIER DEL BAC

1950 W San Xavier Rd.
Tucson, AZ 85746

PENN PRAXIS /
THE CENTER FOR ARCHITECTURAL CONSERVATION
The Stuart Weitzman School of Design
University of Pennsylvania

CONSERVATION MANAGEMENT PLAN
FOR SAN XAVIER DEL BAC

Star Herr-Cardillo, Project Manager
Dorcas Corchado, Research Associate
Caroline Dickensheets, Research Associate
Frank Matero, Project Director

SITE PLAN WITH SPACE ID

SOURCE: Adapted by Starr Herr-Cardillo from Bob Vint's digital CAD drawings.

DRAWN BY: SHC, DCC

DATE: 09/02/19

A-2

2 of 7



SAN XAVIER • PRESERVATION

Priority Projects

Lighting System Upgrade





Priority Projects

Lighting System Upgrade

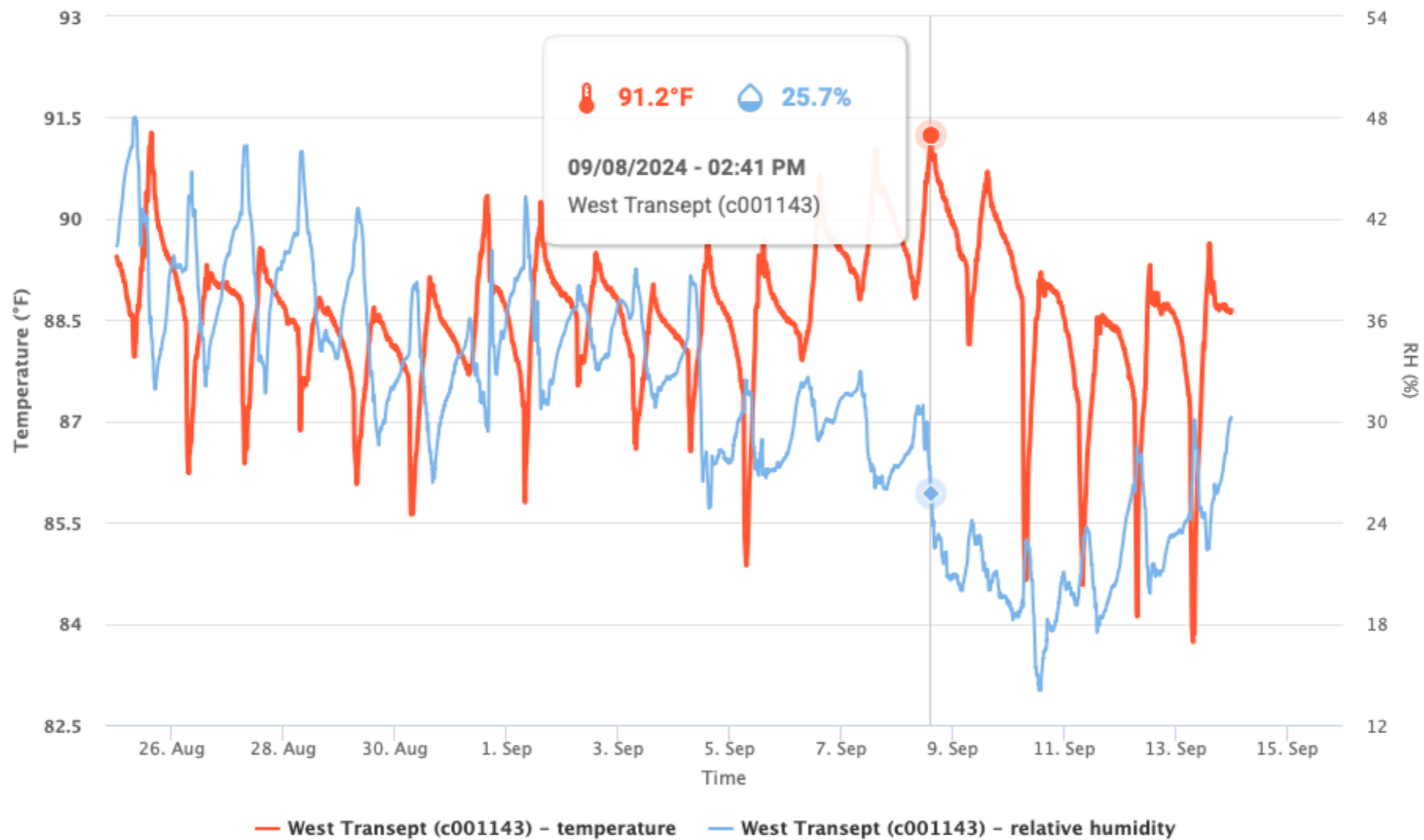




Priority Projects

Interior Climate & Environmental Comfort

CLIMATE





RFQ for Rehabilitation of the Retablo Facade

Key Dates & Deadlines

RFQ Posted: January 20, 2025

Pre-Submittal Site Visit: January 31, 2025

Pre-Submittal Zoom: February 3, 2025

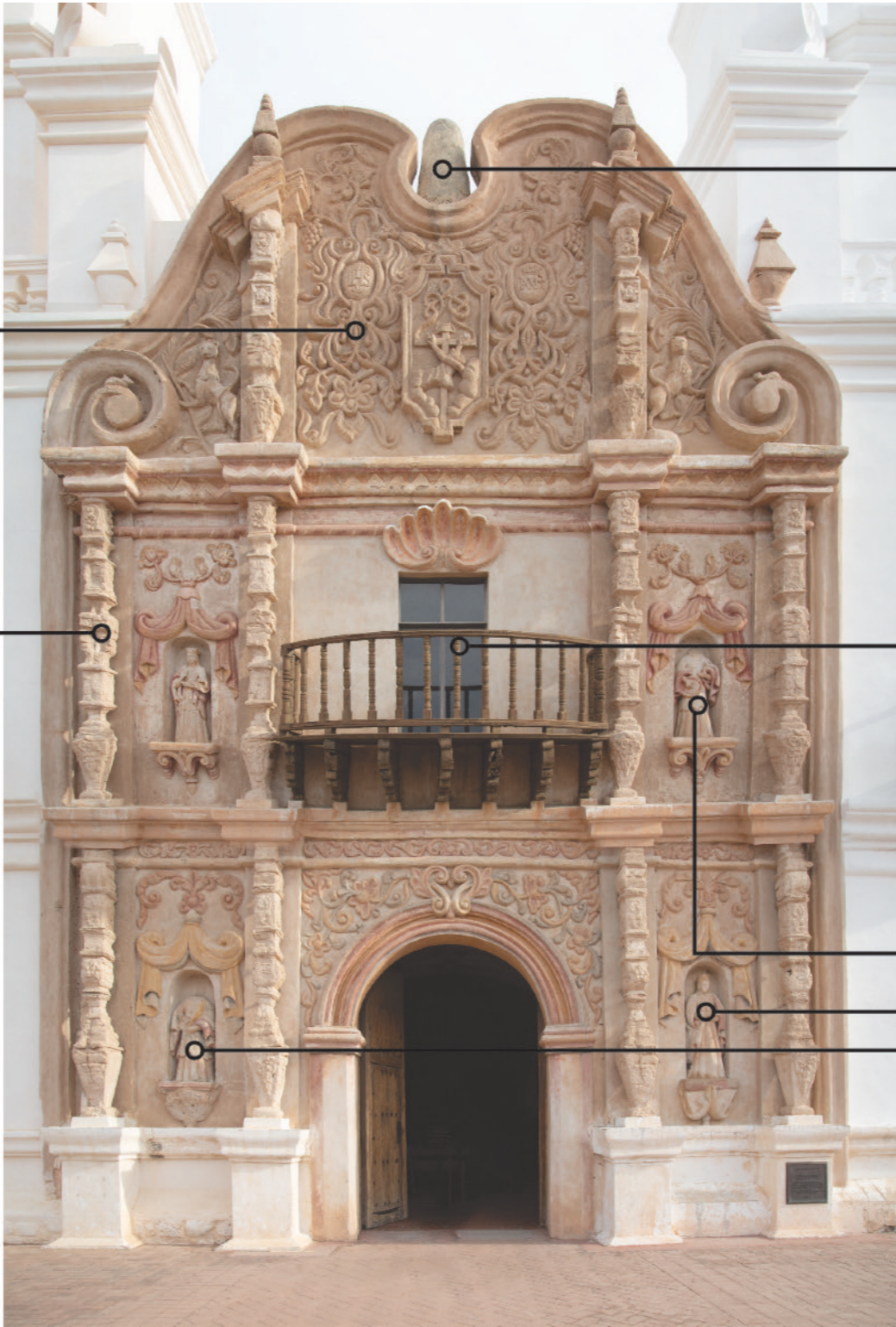
Questions for Patronato due: February 7, 2025 by 3:00 PM MST

Submittal due date: February 21, 2025 by 3:00 PM MST

Panel review begins: February 24, 2025

Notification of review results (expected): March 7, 2025

Firm selection and start date: March 15, 2025



Stabilization of decorative sculpture

Reconstruction of estipite columns

Reconstruction of statue of St. Francis

Reconstruction of central balcony

Restoration of altered statues