



CITY OF GARY

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Executive Director

REQUEST FOR PROPOSAL ARCHITECTURAL AND ENGINEERING SERVICES

Gary Redevelopment Commission
City Church Ruins Garden Project

June 16, 2017

Dear Offeror:

This Request for Proposal (RFP) is to provide architectural and engineering services related to the City of Gary's Ruins Garden Project. The Gary Redevelopment Commission intends to select a qualified consultant to provide a detailed structural survey with additional site development considerations that are necessary to redevelop City Methodist Church, located at 6th Avenue and Washington Street, into a ruins garden. (A project location map, site photos, and examples of similar projects are provided herein).

Responses to this RFP must be received no later than 4:00 P.M. (CST) July 22, 2017 to Joseph Van Dyk, Executive Director, 504 Broadway, Suite 200, Gary, Indiana 46402. Six (6) copies of the proposal should be submitted in accordance with the following sections as outlined in this RFP:

- A. History
- B. Problem Statement
- C. Scope of Project
- D. Scope of Work
- E. Schedule
- F. Selection Procedure
- G. Proposal Content and Format
- H. Criteria for Awards/Evaluation

The Gary Redevelopment Commission will enter into a contract with the consultant whose proposal is determined to be the most responsive and responsible to the City, with a variety of qualification-based factors considered. The method used in the evaluation of the proposal and selection of the consultant are set forth in Section G.

If you have any questions concerning this RFP, please do not hesitate to contact me.

Joseph Van Dyk, Executive Director

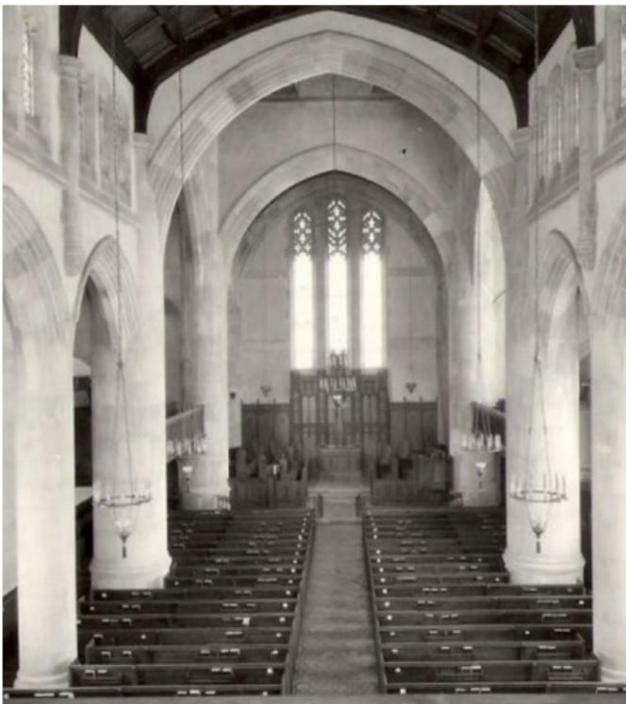
A. HISTORY

The cornerstone for City Methodist Church was laid in 1925, during the height of the construction boom in Gary. While there were more than 100 churches in the city, most were located on the fringes, far removed from the saloons and tenement housing of the inner city. But the proponents of City Methodist sought to build a cathedral in the heart of the city that would unite disparate cultures. Dr. William G. Seaman, who worked for 11 years planning and fundraising for the church, wanted City Methodist to become a community anchor. When it was finished, the church was open seven days a week, and contained a basketball court, theatre, daycare facilities, conference rooms, and commercial space.



Yet the same progressive ideals that Seaman employed to inspire City Methodist also caused his dismissal. A firm believer of cultural plurality, Seaman sought to include immigrant and African-American congregations under the roof of his church. However, in a hyper-segregated city like Gary, the idea of integration unsettled the church board, which, in 1929, transferred Pastor Seaman to a Methodist church in Ohio.

Once Seaman departed, so did the vision of a multicultural church. Moreover, the Great Depression slashed the budgets of most of the church's social programs. In the 1950s, City Methodist grew to more than 3,000 members, making it the largest Methodist congregation in the Midwest. But ensuing decades of suburbanization and shifting demographics caused membership to dwindle to around 300 members by 1973. Mounting repair costs forced the congregation to decide between abandoning the church or sharing the space with an African-American congregation. The congregations failed to integrate and City Methodist was closed in 1975.



Sanctuary of City Methodist Church – 1926 (left) 2016 (right)

B. PROBLEM STATEMENT

City Methodist has long been a symbol of blight to downtown Gary. The Redevelopment Commission intends to stabilize the structure and develop one of the largest ruins gardens in the country, attracting tourists and spurring economic development downtown. Unfortunately, as the site has been vacant for decades, there are a lot of unknowns regarding the structural integrity of the building. In order to understand the feasibility of a ruins garden project, the Redevelopment Commission requires an Architectural and Engineering Study (the Study) that includes a detailed structure survey that clearly identifies which portions of the structure can be stabilized, and which portions must be demolished. The Study must produce a report that provides sufficient detail regarding all major structural elements and decorative features, their integrity and suitability for stabilization/reuse or demolition with general cost estimates, proposed phasing and other pertinent details including maps, graphics and figures, that will assist the City with decision-making and fundraising to transform the site into a ruins garden park.

Clay brick and mortar form the basis of every primary wall in the structure. While the limestone façade appears intact, exposure to the elements has caused significant deterioration to the underlying clay brick. Many of the limestone decorative pieces will need to be removed and maintained in a manner which will allow them to be fitted together once the wall is reconditioned. Additionally, the brick and mortar wall will need to be repointed or replaced as necessary.

Standard demolition activities would compromise the fragile walls that the Redevelopment Commission desires to maintain. As a result, most instances will require dismantling a column or a wall and rebuilding it to maintain the ruins aesthetic while providing adequate structural integrity. The project will also require a combination of preservation and controlled demolition techniques to properly maintain portions of the existing structure. Thus, the Study will identify portions of the structure that are too cost prohibitive to preserve, and provide cost estimates and a scalable strategy for stabilization and selective demolition, prioritizing the Sanctuary and the west-facing wall of the Courtyard.

The Study must prioritize stabilizing the vaulted pillars and limestone walls of the Sanctuary, and building a connecting pocket park in the west-facing Courtyard—this will be the first phase of the ruins garden, which the Redevelopment Commission plans to complete by December 2018.

Preserving the ruins' aesthetic is of paramount importance, with the Sanctuary and Courtyard portions to be redeveloped first. Many of the decorative limestone pieces currently pose a safety hazard. The Redevelopment Commission desires that the gothic motifs be fortified and reinstalled in their original place. However, if reinstalling a limestone decoration is too cost prohibitive, it should be properly deconstructed for reuse elsewhere. Preserving the integrity the Tudor Revival architecture is essential to creating the ruins garden, and the Redevelopment Commission prefers that applicants have an Architectural Historian on their team. Ideally, any and all suitable site materials will be reused during the development of a ruins garden.

The Redevelopment Commission does not have the technical capacity necessary for the specified activities, and is soliciting proposals from qualified consulting firms to provide architecture and engineering services for the analysis and report needed for the project.

C. SCOPE OF PROJECT

City Methodist is located near three multi-generational communities: the 21st Century Charter School, the Genesis Towers senior living building, and the mixed-income Horace Mann Apartments. It is the Redevelopment Commission's intention to provide an artfully designed, engaging space that is safe for all ages, while preserving its ruins aesthetic.

In addition to community programming, the Redevelopment Commission envisions City Methodist as a destination for weddings, photography shoots, outdoor meeting space, and performing arts.

In order to develop a blighted historical structure into a community anchor, a scalable strategy must be established:

PHASE I – delivered by December 2018

- The Study will encompass the entire site, and identify which portions of the structure to preserve or demolish, with cost estimates provided
- After the Study, the Redevelopment Commission will fund construction of a safe, clean Sanctuary, while securing the surrounding space from trespassers; safety is paramount for the general public and those visiting the ruins garden.
- On the exterior of the building, the Redevelopment Commission will stabilize the west-facing wall, and construct a pocket park with seating and art installations in the Courtyard. If possible, the pocket park will have a safe passage to the Sanctuary space
- Preliminary landscaping details for the Courtyard and Sanctuary, like art installations, floodlights, walkways, and greenscaping
- By December 2018, the Courtyard and Sanctuary spaces should be safe for formal tourism and cultural events, while the remaining portions of the church should be secured from trespassers

PHASE II – delivered by 2022

- Commence cleaning and stabilization of the portions to remain
- Selective demolition of portions deemed too unstable or too expensive to fortify
- Landscaping of the remainder of the site

D. SCOPE OF WORK

The Study will identify a strategy of selective demolition and structural reinforcement. The deliverables for the Study are as follows:

1. With assistance from the Redevelopment Commission, obtain and review available past studies and evaluations of the church. A site visit with the selected consultant will be arranged as soon as possible after selection.
2. Using previous reports and input from the Redevelopment Commission, develop detailed mapping for each section of the church. This includes identifying a phased strategy for a Courtyard park activation, and stabilization and partial demolition for the Sanctuary. The Study will include a detailed structural survey to provide a feasible strategy establishing the first phase of a ruins garden by December 2018.
3. Summarize these discussions in a Progress Report to be presented to the Redevelopment Commission. The Progress Report will include an outline of the identified options as well as preliminary timeframe and cost estimates for each option.
4. Prepare a comprehensive draft of the Study for review and comment by Planning and Redevelopment staff with a final draft of the Study to be presented to the Gary Redevelopment Commission by Monday, January 1, 2018.
5. The Study will be finalized after comments or questions expressed by the Gary Redevelopment Commission and staff have been appropriately addressed.

Service Areas and Scope for the Engineering Study:

Structural Analysis

The church was constructed with a skeletal steel and concrete frame, wrapped in brick, and cladded in Indiana Bedford limestone. Documentation of the existing structure and foundation, the underlying brick construction, in addition to the limestone masonry, requires detailed analysis recommending repair, replacement, or restoration. As some walls will inevitably require modification, either stabilization or demolition, the structural condition of the building must be examined. A conceptual design of structural shoring, bracing and reinforcing systems is necessary to stabilize the components of the existing structure to remain.

Landscaping, Historic Preservation, and Site Master Plan

The Engineering Study will consider the site boundaries and access points. It will also recommend which portions of the walls, arches, window framings and columns, etc., to be stabilized and which elements should be demolished. Ultimately, the Study should provide a detailed blueprint of the soft and hardscape elements that will comprise the ruins garden. The Redevelopment Commission has studied the history of the church and can provide notes on the original design and function of space.

Architecture Scope

A building assessment is necessary to identify all improvements related to walls, arches, window orifices and other components that will contribute to the ruins aesthetic. Beyond selective demolition and structural fortification, we anticipate significant architectural work related to the historic and aesthetic treatment of the remaining detailed architecture. If possible, the remaining Gothic-inspired elements, like embossed elements, triptychs, grotesques, etc., should be preserved or deconstructed for reuse elsewhere.

Surveying

Consultants will perform a boundary and utilities survey of the property. The survey will include locating all buildings, paved areas, visible evidence of underground utilities, light poles, power poles, and pavement markings. Storm and sanitary structures will be detailed to show rim and invert elevations along with pipe sizes, material, and directions. Apparent right-of-way lines can be obtained from the Lake County GIS website.

Civil Sitework Design

This portion of the study should include site demolition (above grade obstructions), storm water detention, storm water drainage structures and pipe network, a structural evaluation of storm water quality, grading, signage.

Environmental Compliance

A Phase I Environmental Site Assessment was completed in February, 2017, which can be provided upon request.

E. SCHEDULE

All work in this Scope of Work must be completed by January 1, 2018.

F. SELECTION PROCEDURE

The Gary Redevelopment Commission will contact competitive firms for an interview, and after considering factors outlined in Section G, the consulting firm will be selected, subject to negotiation of fair and reasonable compensation. The Redevelopment Commission will notify consultants by July 28, 2017.

G. PROPOSAL CONTENT AND FORMAT

The proposal shall not exceed 20 pages, inclusive of any cover letter, printed only on the front. All pages in the proposal must be 8 ½” x 11” and no additional correspondence should be submitted. The font should be no smaller than Times New Roman, size ten (10). The consultant’s proposal must contain these main sections:

1. **Technical:** describing the approach to be taken in addressing the proposed scope of work. This description is to provide a project schedule showing start and completion dates for all major tasks.
2. **Management and Staffing:** describing the management plan to be used, staffing configurations, etc. A brief resume of the individuals involved in the project is required. Provide information showing the firm’s capacity to perform the work within the time limitations considering the firm’s current and planned workload. Note that the firm shall not have any personal or organizational conflicts of interest.
3. **Prior Related Experience:** a brief description of project related experience including contact person and phone numbers for each referenced job. Indicate any experience with projects in the City of Gary.
4. **Rate Schedule:** provide hourly rates for the company’s various job classifications, mileage reimbursement rate and company’s policy for travel time reimbursement.

H. CRITERIA FOR AWARDS/EVALUATION

The following factors will be used in evaluating consultant’s proposals and awarding of contract:

1. Technical approach/understanding of problem
2. Experience with sites of similar complexity
3. Experience of proposal personnel
4. Experience of the firm
5. Familiarity with the locality



Satellite view of City Methodist Church with surrounding communities



Carmo Convent

Located in Lisbon, Portugal, the Carmo Convent was built in the 14th Century. The convent represented the height of all Gothic religious structures in Lisbon, until it was damaged irreparably by an earthquake in 1755. The Carmo Convent reopened as a museum, with pieces from all periods of Portuguese history. The nave has a series of tombs, fountains, windows, and other architectural relics from different places and styles. It is a hub for tourists seeking historical and archeological sites.



Holliday Park Ruins

The former estate of John and Evaline Holliday was converted to a park in 1916. “The Ruins,” dedicated in 1979, was originally part of a New York skyscraper, built in 1898 by a Hoosier architect. Currently, “The Ruins” serves as a venue for musical performances and weddings.