

EXPRESSION OF INTEREST

WV CAPITOL CAMPUS MONUMENT RESTORATION

Solicitation No. CEOI GSD160000008



Submitted by:

Past Matters, LLC

107 E Montgomery St.
Baltimore, MD 21230

Due: June 14, 2016 1:30 PM

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WV PURCHASING
DIVISION

TABLE OF CONTENTS

- 1 Firm/Team Qualifications
- 4 Demonstrated Experience in Completing Projects of a Similar Size and Scope
- 10 Understanding of the Project
- 11 Project Organization and Approach
- 13 Appendix A: Resumes of Principal Team Members
- 19 Appendix B: Forms



FIRM/TEAM QUALIFICATIONS

The project to evaluate fourteen monuments on the West Virginia Capitol Campus and design and produce documents for their restoration and maintenance will be performed by Past Matters, LLC and Keast & Hood Structural Engineers. The principal members of each company have a long history of working together. More important, they have collaborated on several comparable projects.

PRINCIPAL FIRM

Company Name: Past Matters, LLC

Address: 107 E Montgomery Street, Baltimore, MD 21230

Telephone: (410) 409-9695

Email: drodrigues@past-matters.com

Representative: Debora Rodrigues, Owner and Principal Conservator/Historic Preservation Specialist

Type of Business: Limited Liability Company

Insurance: The Hartford, Commercial General Liability, \$1,000,000 each occurrence and \$2,000,000 aggregate; Automobile Liability, \$1,000,000; and Workers Compensation and Employers' Liability, \$1,000,000.

Past Matters, LLC is a woman-owned small business dedicated to the preservation and conservation of historic art, artifacts, and architecture. We are involved in all aspects of preserving historic and cultural resources, from research and planning to assessment and execution. Our professional conservators are dedicated to working in accordance with the *Code of Ethics* and *Guidelines for Practice* of the American Institute for Conservation of Historic and Artistic Works (AIC), as well as with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Services include:

- Documentation and condition assessment
- Material testing and analysis
- Conservation treatment
- Monitoring and maintenance
- Collections care and management
- Dismantling, packing, transportation, and storage of collections
- Construction specifications and quality control
- Cost estimating

The Past Matters' team has the knowledge, experience, and resources to work with a variety of materials, including but not limited to the following: metals, stone, brick, concrete, wood, plaster and paint finishes, mortars, ceramic, tile, glass, leather, fiberglass, paper, photography, and organic materials.

PROJECT MANAGER/PRINCIPAL CONSERVATOR

A Professional Associate of AIC with over 20 years of experience in the field of historic preservation, Debora Rodrigues founded Past Matters in order to dedicate more time to high-art projects. Recent work includes the conservation of two WPA oil-on-canvas murals in Ellicott City, Maryland; the condition assessment of and recommendations for Community Bridge, a large-scale public artwork in Frederick, Maryland; the inventory of a large collection of heritage assets belonging to the Maritime Administration in Williamsburg, Virginia; and the cleaning and maintenance of JetStar, a historic aircraft used by Lyndon B. Johnson during his presidential administration. Ms. Rodrigues is also the current on-call emergency conservator for the City of Baltimore's monuments and bronze sculptures.

Prior to starting her own company, Ms. Rodrigues was President and Senior Conservator of Architectural Preservation Services, LLC (APS), a subsidiary of Worcester Eisenbrandt, Inc. (WEI). She joined WEI in 2008 to implement and head their new conservation division, with the idea of combining the forces of professional conservators and trades personnel. Ms. Rodrigues recently completed two monument and public art projects for WEI, which included the conservation of 23 art installations for Arizona State University and of 13 monuments for the City of Buffalo.

Other recent monument and public art projects undertaken during her employment with APS/WEI include the bi-annual maintenance of the Ronald Reagan Monument at Ronald Reagan Washington National Airport; the assessments and conservation treatments of various monuments for the National Cemetery Administration; the stabilization of the Pride of Baltimore for the Baltimore Development Corporation; the assessment, de-installation, and storage of Day and Night at the University of Maryland; and the conservation and restoration of several monuments and sites completed under a 5-year IDIQ contract with the National Park Service.

Prior to joining WEI, Ms. Rodrigues spent 6 years at the Mission of San Juan Capistrano, where she was in charge of managing the preservation of not only the historic buildings, but also the museum collections and outdoor public art. She has also worked for the Aga Khan Trust for Culture in Cairo, Egypt, the National Park Service in Philadelphia, as well as various private conservation firms and non-profit organizations. Ms. Rodrigues holds three degrees from the University of Pennsylvania: a Bachelor of Arts in Design of the Environment, a Master of Science in Historic Preservation, and a post-graduate Advanced Certificate in Architectural Conservation.

It should be noted that Ms. Rodrigues has extensive experience performing needs assessments of historic monuments, and is in the best position to determine feasible and cost-effective methods for treatment and maintenance. She has undertaken a considerable amount of condition surveys as well as hands-on field work, making her well versed in repair techniques that will perform well with the materials at hand to offer reliable, conservation-approved, long-term solutions. In addition, she is keenly aware of the methods and materials that do not perform adequately, and can confidently reject any proposed substitutes that are inappropriate.

Professional Memberships:

- The Association for Preservation Technology International

- American Institute for Conservation of Historic and Artistic Works

Resume for principal project conservator is provided in Appendix A.

SUBCONSULTANT FIRM

Keast and Hood is a structural engineering firm founded in 1953. Over the course of its history, the firm has earned a reputation for committed client service and high quality, technically astute engineering. In addition to structural design for new buildings, the firm is a nationally recognized leader in building diagnostics and the preservation, restoration, and rehabilitation of historic structures.

Structural engineering expertise:

- New construction
- Renovations and additions
- Adaptive reuse
- Historic preservation
- Masonry stabilization
- Structural intervention
- Condition assessments
- Façade assessments

About the firm:

- Offices: Philadelphia, PA; Washington, DC; and Charlottesville, VA
- Staff: 45 total; 26 registered engineers
- Registration: 23 states, including West Virginia
- Recognition: More than 125 local and national awards since 2000
- Experience: Traditional and new structural materials and systems
- Clients: Architects, owners, institutions, government agencies

Diversity in practice:

Keast and Hood's staff enriches the design process at all levels:

- Proficiency in design/documentation software including Revit (BIM), CADstudio, Ram, Staad, Safe, MasterSpec, and others
- Design or intervention within Colonial, Federal, Greek Revival, Gothic, Victorian, Deco, Modern, and Post-Modern architecture
- Effective communication with all participants in a construction project – from CEOs and board members to facility managers, architects, code officials, contractors, and sub-consultants

Setting standards:

Keast and Hood has helped establish standards for evaluation and repair of buildings, including early involvement with the Secretary of the Interior's *Standards for Historic Preservation*, ASCE 11-90 "Guidelines for Structural Condition Assessment of Existing Buildings," SEI/ASCE 30-00 "Guideline for Condition Assessment of the Building Envelope," and Philadelphia Bill 090568-AAA, PM 304.10, "Periodic Inspection of Exterior Walls and Appurtenances of Buildings," (Philadelphia Façade Inspection Ordinance).

Resume for principal project engineer is provided in Appendix A.

DEMONSTRATED EXPERIENCE IN COMPLETING PROJECTS OF A SIMILAR SIZE AND SCOPE

Debora Rodrigues of Past Matters elaborated with Mat Daw of Keast and Hood on comparable projects prior to forming her new company, among them: Benito Juarez Monument, Washington, DC; Academy Hill Monument, Stratford, Connecticut; Confederate Soldiers and Sailors Monument, Scotland, Maryland; Union Monument, Finn's Point National Cemetery, Salem, New Jersey; and Confederate Monument, Finn's Point National Cemetery, Salem, New Jersey.

DEBORA RODRIGUES SAMPLES OF PAST PROJECTS

Buffalo Monuments Conservation and Restoration, Buffalo, NY



Background:

The conservation and restoration of monuments for the Buffalo Arts Commission included thirteen pieces from what is considered an extensive collection of nineteenth- and twentieth-century public art. Among the monuments are bronze sculptures and plaques mounted on stone, two monumental stone friezes at Buffalo City Hall, a framed embossed copper sheet panel, and bronze lampposts dating from the Renaissance period. As the Project Manager and Lead Conservator, Ms. Rodrigues conducted a condition assessment of the collection, provided specifications for treatment with product recommendations, carried out hands-on treatment work, performed documentation, and submitted a final treatment report and maintenance plan for each monument.

Owner/Reference: City of Buffalo, Emerson Barr III, Buffalo Arts Commission; Email: ebarr@city-buffalo.com; Tel: (716) 851-5207

Arizona State University Public Art Conservation, Tempe, AZ



Background:

This project involved conservation treatment of public artwork owned by the University of Arizona. Their collection consists of an eclectic mix of historical and contemporary art, all of which are sited throughout the Tempe Campus. The two- and three-dimensional artwork vary in mediums, including bronze, stone, painted steel, concrete, ceramic, Cor-ten steel, stainless steel, Fiberglass, glass, galvanized steel, plaster, and oil on canvas. Among the noted works are two oil paintings dating from the federal Public Works of Art Project of 1934, a true 1950s fresco mural by Jean Charlot, and sculpture by Luis Jimenez, James Turrell, Fletcher Benton, Jun Kaneko, among others. As Project Manager and Lead Conservator, Debora Rodrigues conducted condition assessments, undertook treatments, and wrote treatment reports, which included recommendations for maintenance.

Owner/Reference: Karen Streicher, Project Manager, ASU; Email: Karen.Streicher@asu.com; Tel: (480) 965-1845

Appomattox Memorial Statue, Alexandria, VA

**Background:**

Appomattox consists of a heroic bronze male figure set upon a 10-foot-high square granite pedestal, and is a memorial to all the fallen Confederate soldiers who died defending Alexandria, Virginia at the onset of the Civil War in 1861. The official dedication of the memorial occurred on May 24, 1889. The scope of work included assessing conditions, providing recommendations for repair, and undertaking the restoration work. Treatments included cleaning the monument, repointing the masonry, patching losses in the stonework, and providing a hot wax treatment for the bronze. A treatment report with maintenance recommendations was provided to the client at the end of the project, which was performed under the leadership of Debora Rodrigues.

Owner/Reference: Debora Mullins, Chapter President of the Mary Curtis Lee 17th Virginia Regiment Chapter 7, United Daughters of the Confederacy; Email: dmullins@rcn.com; Tel: (310) 938-4421

National Cemetery Administration Assessment and Restoration of Monuments, Various Locations

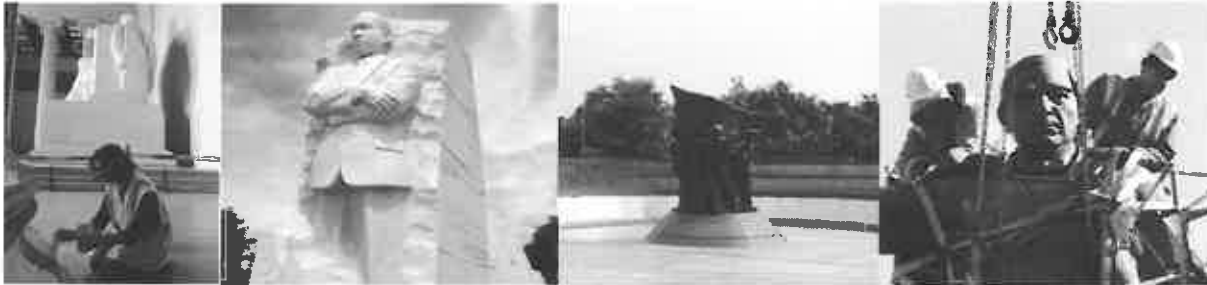


Background:

The National Cemetery Administration requested assessments and treatment of monuments dedicated to the soldiers who died in the American Civil War, either in the battlefield, as prisoners of war, or in hospitals. The monuments date from the mid-1800s to the early 1900s, and were constructed in various designs and materials. They include monolithic blocks, obelisks, cairns, and sculptures; materials included marble, granite, limestone, cast stone, bronze, iron, lead, and ceramic tile. The completed assessments included specifications for repair with associated costs. Treatment work included providing access; cleaning; re-setting, repointing, and patching stone, grouting cracks, patinating and waxing bronze sculptures, plaques, and decorative elements, and providing high-performance coatings. The final treatment report included recommendations for short- and long-term maintenance. Debora Rodrigues was Project Manager and Lead Conservator.

Client/Reference: Morgan P. Kronk, President, R&R Construction Services, Inc.; Email: mpkcci@msn.com; Tel: (412) 787-0720

National Park Service IDIQ, Washington, DC, and Hancock, MD

**Background:**

This Indefinite Delivery/Indefinite Quantity contract covered assessment, documentation, analysis, cleaning, and repair of historic masonry and metal resources of the National Park Service. Projects awarded under this IDIQ included the following: Benito Juarez Monument Restoration; World War II Memorial Masonry Repair; Historic Culvert 182 Stabilization, C&O National Historical Park; Lincoln Memorial Stone Cleaning; African American Civil War Memorial Restoration; Martin Luther King Jr. National Memorial Repairs; and Meridian Hill Grotto Decorative Concrete Stabilization. Debora Rodrigues was the project manager/lead conservator and/or performed quality control for several of these projects, lending materials conservation expertise and ensuring all work complied with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Owner/Reference: Catherine Dewey, Chief of Resource Management, National Mall and Memorial Parks, National Park Service; Email: Catherine_Dewey@nps.gov; Tel: (202) 245-4711

Ronald Reagan Monument Bi-Annual Maintenance, Washington, DC



Background:

The Ronald Reagan Presidential Foundation requested maintenance services for the newly installed Ronald Reagan Monument at Ronald Reagan Washington National Airport. The monument includes a nine-foot-tall bronze statue and a smaller bronze plaque, a curved stainless steel wall, and exposed aggregate concrete pavers. The maintenance included washing the entire monument with conservation-grade detergent and waxing the bronze components. Reports were provided at the end of every maintenance, detailing the work and providing updated information on any conditional issues. Debora Rodrigues was Project Manager and Lead Conservator.

Owner/Reference: Joanne Drake, Chief Administrative Officer, Ronald Reagan Presidential Library Foundation; Email: jdrake@reaganfoundation.org; Tel: (805) 522-2977

KEAST & HOOD SAMPLES OF PAST PROJECTS

Statue of Liberty National Monument, Liberty Island, NY

**Background:**

The award-winning project entailed the complete reconstruction of the 10-story pedestal's interior to effect improved circulation, enhanced accessibility, and a higher life-safety standard within the national monument.

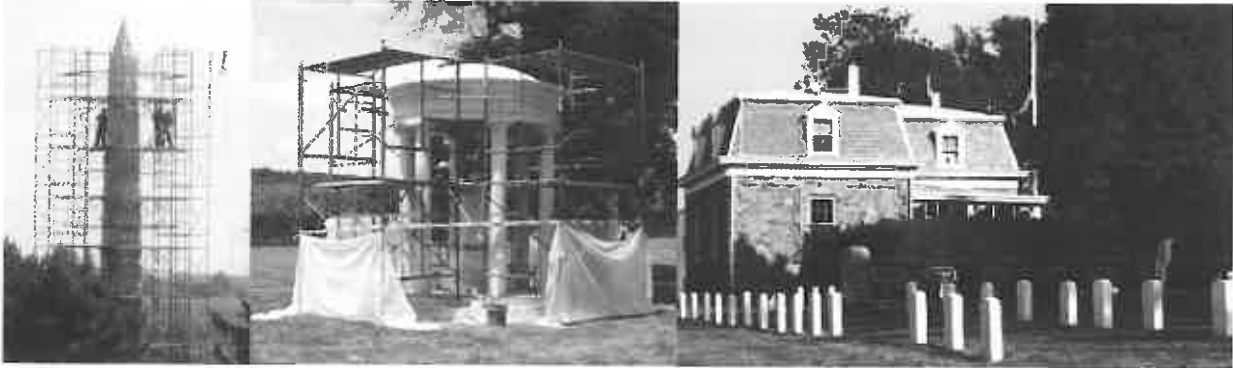
Keast & Hood served as part of a multi-disciplinary design team to upgrade visitor safety and comfort at the Statue of Liberty. Work included structural engineering consultation on an initial three-month pre-project to replace helical railings, culminating in the crown re-opening July 4, 2009 for the first time in eight years; comprehensive structural design and construction administration services for the pedestal interior renovation and two new egress routes through abandoned elements of the War of 1812-era Fort Wood surrounding the statue; full Revit (BIM) modeling of the new elevator shaft and two separate but intertwined stair structures that ascend within the pedestal and around the existing statue hold-down structures; and extensive site representation to respond rapidly to multiple field conditions and help maintain the tight construction schedule.

The renovation was recognized with a 2013 Building Design + Construction Gold Award, a 2013 Delaware Valley Association of Structural Engineers Outstanding Project Award, and a 2013 Merit Award from the New Jersey Chapter of the American Concrete Institute and the New Jersey Concrete and Aggregate Association.

Owner/Reference:

Hugh Duffy, National Park Service: Denver Office Center; Tel: (303) 969-2452

Point Lookout Confederate Soldiers and Sailors Monument, Scotland, MD

**Background:**

The Soldiers and Sailors monument is located in the Point Lookout Confederate Cemetery in St Mary's County. The monument includes 12 bronze tablets inscribed with the names and command of 3,382 known Confederate soldiers and sailors, and 44 civilians. The historic granite-faced concrete obelisk structure was constructed in 1911 and is approximately 85-feet in height.

Keast & Hood provided structural engineering consulting services related to the permanent repair and restoration of the Point Lookout Confederate Soldiers and Sailors Monument. Scope of work included a structural survey and condition assessment of the historic monument. Keast & Hood surveyed the three-dimensional geometry of the monument in order to determine the degree to which it was out-of-plumb. A self-leveling laser level was used to compare the horizontal position of the monument near its peak to that of its base.

Client/Reference:

Debora Rodrigues, formerly with Worcester Eisenbrandt, Inc.; Tel: (410) 409-9695

Union Monument and Confederate Monument, Finn's Point National Cemetery, Salem, New Jersey

**Background:**

Located on Fort Mott Road; the picturesque cemetery is entirely surrounded by the Killchohook National Wildlife Refuge and is adjacent to Fort Mott State Park. The grounds served as a burial site

for Confederate prisoners of war who died while imprisoned at Fort Delaware. Keast & Hood provided structural engineering services for the following monuments at Finn's Point National Cemetery:

Confederate Monument, Finn's Point National Cemetery – The historic monument features bronze tablets listing the names of 2,436 Confederate prisoners of war who died at Fort Delaware during the Civil War. The historic marble clad monument structure was constructed in approximately 1910 and is 85-feet in height. Keast & Hood was engaged to assist with the engineering of a permanent repair and restoration of the affected masonry elements, with particular focus on the recently discovered corner masonry displacements.

Union Monument, Finn's Point National Cemetery - The historic monument was installed in memory of 135 Union guards who died while on duty at Fort Delaware and who were interred at the cemetery. The historic concrete domed monument structural was constructed in 1879 and rests on six cast stone columns.

Client/Reference:

Debora Rodrigues, formerly with Worcester Eisenbrandt, Inc.; Tel: (410) 409-9695

The Treasury Building, Washington, DC



Background:

Located at 1500 Pennsylvania Avenue NW, the National Historic Landmark building is the headquarters of the United States Department of Treasury. Keast & Hood has provided on-call services to the Department of Treasury since 2010. Projects have included floor load capacity studies, structural condition assessments, and feasibility studies/reviews.

Keast & Hood was engaged to perform a cursory assessment of the Main Treasury Building in the aftermath of the Mineral, Virginia earthquake on August 23, 2011. The assessment consisted of visual examination of the building structure and checking for signs of damage or distress to the structure and major components. As a result of the earthquake, many of the rooftop stone balustrades and cap stones along the perimeter of the building were dislodged and damaged and require repair/stabilization. Keast & Hood provided structural engineering services on the design-build team for the structural assessment, stabilization, and repairs to the rooftop, stone balustrades and cap stone, along the full perimeter of the building.

Recent projects also include: design and assessment assistance related to removal of vault floor framing, which was retrofitted into the building during past vault renovations; alterations of existing interior stair and elevator framing; vault floor load evaluations required for sensitive storage needs.

Client/Reference:

David LaJaunie, Betance Enterprise, Inc.; Tel: (909) 947-9289

The Wilson Building Exterior Restoration, Washington, DC



Background:

Located at 1500 Pennsylvania Avenue NW, the National Historic Landmark building is the headquarters of the United States Department of Treasury.

Designed in the Beaux Arts style in 1904, the five-story building presently serves as the City Hall of Washington, DC, and houses the offices and chambers of the Mayor and Council of the District of Columbia. A contributing building to the Pennsylvania Avenue National Historic Site, the Wilson Building was entered into the National Register of Historic Places in 1972.

The building façade consists of gray granite sourced from Maine at the base, while the upper four stories incorporate white marble from New York. Keast & Hood was engaged by Bowie Gridley Architects to conduct a condition assessment survey to investigate and determine the cause of reported water infiltration into the interior of the building and stone masonry damages at the exterior. The assessment documented structural conditions of the building and recommendations for maintenance and repair.

Following the findings of the condition assessment phase, comprehensive façade restoration documents were created. Repair scope includes masonry repointing, Dutchmen repair and comprehensive cleaning of exterior façade masonry elements.

The condition assessment survey phase was completed on-time and on-budget. Repairs are scheduled to begin in early 2015.

Client/Reference:

Bill Bourque, Bowie Gridley Architects; Tel: (202) 337-0888

UNDERSTANDING OF THE PROJECT

The goal of the project is to perform a careful evaluation of the fourteen monuments on the grounds of the West Virginia Capitol Campus to determine conditions and provide

recommendations for restoration and maintenance. The deliverables include a detailed report that documents the findings of historic research, on-site conditions assessment, and any necessary structural review. The report will prioritize the work for the monuments based on existing conditions, but also taking other factors into account, as determined by findings. Detailed cost estimates of all work will be provided, and a comprehensive operations and maintenance manual will also be included. At the request of the owner, contract documents that can process through the West Virginia Purchasing Division's current rules and regulations for competitive bidding will be designed and produced.

A more detailed understanding of the project is also provided in the project approach, as shown below.

PROJECT ORGNIZATION AND APPROACH

The work will be performed by Past Matters and Keast and Hood. While Past Matters will conduct historical research and investigate the conditions of materials, Keast & Hood will perform any needed structural assessment. (Keast & Hood is licensed in the state of West Virginia.) Both teams will carry out the on-site assessment and provide the various deliverables as needed. Together, Past Matters and Keast & Hood have the required qualifications to perform the conditions assessments, provide design and construction documents, and produce an operations and maintenance manual for the project.

The duration of the project will depend on the scope of work, and whether or not design and construction documents are needed. A detailed schedule can be provided following discussions with the General Services Division.

If awarded the project, Past Matters, LLC and Keast & Hood Structural Engineers propose to perform the scope of work as follows:

1. Prior to mobilizing on site, conduct historic research and review existing documentation. This may include studies, reports, drawings, etc. from past documentation or restoration efforts, as well as historic photographs, articles, and any other relevant information on the history and construction of the monuments.
2. Perform a detailed on-site assessment of the fourteen monuments from the ground level with the aid of high-powered binoculars and ladders as necessary. Depending on conditions and desired level of detail, undertake an up-close inspection of monuments that cannot be reached by ladders, using a lift and/or small Baker-style scaffold for access. Coordinate with the General Services Division during times when the lift and/or scaffold will be on site. Cordon off work areas with safety cones and caution tape as needed. (It appears that the upper sections of most monuments can be reached using a Little Giant 22-Velocity Multi-Use Ladder, and a lift and/or scaffold may not be necessary during this phase.)
3. Undertake both materials and structural investigations, and address the monuments in need of repair through the following priority rating system:
 - Good:* The monument is in stable condition and no treatment is required at this time. Re-inspect the monument every year during ongoing maintenance activities.

Fair: The monument exhibits ongoing deterioration, which requires treatment within the next 1-3 years, the level of urgency depending on the extent of damage and/or deterioration.

Poor: The monument is in unstable condition and requires immediate action. This monument poses the highest risk of harm and/or personal injury due to the extent of deterioration and/or damage or other factor.

4. Depending on conditions, conduct basic testing as necessary to determine best products and methods for conservation/restoration work. This may include testing cleaning products, performing mortar analysis, etc. The level of testing, if any, will be based on the needs and requirements of the project.
5. Review surrounding streetscape/landscape and note any deficiencies that may affect the monuments.
6. Discuss with facilities staff the ongoing site maintenance of the West Virginia Capitol Campus grounds. Activities such as mowing the grass, watering the plants, repairing the surrounding streetscape, etc. can impact the condition of the monuments, and are important to note as part of the assessment.
7. Note the location and type of water and power utilities and their distance from each monument. This will be helpful information for any future conservation/restoration work.
8. Provide a report detailing the condition of each monument, and prioritize conservation/restoration needs based on research and on-site assessments. Measure and quantify the extent of deterioration/damage, and illustrate with photographs, sketches, diagrams, or drawings as necessary.
9. Include recommendations for repair in a consistent manner that follows the Secretary of the Interior's *Standards for the Treatment of Historic Properties* and the *Code of Ethics and Guidelines for Practice* of the American Institute for Conservation of Historic and Artistic Works.
10. If requested by the General Services Division, prepare design and construction documents suitable for bidding purposes. The documents can be provided in a format that enables each monument to be bid as a separate project, if desired. Provide methods and materials that are compatible with the properties of the original material and retain the historic integrity of the monuments.
11. Provide cost estimates to perform the work.
12. Develop a comprehensive operations and maintenance manual that details the routine care and maintenance of each monument in terms of methods and materials as well as frequency. The manual will also indicate tasks that can safely be performed by facilities, depending on the capabilities of in-house staff, and procedures that should be undertaken by a conservator or other professional.
13. If needed, be available to provide construction administration/quality control during bidding and conservation/restoration processes. Aid in the evaluation of bids as needed, review submittals, perform site inspections and observations, and evaluate change orders and additional costs for accuracy and legitimacy.

APPENDIX A

RESUMES OF PRINCIPAL TEAM MEMBERS

DEBORA RODRIGUES, PROJECT MANAGER/PRINCIPAL CONSERVATOR

PROFESSIONAL EXPERIENCE

- *Owner, Principal Conservator and Historic Preservation Specialist, Past Matters LLC, Baltimore, MD, 2015 – present.* Managing company dedicated to the preservation and conservation of architecture, art, and artifacts. Current projects include the inventory and assessment of a large collection of heritage assets belonging to the Maritime Administration; the conservation of two WPA oil-on-canvas murals dating from 1942; the assessment of and recommendations for Community Bridge, a hand-painted *trompe l'oeil* concrete structure; the on-call emergency conservator for the City of Baltimore's monuments and bronze sculptures; preservation consulting services for Gibson House's collection of artifacts; cleaning and maintenance of Lyndon B. Johnson's JetStar aircraft; and the cleaning tests and specifications for a building designed by renowned architect, Frank Lloyd Wright.
- *President/Senior Conservator, Architectural Preservation Services, LLC/Director of Conservation, Worcester Eisenbrandt, Inc., Baltimore, Maryland 2008 – 2015.* Implemented and headed a new division for Worcester Eisenbrandt, Inc., a restoration contracting company in the mid-Atlantic region, and created new business opportunities. Performed daily management of the business and oversaw a team of conservators and technicians. Wrote proposals and developed and managed projects. Carried out archival and historical research and site survey work, analyzed historic materials, performed documentation and assessments, conducted testing of treatments, specified recommendations for repairs, performed treatment work and quality control, and wrote technical reports. Sample projects include the following: cleaning the limestone walls and marble columns of the Lincoln Memorial; performing conservation treatment of the Tomb of the Unknowns; conserving historic wallpaper at the "Texas White House" in Lyndon B. Johnson National Historical Park; cleaning and re-caulking the stained glass windows of the Washington National Cathedral; conserving and restoring a collection of public artwork at Arizona State University; cleaning, repointing, and performing repairs on the Hanover Historic Courthouse; and assessing, documenting, and restoring several historic monuments for the National Cemetery Administration.
- *Conservator in Private Practice, Long Beach, California, 2007-2008.* Architectural conservation, preservation planning, and historical research and survey. Sample projects include researching the history of the perimeter stone wall of Mission San Miguel in San Miguel, California; providing protection and recommendations for removing two large 1930s mosaic panels at Newport Harbor High School in Newport Beach, California; and recommending treatments for historic masonry, plaster, and woodwork for the Anaheim Museum in Anaheim, California.
- *Preservation Manager, Mission San Juan Capistrano, San Juan Capistrano, California, 2002-2007.* Supervised staff conservators, archaeologists, construction crews, contract workers and volunteers on all preservation-related activities for the mission buildings, landscape, outdoor sculpture, and objects in the museum collection, including: Project Manager for the conservation of the Serra Chapel and South Wing, and Collections Manager for the Mission Museum. Planned, developed, and implemented architectural and archaeological conservation projects, often in collaboration with preservation consultants; researched treatment options, developed and implemented conservation treatments; performed field-based conservation; wrote technical reports; developed and oversaw the inventory, documentation, and registration of museum



Baptismal Font,
Mission San Juan Capistrano

- collections; wrote policies and procedures for collections care; developed storage facilities for mission artifacts; solicited and administered grants.
- *Consulting Architectural Historian, Michael Brandman Associates, Irvine, California, 2003-2004.* Conducted Section 106 evaluations of historic buildings and structures in Los Angeles and Orange counties according to the criteria of the National Register of Historic Places.
 - *Preservation Planner, The Tarim Project, Tarim, Yemen, December 2003-January 2004.* Under the guidance of Pamela Jerome, professor of historic preservation at Columbia University, surveyed and prepared measured drawings of the Dar al-Salam, one of approximately thirty Tarimi mud-brick palaces built between the 1870s and the 1930s.
 - *Conservator, Zebala & Rainer, Venice, California, August 2003.* Carried out conservation treatments, including cleaning, consolidating paint, and in-painting, on *Two Blue Whales*, an outdoor mural dating from the late 1970s.
 - *Preservation Planner, The Aga Khan Trust for Culture, Historic Cities Support Programme, Cairo, Egypt, 1998-2001.* Surveyed and assessed the historic Darb al-Ahmar district of Cairo and made recommendations for its improvement, as part of the trust's plan for revitalizing Islamic Cairo. Carried out a material-condition survey and conservation treatments on a portion of the Ayyubid eastern city wall, a twelfth-century limestone wall 1,500 meters long, bordering Islamic Cairo. Prepared publications and in-house technical reports, including writing, editing, photographing, and layout design.
 - *Conservation Technician, Myers Conservation, Philadelphia, Pennsylvania, July-August 1998.* Performed conservation treatments on a decorative plaster ceiling of Solitude, an 18th-century mansion, including removing layers of paint, repairing decorative details and moldings, and repainting.
 - *Researcher for the Historic Paint Samples Inventory Project, Independence National Historical Park, Philadelphia, Pennsylvania, 1996-1997.* Prepared a cataloguing system for 1,000 historic paint samples in the park's Architectural Study Collection and packaged samples for storage.
 - *Studio Coordinator, University of Pennsylvania Preservation Planning Studio, Philadelphia, Pennsylvania, Fall Semester 1997.* Coordinated students and guest lecturers and aided students in studio. Assisted visiting lecturer Francesco Siravo and other consultants in research, background materials, and studio assignments. Compiled and edited for distribution a planning report produced by the students.
 - *Historic Resources Consultant, Yale University Historic Resources Assessment, New Haven, Connecticut, May-December 1997.* Surveyed and ranked according to significance over 200 buildings on Yale's central, medical, and athletic campuses. Under the guidance of David De Long, professor of architecture at the University of Pennsylvania, produced a detailed report on the ranked buildings for Yale's master plan of renovation.
 - *Researcher for the National Historic Landmarks Program, National Park Service, Philadelphia, Pennsylvania, 1996-1997.* Prepared a database for the National Historic Landmarks in the northeastern United States. Developed a building-conditions survey for National Historic Landmark stewards, and designed and wrote the first National Historic Landmarks newsletter.
 - *Editorial Assistant, Aga Khan Trust for Culture, Rome, Italy, June-August 1996.* Edited a preservation planning book on the Old Stone Town of Zanzibar, prepared for the Aga Khan Trust for Culture by the Italian architect and urban planner, Francesco Siravo.
 - *Museum Intern, Radnor Historical Society, Wayne, Pennsylvania, 1994-1996.* Documented, housed, and reorganized an archival collection of photographic prints and negatives.

EDUCATION

- 1998 -1999, Advanced Certificate in Architectural Conservation and Site Management, University of Pennsylvania, Philadelphia, PA

- 1994-1996, Master of Science in Historic Preservation, University of Pennsylvania, Philadelphia, PA
- 1982-1985, Bachelor of Arts in Design of the Environment, University of Pennsylvania, Philadelphia, PA

PROFESSIONAL DEVELOPMENT

- *Petrographic Analysis for Conservation*, National Center for Preservation Technology and Training, National Conservation Training Center, Shepherdstown, West Virginia, April 2012.
- *Assessing Historic Timbers*, APT International Annual Conference, Victoria, Canada, October 2011.
- *Ornamental Iron Workshop*, National Center for Preservation Technology and Training and Tulane University, Saint Louis Cemetery No. 2, New Orleans, Louisiana.
- *Crafts and Trades Workshop* (taught by craftspeople of Montréal): *Examining and Demonstrating the Materials Usage and Diagnostic Techniques of Interior Wood, Stained Glass, Masonry Materials, and Restoration*, APT International Annual Conference, Montréal, Canada, October 2008.
- *Estimating Conservation Projects*, The Foundation of the American Institute for Conservation of Historic and Artistic Works, Online Course, April to May 2008.
- *Marketing for Conservation*, The Foundation of the American Institute for Conservation of Historic and Artistic Works, Online Course, March to April 2008.
- *Beyond the Proposal: Researching Potential Funders for Conservation*, American Institute for Conservation of Historic and Artistic Works, Live-Web Seminar, March 2007.
- *Adobe Conservation and Heritage Management Program Implementation*, Heritage Conservation Network, Chihuahua, Mexico, Oct. 2006.
- *Focus on Collections Care: Surveying and Assessing Collection Needs; Collection Care Planning and Fundraising for Implementation; and Practical Strategies and New Tools for Evaluating the Museum Environment*, Balboa Art Conservation Center, Chico, California, January 2006.
- *Materials for Storage and Display and Storage for Infinity: Museum Storage Facilities and Furniture*, Northern States Conservation Center, St. Paul, Minnesota, Oct. to Nov. 2004.
- *Advanced Masonry Repair Techniques*, West Dean College, Chichester, England, June 2003.
- *Scaffold User Hazard Awareness Training*, The Scaffold Training Institute, Los Angeles, California, June 2003.
- *Jahn Training Workshop*, Cathedral Stone Products, Los Angeles, California, January 2003.

PUBLICATIONS AND CONFERENCES

- Co-author. “Congressional Cemetery’s Mausoleum Row Restoration.” *Operation Conservation: Community Outreach for Cemetery Conservation*, The Association for the Preservation of Historic Congressional Cemetery, DC Metro Chapter of the Association for Gravestone Studies, Washington, DC, September 20-21, 2014.
- Co-author. “The Great Stone Church: Then and Now.” *International Symposium on Stone Consolidation in Cultural Heritage – Research and Practice*, May 6-7, 2008, Lisbon, Portugal.
- Author. “The Weathering of Surfaces of Buildings of the Modern Movement.” *The Fifth National Forum on Historic Preservation Practice: A Critical Look at Authenticity and Historic Preservation*, March 23 – 26, 2006, Goucher College, Baltimore, Maryland.
- Co-author. “Preserving the Great Stone Church: A Project to Conserve the Original Stone Flooring of the Sanctuary.” *The Journal of the California Mission Studies Association Boletín*, Vol. 22, No. 1, 2005.
- Co-author. “A Case Study: Conserving the Stone Flooring of the Mission San Juan Capistrano’s Great Stone Church.” *10th International Congress on Deterioration and Conservation of Stone*, June – July 2004, Stockholm, Sweden.

- Author. “Conserving the Stone Flooring of the Mission San Juan Capistrano’s Great Stone Church.” *Heritage Matters*, National Park Service, December 2003.
- Co-author. “Tourism, Heritage, and the Creation of an Orientalist Vision of Cairo.” *The First World Congress for Middle Eastern Studies*, September 2002, Mainz, Germany.
- Co-author. “Preserving Cairo’s Islamic Heritage: The Ayyubid City Wall in Context.” The American Research Center in Egypt, 53rd Annual Meeting, April 2002, Johns Hopkins University, Baltimore, Maryland.
- Editor and contributing author. “Conservation of the Ayyubid East Wall.” Geneva: AKTC, 2001.
- Co-author. “Modernity or Contemporary Tradition? A Study of Residential Buildings in a Historic Neighborhood of Cairo.” The International Association for the Study of Traditional Environments, Seventh International Conference, October 2000, Trani, Italy.
- Editor. “The Adaptive Reuse of the Former Darb Shoughlan School.” Geneva: AKTC, 1999.
- Co-editor and contributing author. “Conservation Planning in the Aslam Mosque Neighbourhood.” Geneva: AKTC, 1999.

OTHER SKILLS

- Bilingual in English and Portuguese, fluent in French and Spanish, proficient in Italian, passable in Arabic
- Competent in design, draftsmanship, and photography
- Qualified with standard computer spreadsheets, databases, and word-processing programs
- Proficient in AutoCAD, Adobe Suite, and other design programs

PROFESSIONAL MEMBERSHIPS

- American Institute for Conservation of Historic and Artistic Works, Professional Associate
- Association for Preservation Technology International

Selected Project Experience

The Washington National Cathedral, Washington, DC – In the aftermath of the earthquake that impacted the DC area on August 23, 2011, KH was contacted and immediately site on site to survey the National Cathedral for evidence of structural damage and to evaluate the general condition and structural integrity of the building. Completion: 2011

Point Lookout and Finn's Point Confederate Monuments, MD and NJ – Structural assessment and analysis of two identical 85 foot tall stone obelisks built c. 1910 as memorials to Confederate soldiers who died in Civil War prison camps. Issues addressed include the stability analysis and retrofit of the MD monument which was 18 inches out of plumb and the investigation of significant stone displacements at the NJ monument. Completion: 2010

Finn's Point National Cemetery, Salem, NJ – Structural engineering design for restoration and permanent repairs to two historic monuments – the 85 foot marble Confederate Monument and the domed concrete Union Monument. Completion: 2010

Basilica of the National Shrine of the Assumption of the Virgin Mary, Baltimore, MD – Structural assessment and repairs of the National Historic Landmark. KH led a team of consultants in the documentation, specification, and construction administration of repairs including masonry crack injection, cementitious anchor rod pinning, cladding repairs, and related finish plastering and painting. Completion: 2013

Saint Patrick's Church, Baltimore, MD – Immediately following the August 23, 2011 earthquake, KH worked with a contractor to provide emergency removal or securing of loose stones as Hurricane Irene bore down on the mid-Atlantic region. After the temporary stabilization, KH has continued service to the Archdiocese of Baltimore to fully evaluate the structure, coordinate with the insurance agency, and design the repairs and reinforcing necessary to return the building to its pre-earthquake condition. Completion: 2012

Education

Drexel University, Bachelor of Science, Architectural Engineering, 1992
Drexel University, Bachelor of Science, Civil Engineering, 1993
Graduate Studies, Columbia University, 1995

Registrations

Registered Professional Engineer: CT, DC, DE, FL, MD, MS, NC, NJ, NY, PA, SC, TX, VA, WV, and WY

US Green Building Council LEED Accredited Professional, 2004

National Council of Examiners for Engineering & Surveying (NCEES), Registered Professional

Professional Membership/ Affiliations

ACEC Federal Procurement Advisory Committee Member
American Concrete Institute International, Member
American Institute of Architects, Washington, DC, Baltimore, Chesapeake Bay
American Institute of Steel Construction, Member
APT-DC – Association for Preservation Technology, Member
Baltimore Neighborhood Design Center, Volunteer
DC Preservation League, Member
Downtown Partnership of Baltimore, Member
Engineer's Society of Baltimore/Engineer's Club, Member
Lambda Alpha International – Member, Inducted 2011
National Trust for Historic Preservation, Member
Preservation Maryland – Board of Directors, Elected 2012
Structural Engineer's Association of Metropolitan Washington, Past Chairman
US Lighthouse Society, Volunteer
Washington Architecture Foundation, Board Member



Profile

Matthew Daw, PE, LEED® AP, Principal and Director of Keast & Hood's Washington, D.C. office, is experienced in the structural design and project management of a wide variety of complex architectural and engineering projects. While his project engineering and management experience has encompassed significant new landmark building construction, Mat has amassed an equally extensive background involving the renovation, diagnostics, repair, and emergency stabilization of many notable existing and historic buildings.

An overview of Mat's background includes: archaic building structural systems, expertise in a wide variety of building materials (new and old), non-destructive-testing and evaluation (NDT/E), sustainable design, pre- and post-tensioned systems, building movement monitoring and instrumentation, specialty foundation and underpinning systems, building condition assessment, waterproofing, envelope and curtainwall systems, façade retention and stabilization, structural peer reviews, vibrations / acoustics, forensics and litigation, due diligence investigations, construction means and methods, and security-related topics.

APPENDIX B

FORMS

DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

Debora Rodrigues Principal Conservator
(Name, Title)
Debora Rodrigues, Owner/Senior Conservator and Historic Preservation Specialist
(Printed Name and Title)
107 E Montgomery Street, Baltimore, MD 21230
(Address)
(410) 409-9695
(Phone Number) / (Fax Number)
d Rodrigues@past-matters.com
(email address)

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

Past Matters, LLC
(Company)

Debora Rodrigues, Principal Conservator
(Authorized Signature) (Representative Name, Title)

Debora Rodrigues, Owner/Senior Conservator and Historic Preservation Specialist
(Printed Name and Title of Authorized Representative)

6/9/16
(Date)

(410) 409-9695
(Phone Number) (Fax Number)



Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

State of West Virginia
 Centralized Expression of Interest
 02 – Architect/Engr

Proc Folder: 204522

Doc Description: EOI WV Capitol Campus Monument Restoration

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2016-05-04	2016-06-07 13:30:00	CEOI 0211 GSD1600000008	1

BID CLERK
 DEPARTMENT OF ADMINISTRATION
 PURCHASING DIVISION
 2019 WASHINGTON ST E
 CHARLESTON WV 25305
 US

VENDOR
 Vendor Name, Address and Telephone Number:

 Past Matters, LLC
 17 E Montgomery Street
 Baltimore, MD 21230
 Tel: (410) 409-9695

FOR INFORMATION CONTACT THE BUYER
 Linda Harper
 (304) 558-0468
 linda.b.harper@wv.gov

Signature X *Lehora Rodrigues* FEIN # 47-5676448 DATE 6/9/16

All offers subject to all terms and conditions contained in this solicitation



Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

State of West Virginia
 Centralized Expression of Interest
 02 – Architect/Engr

Proc Folder: 204522

Doc Description: Addendum 1 - EOI WV Capitol Campus Monument Restoration

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2016-06-02	2016-06-14 13:30:00	CEOI 0211 GSD1600000008	2

BID RECEIVING LOCATION

BID CLERK
 DEPARTMENT OF ADMINISTRATION
 PURCHASING DIVISION
 2019 WASHINGTON ST E
 CHARLESTON WV 25305
 US

VENDOR

Vendor Name, Address and Telephone Number:

Fast Matters, LLC
 17 E Montgomery Street
 Baltimore, MD 21230
 Tel: (410) 409-9695

FOR INFORMATION CONTACT THE BUYER

Linda Harper
 (304) 558-0468
 linda.b.harper@wv.gov

Lehora Rodriguez
 Signature X

FEIN # 47-5676448

DATE 6/9/16

All offers subject to all terms and conditions contained in this solicitation

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: GSD1600000008

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:

(Check the box next to each addendum received)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6 |
| <input type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7 |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8 |
| <input type="checkbox"/> Addendum No. 4 | <input type="checkbox"/> Addendum No. 9 |
| <input type="checkbox"/> Addendum No. 5 | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Rast Matters, LLC

Company



Authorized Signature

6/9/16

Date

NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing.

Revised 6/8/2012

STATE OF WEST VIRGINIA
Purchasing Division
PURCHASING AFFIDAVIT

MANDATE: Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

EXCEPTION: The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

DEFINITIONS:

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

AFFIRMATION: By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: Past Matters, LLC

Authorized Signature: *Jeha Rodriguez* Date: 6/6/16

State of Maryland

County of BALTIMORE, to-wit:

Taken, subscribed, and sworn to before me this 6th day of June, 2016.

My Commission expires 4/6 2017.

AFFIX SEAL HERE

NOTARY PUBLIC *Tammie Decker*

